



Leeds Site Allocations Plan

Leeds Local Plan

**SAP Remittal – Explanatory Note
relating to Proposed Main Modification
39 – EG2-37 Barrowby Lane, Manston**

Development Plan Document
May 2021

Proposed Main Modification 39 – EG2-37 Barrowby Lane, Manston

Further to the consultation on the proposed Main Modifications to the Site Allocations Plan Remittal undertaken from the 5th January to the 16th February 2021, an additional Main Modification is proposed in relation to Barrowby Lane, Manston (formerly referenced as MX2-38 in the SAP). This additional proposed Main Modification (MM39 EG2-37 Barrowby Lane, Manston) proposes the whole site to be allocated for general employment uses. The effect of this will be that the whole site is removed from the Green Belt.

This site was originally proposed in the Site Allocations Plan (2017) as a mixed use housing and employment site and subsequently adopted in 2019. The remittal process includes this site because it is delivering some housing as part of that mixed-use. The Council now proposes to remove the housing element of the allocation (achieved through proposed MM38) and justify its release purely as an employment site (achieved through proposed MM39).

The justification and evidence for proposed MM39 is included within the documents submitted to the Planning Inspectorate on the 23rd March 2021. The purpose of this note is to sign-post readers to the submission documents which support the proposed main modification; to facilitate anyone wishing to make representations in respect of it.

Consultation Documents

- i) [Proposed Main Modification 39 and accompanying plans](#)
- ii) [SAP Remittal – Sustainability Appraisal Addendum, Submission version, March 2021](#)
 - Section 1.Introduction – paragraph 1.8, page 2
 - Section 4. Reasonable Alternatives for SAP Remittal – paragraph 4.3-4.4 Option 4, page 6-7
 - Appendix 4 Assessment of Alternatives – Option 4, page 138-141 and 145-147
- iii) [SAP Remittal - Background Paper, Submission version, March 2021](#)
 - Executive Summary page ii;
 - Section 3 - The Options for Remittal – paragraph 3.1 Option 4, page 4
 - Section 13 - Employment Land - Mixed Use site at Barrowby Lane, Manston paragraph 13.1-13.18, page 25-29;
 - Section 16 Legal Compliance: Habitat Regulation Assessment para.16.4 page 31;
 - Appendix 1 - Technical Appendix to Section 13: Employment Land – Mixed Use Site at Barrowby Lane, Manston page 43-68;
- iv) [Habitat Regulations Assessment – Addendum, Post Submission Version, May 2021](#)
 - This is updated so as to address the proposed allocation of land at Barrowby Lane for employment use. It restates the position, as agreed

in the SAP 2017 version and its accompanying HRA, that the site should be screened out and not subject to an assessment under the HRA because it is too far from relevant sites of nature conservation protection and therefore does not give rise to Likely Significant Effects in relation to the South Pennine Moors, protected as part of the national site network under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

- The update also includes clarity on recent changes to legislation on the environment following the departure of the UK from the EU

Representations and comments made during the consultation should relate only to MM39 – EG2-37 Barrowby Lane, Manston. Representations received during this consultation in respect of any other matter or proposed Main Modifications will be treated as not duly made.