

**Report of the Chief Planning Officer**

**Report to Development Plan Panel**

**Date: 10<sup>th</sup> January 2019**

**Subject: Site Allocations Plan Update**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): All	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Summary of main issues**

1. Leeds' Site Allocations Plan (the SAP) was submitted to the Secretary of State for independent examination on the 5<sup>th</sup> May 2017. Planning Inspectors Claire Sherratt DIP URP MRTPI and Louise Gibbons BA Hons MRTPI were appointed to undertake the examination with the public hearing sessions held at stage 1 during October 2017 and stage 2 hearings between during July and August 2018.
2. Development Plan Panel noted at its meetings on 16<sup>th</sup> October and 18<sup>th</sup> December 2019 the initial views of the Inspectors, including their endorsement of the Council's desire to reduce the level of Green Belt release in light of a downward trajectory of housing needs and as part of that to review the SAP by 2023.
3. Throughout this process a number of proposed Main Modifications have been identified. A Main Modification is an amendment which is considered necessary to make the Plan sound, and is required in order to address concerns raised by either the Inspectors or other representors during the examination process.
4. At the request of the Inspectors, the Council prepared a draft schedule setting out proposed Main Modifications in response to points raised by representors and the Inspectors during the hearing sessions and further actions required by

the Inspectors in post hearing guidance notes. In response to that draft schedule, the Inspectors have now prepared a further post hearing note (see Appendix 1 – to follow), in addition a schedule of potential Main Modifications they consider are, subject to consultation, required to make the Plan sound, have also been provided.

5. These are due to be considered by Executive Board on 14th January (See Appendix 2 to follow).

### **Recommendation**

6. Development Plan Panel is invited to note the progression of the SAP and recommend that Executive Board approve that the Inspectors schedule of Main Modifications are subject to a consultation period of 6 weeks.

## **1 Purpose of this Report**

- 1.1 The purpose of this report is to provide members of the Development Plan Panel, with an update on the Site Allocations Plan.

## **2 Background Information**

- 2.1 Members of Panel were updated on the SAP hearing sessions at their meeting on 11th September and further updated on interim views of the Inspectors at their meeting on 16th October and 18<sup>th</sup> December 2018.

- 2.2 Following the SAP Hearing sessions, the Council has continued to respond to various post hearing actions, questions and notes from the Inspectors and factual changes in circumstance which have a bearing on SAP policies. These are as follows:

- A response to the Inspectors Actions arising from the hearings, available on the Examination Website (EX75) comprising inter alia an SA and update to the planning status of identified sites, further justification for the extension of Green Belt in the Outer North East, statements of common ground and an update on HS2.
- The response (EX75) also includes reference to where the Inspectors Actions have been addressed through Main Modifications.

- 2.3 As part of these modifications two sites have been proposed for deletion:

- Water Lane Railway Triangle, City Centre HMCA (MX2-30) on the basis that it is no longer suitable due to the Flood Alleviation Scheme compromising its access
- Land at Fleet Lane/Esholt Lane, Oulton, Outer South HMCA (HG2-179) on the basis that the most recent construction plans for HS2 would render the site unavailable during the plan period

## **3 Main Issues**

- 3.1 The Council's proposed Main Modifications were submitted to the Inspectors on 8th November. These include:

- Modifications to site requirements as agreed throughout the hearings and, in response to the Inspectors' request;
- New policy for a SAP Review (HGR1) to review provision of allocations against Core Strategy Selective Review requirements before 2023;
- In reflecting the above, the deletion of a total of 36 sites that were proposed as green belt releases for housing or safeguarded land, proposing instead that these sites (remain as Green Belt;

- New policy for Gypsy and Traveller site provision (Policy HGR2) to monitor and review provision against Core Strategy needs before 2024.
- 3.2 The Council has also submitted further information on the sustainability appraisal and Habitats Regulation Assessment (as directed in the Inspectors post-hearing note).
- 3.3 The Inspectors have now finalised a set of potential Main Modifications (See Appendix 1 to follow), to be considered by the City Council at Executive Board on 14<sup>th</sup> January 2018.

#### **4 Next steps**

- 4.1 Executive Board are being requested to resolve to consult on the Main Modifications once these are received from the Inspectors. A special meeting has been arranged for 14<sup>th</sup> January 2019.

#### **5 Corporate Considerations**

##### **5.1 Consultation and Engagement**

- 5.1.1 Further main modifications recommended by the Inspector to make the Plan sound will be advertised for a 6 week period for further comment.

##### **5.2 Equality and Diversity / Cohesion and Integration**

- 5.2.1 In the preparation of the SAP, due regard has been given throughout the process to Equality, Diversity, Cohesion and Integration issues. This has included the completion of EDCI Screenings of the SAP at relevant stages.
- 5.2.2 In addition, issues of Equality, Diversity, Cohesion and Integration, are embedded as part of the objectives of the Sustainability Appraisal, which has also been considered throughout the process. The SAP material follows on and reflects the approach set out in the Core Strategy, which has also had the same regard to these issues.

##### **5.3 Council Policies and City Priorities**

- 5.3.1 The Site Allocations Plan plays a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to be 'the Best City in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, the Plan seeks to implement key City Council priorities. These include the Best Council Plan (2018/19 – 2020/21) (in particular priorities relating to Health and Wellbeing, Inclusive Growth, Safe Strong Communities, Culture, Child Friendly City, Housing (of the right quality, type, tenure and affordability in the right places) and 21<sup>st</sup> century infrastructure) and Leeds Inclusive Growth Strategy 2018 – 2023 (concerning getting people to benefit from the economy to their full potential). Once adopted, the Plan will form part of the overall development plan for Leeds, alongside the Core Strategy, the UDP, the Aire Valley Leeds Area Action Plan and the Natural Resources and Waste Plan and any made neighbourhood plans.

#### 5.4 Resources and value for money

- 5.4.1 The preparation of the statutory Local Plan is a necessary but a very resource intensive process. This is due to the time and cost of document preparation (relating to public consultation and engagement), the preparation and monitoring of an extensive evidence base, legal advice and Independent Examination. These challenges are compounded currently by the financial constraints upon the public sector and resourcing levels, concurrent with new technical and planning policy pressures arising from more recent legislation (including the Community Infrastructure Levy and Localism Act). There are considerable demands for officers, members and the community in taking the Development Plan process forward.

#### 5.5 Legal Implications, Access to Information and Call In

- 5.5.1 The SAP follows the statutory Development Plan process (Local Plan). The report is related to a matter falling within the Council's Budget and Policy Framework and is not eligible for call-in, in any event no decision is being taken by DPP.

#### 5.6 Risk Management

- 5.6.1 Without current allocations Plans for Leeds MD in place, aspects of the existing UDP allocations will become out of date and will not reflect or deliver the Core Strategy Policies and proposals (including District wide requirements for Housing and General Employment Land) or the requirements of national planning guidance. Early delivery is therefore essential to enable the Council to demonstrate that sufficient land will be available when needed to meet the Core Strategy targets. The more the work progresses, the more material weight can be given to it. In addition, the Government is intervening in authorities without Plans in place.

### **6 Conclusion**

- 6.1 The purpose of this report is to provide members of the Development Plan Panel, with an update on the progression of the SAP Main Modifications.

### **7 Recommendation**

- 7.1 Development Plan Panel is invited to note the progression of the SAP and recommend that Executive Board approve that the Inspectors schedule of Main Modifications are subject to a consultation period of 6 weeks.

**Appendix 1 & 2 to follow.**