

Site Allocations Plan Remittal - Inspector's Further Proposed Main Modifications

Statement of Representations Procedure

Planning and Compulsory Act 2004

Regulation 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Following the outcome of the legal challenge, on 26th March 2021 Leeds City Council (the Council) submitted 37 Proposed Main Modifications to the Remitted part of the Leeds Site Allocations Plan (SAPR) to the Secretary of State for Department for Levelling Up, Housing and Communities for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004.

The Leeds Site Allocations Plan (SAP) allocates land for future housing and employment and also makes designations for retail and green space across the whole of Leeds (except for the area covered by Aire Valley Leeds Area Action Plan). The Plan was adopted by the Council on 10th July 2019.

The Planning Inspector appointed by the Secretary of State is Louise Gibbons BA Hons MRTPI.

Background

Examination hearings were held by the Planning Inspector from the 14th to 17th September 2021. Following the close of the hearing sessions the Inspector recommended her proposed Main Modifications to the SAPR. The consultation on the [Inspectors proposed Main Modifications](#) was held from the 17th December 2021 to the 28th January 2022.

The Inspector wrote to the Council on the [8th February 2022](#) seeking further clarification on several matters relating to the Integrated Rail Plan (IRP) for the North and Midlands and other matters raised by the consultation on the proposed Main Modifications in relation to the proposed employment allocation (EG2-37 Barrowby Lane, Manston).

The Inspector subsequently wrote to the Council on the [25th March 2022](#) advising that a further hearing was necessary to consider the exceptional circumstances required to justify the permanent release of Green Belt land at Barrowby Lane, Manston and the uncertainty regarding the Safeguarding Directions. The hearing took place on the 18th May 2022.

Following the hearing, the Inspector wrote to the Council on the [22th July 2022](#) and [8th November 2022](#) (together with an addendum on the [29th November 2022](#)) whereby she confirmed that her provisional conclusion had changed and she was now of the view that exceptional circumstances (required by paragraph 83 of the NPPF (2012)) to change the green belt boundary did not exist at this point in time and therefore the release of the Barrowby Lane site (EG2-37) from the Green Belt was not justified.

The Inspector considers that her [preliminary draft proposed Main Modifications](#) relating to Barrowby Lane, Manston (namely MM10, MM19 and MM20) consulted on from December 2021 to January 2022 are now not necessary for soundness and need amending within the SAPR.

The practical impact of which is to not allocate the site for employment use and to delete the former mixed use allocation.

The Council formally invited the Planning Inspector under section 20 (7C) of the Planning and Compulsory Purchase Act 2004 (as amended) to recommend modifications to the Plan to make it sound and legally compliant. Following consideration of the Council's proposed Main Modifications to the SAP at the examination hearing sessions and considering representations received following earlier consultations, the Inspector has now recommended her Further Proposed Main Modifications, which she considers, subject to consultation, are necessary for the SAP to be sound and legally compliant.

Period for submission of Comments

The Proposed Main Modifications to the SAPR has been consulted on previously ([December 2021 – January 2022](#)). This is your opportunity to make comments on Further Proposed Main Modifications to the SAP.

Consultation on the Inspector’s Further Proposed Main Modifications will run for a period of 6 weeks starting from Friday 16th December 2022 until the Friday 27th January 2023.

All comments and will be considered by the Inspector before reaching her final conclusions on the SAP.

How to respond and view documents

Comments are sought **solely** on the Inspector’s Further Proposed Main Modifications to the SAP Remittal, Sustainability Appraisal & Habitat Regulations Assessment Addendum and the Proposed Policies Map Changes.

The proposed modifications to the Plan are shown in the Schedule of Inspector’s Further Proposed Main Modifications along with the reasons for each change. The Modifications relate to the Adopted Site Allocations Plan (July 2019).

People can make comments by using the online response through the website at:

www.leeds.gov.uk/sapremittal. You are encouraged to submit responses by using the online form or email rather than by post. Comments can be emailed to: sap@leeds.gov.uk

All comments should be received in writing by **Friday 27th January 2023**.

If you are unable to e-mail, comments can be sent in writing to the following postal address:

FAO Programme Officer, Leeds SAP Remittal Proposed Further Main Modifications, Policy & Plans Group, Merrion House, 9th Floor East, 110 Merrion Centre, Leeds, LS2 8BB.

Paper copies are also available for inspection at the Council’s principal office, Merrion House, 110 Merrion Centre, Leeds, LS2 8BB.

Notification Request

Respondents can indicate on the comments from whether they would like to be notified of future stages, at your specified postal or email address, of the adoption of the SAP.

Please let us know if you have any requirements in terms of alternative formats or languages and we will make arrangements to make sure your views are registered.

If you are unable to access the consultation material online please contact us on 0113 37 87993 or email: sap@leeds.gov.uk.

Dated 16th December 2022