



Remitted Part of the Site Allocations Plan Examination

**Further Proposed Main Modifications to the SAP Remittal**

Leeds Local Plan

December 2022

## **FURTHER PROPOSED MAIN MODIFICATIONS RELATING TO THE REMITTED PART OF THE SITE ALLOCATIONS PLAN**

This schedule sets out the further Main Modifications ('MM') proposed to the Remitted part of the Site Allocations Plan (SAP), as submitted for examination on the 26 March 2021.

Please note that this is a table of further proposed MMs to the part of the Site Allocations Plan that is subject to Remittal i.e. all parts of the Leeds SAP which allocate sites for housing, including mixed use allocations, that were in the Green Belt immediately before the SAP's adoption (including the aspects of all policies and text that give reasons for, and effect to, those allocations).

These three further specific proposed modifications change those initially consulted on in December 2021 and consequently delete the Council's initial proposal (via the SAP Remittal) to allocate the site at Barrowby Lane, Manston as an employment site (ref EG2-37). This site was originally allocated as a mixed use site in the adopted SAP (ref MX2-38).

The table does not relate to MMs made prior to adoption of the SAP in July 2019.

In terms of presentation, the deletion of text is denoted with a 'strikethrough' (~~strikethrough~~), with inserted new text as '**bold underlined**' (new text).

For clarity reference to previous MM numbering is included where this has been updated by the modifications below.

The policies map is not defined in legislation as a development plan document and the Inspector has no powers to recommend MMs directly to it. However, the role of the policies map is to illustrate geographically the application of policies in the plan and where this is relevant, as a result of the MMs below. The Council will also make policies map changes to delete sites from the Policies Map (as shown on the Maps) but these are not MM. Further explanation is provided in the Schedule of Policies Map Changes

**Consultation Period: 16 December 2022 to 27 January 2023.**

Main Mod No.	SAP Ref.	Further Proposed Main Modifications (Dec 2022)	Reason																								
<b>SECTION 2: RETAIL, HOUSING, EMPLOYMENT AND GREENSPACE OVERVIEW</b>																											
MM10	Para. 2.82 Page 38	<p>Revise paragraph 2.82 and the table below as follows:</p> <p>“The table below sets out the overall employment provision (office and general employment) across Leeds against the Core Strategy target. <b><u>The table set out in the 2019 adopted Plan provided the supply position to a base date of 1 April 2016. At the SAP Remittal examination, the evidence base for the supply of general employment land across Leeds was updated to a base date of 31 December 2021. The updated evidence reflected new windfall employment sites with an extant planning permission and losses of identified/ allocation employment sites to non-employment use (across the district) and amendments to the Safeguarded Direction boundary associated with the HS2 scheme (within the Aire Valley Area Action Plan boundary only) occurring between 1 April 2016 and 31 December 2021. The revised table provides the general employment supply position at 31 December 2021. The office provision figures were not updated as part of the Plan Remittal and thus reflect the position at 1 April 2016.</u></b></p> <table border="1" data-bbox="512 711 1639 1369"> <thead> <tr> <th></th> <th>Offices (sq m)</th> <th>Industry (ha)</th> </tr> </thead> <tbody> <tr> <td>Core Strategy Requirements</td> <td>1,000,000</td> <td>493</td> </tr> <tr> <td>Contribution from Aire Valley <b><u>including NRW sites</u></b></td> <td>228,058</td> <td><del>188.2</del> <b><u>176.6</u></b></td> </tr> <tr> <td>Identified</td> <td>644,317</td> <td>106</td> </tr> <tr> <td>Proposed Allocations</td> <td>185,653</td> <td><del>138.63</del> <b><u>128.63</u></b></td> </tr> <tr> <td><b><u>Net change in employment land supply since April 2016 base date (windfall sites with extant planning permission minus losses to non-employment uses)</u></b></td> <td><b><u>N/A</u></b></td> <td><b><u>39.87</u></b></td> </tr> <tr> <td>Total</td> <td><b>1,058,028</b></td> <td><del>475.45*</del> <b><u>451.1</u></b></td> </tr> <tr> <td><b>Surplus/deficit</b></td> <td><b>58,028</b></td> <td><del>17.55</del> <b><u>-41.9</u></b></td> </tr> </tbody> </table> <p><del>(* plus 42.62ha contribution from NRW site in Aire Valley)</del></p>		Offices (sq m)	Industry (ha)	Core Strategy Requirements	1,000,000	493	Contribution from Aire Valley <b><u>including NRW sites</u></b>	228,058	<del>188.2</del> <b><u>176.6</u></b>	Identified	644,317	106	Proposed Allocations	185,653	<del>138.63</del> <b><u>128.63</u></b>	<b><u>Net change in employment land supply since April 2016 base date (windfall sites with extant planning permission minus losses to non-employment uses)</u></b>	<b><u>N/A</u></b>	<b><u>39.87</u></b>	Total	<b>1,058,028</b>	<del>475.45*</del> <b><u>451.1</u></b>	<b>Surplus/deficit</b>	<b>58,028</b>	<del>17.55</del> <b><u>-41.9</u></b>	Consequential amendment to justify the employment land supply in Leeds as set out in the Council's evidence
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		<b>SECTION 3: 3. EAST HOUSING MARKET CHARACTERISTIC AREA</b>																	
MM19	Policy EG2  Page 167	<p>Revise the following site reference and site capacity:</p> <p><b>POLICY EG2: GENERAL EMPLOYMENT ALLOCATIONS, OR MIXED USE ALLOCATIONS WHICH INCLUDE GENERAL EMPLOYMENT USE</b></p> <p><b>1) THE SITE ALLOCATIONS PLAN ALLOCATES SITES FOR GENERAL EMPLOYMENT OR MIXED USE INCLUDING GENERAL EMPLOYMENT IN ACCORDANCE WITH CORE STRATEGY POLICY SP9.</b></p> <p><b>2) ANY SPECIFIC SITE REQUIREMENTS ARE DETAILED UNDER THE ALLOCATION CONCERNED IN SECTION 3.</b></p> <p><b>THESE ALLOCATIONS ARE SHOWN ON THE POLICIES MAP IN EAST. THESE ALLOCATIONS ARE:</b></p> <table border="1" data-bbox="421 743 1592 1043"> <thead> <tr> <th data-bbox="421 743 584 807">Plan Ref</th> <th data-bbox="584 743 1184 807">Address</th> <th data-bbox="1184 743 1379 807">Area ha</th> <th data-bbox="1379 743 1592 807">Capacity (ha)</th> </tr> </thead> <tbody> <tr> <td data-bbox="421 807 584 879"><del>MX2-38</del></td> <td data-bbox="584 807 1184 879"><del>Barrowby Lane, Manston LS15</del></td> <td data-bbox="1184 807 1379 879"><del>21.2</del></td> <td data-bbox="1379 807 1592 879"><del>10</del></td> </tr> <tr> <td data-bbox="421 879 584 943">EG2-27</td> <td data-bbox="584 879 1184 943">Manston Road, Leeds, LS15 8SX</td> <td data-bbox="1184 879 1379 943">3.4</td> <td data-bbox="1379 879 1592 943">3.43</td> </tr> <tr> <td colspan="3" data-bbox="421 943 1379 1043" style="text-align: right;"><b>Allocated for general employment total (ha):</b></td> <td data-bbox="1379 943 1592 1043"><del>13.43</del> <b>3.43</b></td> </tr> </tbody> </table>	Plan Ref	Address	Area ha	Capacity (ha)	<del>MX2-38</del>	<del>Barrowby Lane, Manston LS15</del>	<del>21.2</del>	<del>10</del>	EG2-27	Manston Road, Leeds, LS15 8SX	3.4	3.43	<b>Allocated for general employment total (ha):</b>			<del>13.43</del> <b>3.43</b>	<p>In order to ensure the SAP is positively prepared and following consideration of representations and the most up to date evidence of employment land supply, exceptional circumstances <b>do not</b> exist for the allocation of the site formerly referenced as MX2-38 for mixed use, the impact of which is to delete the employment land in its entirety.</p>
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MM20	Page 162-163	Delete Site Schedule for MX2-38.	Consequential amendments to reflect MM19 (deletion of employment land) and ensure the SAP is justified and positively prepared.

# MM20 - Delete Site Schedule

Site Reference: MX2-38 (2086)

Site Address: Barrowby Lane, Manston LS15

Mixed use allocation

Site Capacity: 150 units & 10

Site Area: 21.17 hectares

Ward: Temple Newsam

HMCA: East Leeds



• **Highway Access to Site:**

A suitable vehicular access is required from the Manston Lane Link Road and safe pedestrian/cycle infrastructure will be required to connect the site with the wider network and Thorpe Park.

• **Local Highway Network:**

This site should not be brought forward until completion of Manston Lane Link Road (MLLR). The site will have a direct impact upon MLLR and M1 Jn 46 and mitigating measures will be required. This may take the form of a contribution towards the cost of future works on MLLR, in line with the proposals for East Leeds Orbital Road, together with a contribution to works at Jn 46 in line with the requirements of Highways England.

• **Listed Buildings:**

The site is in the setting of a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting.

• **Scheduled Ancient Monuments (I & II):**

This area lies close to the site of the former World War I National Filling Factory at Barnbow. This is a Scheduled Monument. Any development should safeguard those elements which contribute to the significance of this area.