



Leeds Site Allocations Plan Remittal

Leeds Local Plan

SAP Remittal - Report of Consultation Addendum 2

Development Plan Document

March 2021

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14. INTRODUCTION

- 14.1 This document supplements the Report of Consultation prepared for the Submission Draft Site Allocations Plan, May 2017 ([CD1/40](#)) and the Addendum to the Revised Submission draft Site Allocations Plan, March 2018 ([CDR1/6](#)). It is written as a second addendum to those documents and accompanies the proposed Main Modifications to the Remitted part of the Site Allocations Plan. Together the three documents fulfil the requirements of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. To that end, numbering in this document continues from CDR1/6.

15. PROPOSED MAIN MODIFICATIONS TO THE REMITTED PART OF THE SITE ALLOCATIONS PLAN

- 15.1 Consultation on the proposed Main Modifications to the Remitted part of the Site Allocations Plan took place over a 6 week period from the 5th January to 16th February 2021. The consultation material clarified that the consultation related only to the 37 Green Belt sites which were subject to the remittal of the SAP following the outcome of a legal challenge. The remainder of the SAP remains adopted. The Council invited comments on 38 proposed Main Modifications relating to the remittal sites. Representations received during the consultation period would then be considered by the Council before submitting the proposed Main Modifications to the Secretary of State for examination by a Planning Inspector.
- 15.2 The consultation sought comments on the soundness of the proposed Main Modifications and whether they were legally compliant.

Interim Statement of Community Involvement

- 15.3 Due to the restrictions arising from the coronavirus (COVID-19) pandemic, an Interim Statement of Community Involvement was published on the Council's website <https://www.leeds.gov.uk/planning/planning-policy/interim-sci> on the 5th January 2021 compliant with the Government's Statutory Instrument '[The Town and Country Planning \(Local Planning, Development Management Procedure, Listed Buildings etc.\) \(England\) \(Coronavirus\) \(Amendment\) Regulations 2020](#)'. The Statutory Instrument extends the temporary measures to 31st December 2021.
- 15.4 The consultation on the proposed Main Modifications was undertaken consistent with the Interim SCI and the Regulations. Due to the restrictions arising from the pandemic, face to face consultation was not possible. The consultation activity and materials were made available on line via the Council's website. The provision of paper copies of documents was discouraged, although exceptions could be considered.

Consultation Documents

- 15.5 The following documents were published and made available for comment during the consultation period:
- Proposed Main Modifications
 - Sustainability Appraisal Addendum
 - SAP Remittal Background Paper
 - Habitat Regulations Assessment Addendum
- 15.6 This was supplemented with a Frequently Asked Questions document to support the consultation to provide answers to some of the questions which might arise as a result of the SAP Remittal process and the proposed Main Modifications.
- 15.7 All documents were made available on the Council's dedicated SAP web-page <http://www.leeds.gov.uk/sapremittal>
- 15.8 A response form, similar to that at previous stages, was used. It was updated for the proposed Main Modifications and to clarify that interested parties should only be making representations in relation to those modifications. The form was available as an online comments form or downloadable document on the Council's website at the weblink above. This is included at Appendix 34.

Letters / Emails to Consultees

- 15.9 Letters (see Appendix 35) were sent either by email or post to contacts on the Council's Local Plan database. This database includes a range of specific consultation bodies, including statutory and non-statutory consultees (see Appendix 36) as well as those who responded to previous consultations on the SAP. Letters and / or emails were also sent to all groups with made or in the process of preparing Neighbourhood Plans. All Ward Members and Members of Parliament were also notified by email.
- 15.10 The notification explained what had been published for consultation, where the consultation material could be accessed, and how representations could be made.

Meeting with Agents & Developers

- 15.11 A virtual meeting was held on the 28th January 2021 with a number of representatives from the development industry /Leeds Property Forum. The purpose of the meeting was to provide an opportunity to discuss the consultation with officers.

Making Comments on the Consultation

15.12 Interested parties were able to make representations by:

- Completing an online response form via the Council's website;
- Emailing the Site Allocations Plan Team;
- Completing the response form and emailing to the Site Allocations Plan Team (A copy of the response form is provided at Appendix 35); or
- Writing to the Site Allocations Plan Team

Consultation Responses

15.13 In total 252 duly made (valid) submissions were received. 3 submissions were not duly made, due to being submitted outside the consultation period.

The 252 duly made submissions were made up of:-

- Online comments form - 58
- Email submissions – 172
- Paper submissions – 22

15.14 The majority of submissions were made on more than one proposed Main Modification. All submissions were analysed by officers and an individual representation was logged for each modification. In total 447 individual representations were received. The breakdown of the duly made representations is:-

- Support – 388
- Object – 49
- Neutral - 10

The largest number of representations (288) were made in relation to sites in the Aireborough HMCA, the majority of which (286) supported the proposal to retain the sites as Green Belt. 77 representations were made in relation to all 37 sites with 44 supporting the proposed approach, 23 objecting and 10 neutral.

15.15 All representations received to the consultation are being sent to the Planning Inspectorate as part of the SAP remittal submission documents. The not duly made submissions will not be sent to the Inspector, except upon request.

16. SUMMARY OF ISSUES RAISED FROM CONSULTATION ON THE PROPOSED MAIN MODIFICATIONS

- 16.1 The summaries below highlight key issues raised through the consultation and the Council's response to these, rather than summarise all representations received. The summaries do not capture every individual issue which has been raised through the consultation period, they do however give an overview of the main issues. Appendix 37 provides a list of the consultation responses received by proposed Main Modification.

Support for the approach

- 16.2 The majority of representors supported the Council's proposed approach and welcomed the retention of the 37 sites as Green Belt land which will have positive environmental benefits, including supporting climate change. The supportive representors comprised individual members of the public, community representatives including a number of neighbourhood forums from the outer areas as well as a number of local Councillors representing the outer wards.

Objections to the approach

- 16.3 Representations were received from developers and the housebuilding industry (as well as a small number of local residents) objecting to the Council's approach to retain all sites as Green Belt land (Option 2) on the following themes:

i) Failure of Spatial Distribution

- 16.4 *Summary of Objections: There are concerns that (a) the proposed approach is only determined by the total housing supply, does not reflect housing markets and will lead to an unbalanced and disproportionate oversupply of housing in the City Centre and Inner area. (b) There is an overreliance on the re-use of brownfield sites, which places environmental objectives over housing needs of the outer areas of the city. (c) The Council's Core Strategy Policy SP7 which was evidenced by a Strategic Housing Market Assessment (SHMA) supports spatial distribution which is not now being delivered. (d) The Council argued that housing distribution was an exceptional circumstance for release of land from the Green Belt in the evidence to the High Court challenge.*

- 16.5 In response to these concerns it is noted that the Council has set out its position as regards the distribution of housing land supply in Section 6 of the SAP Remittal Background Paper as it relates to Core Strategy Policies SP1, SP6 and SP7. Policy SP1 sets out the spatial development strategy for Leeds up to 2033. Policy SP6 sets the housing requirement for the district and guidance for land allocations and Policy SP7 informs the distribution of housing land (excluding windfall) by HMCA.

- 16.6 In terms of overall balance of development, Policy SP1 is based on the settlement hierarchy to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels of accessibility, priorities for urban regeneration and an appropriate balance of brownfield and greenfield land, with criteria (i) setting that the largest amount of development be located in the Main Urban Area (MUA) and Major Settlements (MS) and in applying this criteria, that this will be on the basis of priorities as follows: (ii.a) previously developed land and buildings within the MUA and relevant settlement, and then (ii.b) suitable infill within the MUA and relevant settlement, and then (ii.c) key locations identified as sustainable extensions to the MUA and relevant settlement. Para 4.1.11 notes that “Development that occurs in the MUA will cater to residents of the District, the City Region and beyond.” The proposed Main Modifications are in line with that approach.
- 16.7 The updated evidence in the 2020 SHLAA as set out in the SAP Remittal Background Paper notes that:
- there is sufficient deliverable supply within the current housing land supply to not require any additional allocations
 - the distribution of existing supply reflects a quantum of housing growth that accords with the housing growth principles and overall spatial strategy i.e. there is sufficient deliverable supply from Adopted SAP sources and sites with planning permission that are mainly sourced from SP1 ii.a and ii.b, with some non-Green Belt allocations also allocated from Policy SP1 ii.c
 - the supply is made up of adopted allocations and sites with planning permission
 - whilst the overall housing target can be met numerically overall without the allocation of the remitted sites, there are discrepancies between where the housing land is and what the indicative HMCA targets are
- 16.8 On the last point Policy SP7 is the policy mechanism to guide the distribution of land allocations once the requirements of Policy SP6 have been established. However, the percentage figures in Policy SP7 for HMCAs are intended as a guide rather than rigid targets whereas Policy SP1 clearly sets out the spatial priorities for development. Moreover, Policy SP7 informs the distribution of allocations and not windfalls. Changes in the housing land supply when measured against the illustrative targets in Policy SP7 are mainly as a result of planning activity rather than as the proposed modifications as part of the SAP remittal to remove site allocations. It is the planning activity, arising as permissions on windfall which reveals an uplift in approved schemes in the city centre and inner area. Such permissions are in line with Policy SP1 of the Core Strategy. It is also noted that an increased supply of housing allocations in the City Centre and Inner Areas when measured against the indicative targets of Policy SP7 has been a longstanding part of the SAP and was considered to be a sound approach by the SAP Inspector. This respects the High Court Judgment which determined that the justification for Green Belt release in the adopted Core Strategy is related to the quantum of houses required and not the settlement hierarchy.

16.9 On that basis the proposed Main Modifications are considered by the Council to be sound.

ii) Allocations should be provided now in HMCAs with Housing Shortfalls

16.10 *Summary of Objections: The majority of objectors considered that all 37 sites should be allocated for housing (the Council's discounted Option 1), although a number supported a more selective approach i.e. that sites in HMCAs with shortfalls against Policy SP7 should be allocated (the Council's discounted Option 3). It is suggested that an assessment of individual sites would be sound so as to help meet housing shortfalls.*

16.11 The Council's response to this is provided in the Background Paper, and the reasons which led to the discounting of Option 3. It is noted that the housing target is district wide and the up to date evidence shows a significant surplus in housing land supply against the overall target alongside sufficient land within the most sustainable locations in the District in line with Policy SP1 of the Core Strategy. The percentage figures in Policy SP7 for HMCAs are intended as an illustrative guide rather than a target for land allocation of each individual HMCA and therefore does not on its own, or cumulatively with other factors, represent a compelling justification for release of extensions to the MUA or settlements on Green Belt land. Moreover, the allocation of the 37 remitted Green Belt sites would not remedy the position on distribution to fully satisfy Policy SP7 and some HMCAs would remain significantly under their indicative target.

16.12 The Council considers that a future Local Plan Update would be the appropriate vehicle to consider the assessment of individual sites because it would enable a consistent and comprehensive approach to allocations and allow an opportunity to consider whether Policy SP7 needs to be updated. It would also ensure that proposed fundamental changes to the planning system help steer housing delivery in Leeds at the appropriate time.

16.13 On that basis the proposed Main Modifications are considered by the Council to be sound.

iii) City Centre Delivery/Viability and impacts on land supply

16.14 *Summary of Objections: There is concern that the amount of planning approvals and reliance of supply from the City Centre and the Inner area will not actually be delivered. Objectors note that this supply equates to 56% of the district total and that these areas act differently to the other areas of the City.*

16.15 The Council's response on the issue of the deliverability of the housing land supply is dealt with in Section 7 of the Background Paper. It notes that there has been considerable activity in the city centre and inner area in recent years. The Private Rental Sector model of delivery represents a significant change for the traditional rental market and is amongst a number of concluding factors contributing to the significant uplift in the delivery of new homes in city centre.

- 16.16 The overwhelming majority of dwellings in the city centre are either under construction or have detailed planning permission. The NPPF is clear that sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.
- 16.17 The strategy gains support from the revised NPPF which recognises that a range of tools and solutions are necessary to the boost of delivery on brownfield sites in sustainable urban locations. Part of the delivery in the city centre includes the realisation of the Leeds South Bank, a major regeneration opportunity in the plan. It is one of Europe's most exciting sustainable growth locations and once completed is expected to compliment the transformation of the city centre. This project is yet another instrument in a range of measures designed to further accelerate growth within the city centre alongside other regeneration initiatives undertaken by the Council, working collaboratively with landowners and developers, which have properly been recorded as part of the SHLAA.
- 16.18 The SHLAA provides an annual update on site deliverability and the most recent update was published in December 2020 set to a based date of 1 April 2020 for planning and construction activity. The SAP includes SHLAA sites assessed as deliverable in the plan period. The Council has contacted landowners and their agents to collate clear evidence order to make informed decisions as to how sites contribute to the future supply of housing in Leeds.
- 16.19 On that basis the proposed Main Modifications are considered by the Council to be sound.
- iv) Effects of Covid-19
- 16.20 *Summary of Objections: There is concern that the impact of the pandemic has changed priorities for housing with demand for more outdoor space and access to the open space, home working accommodation with people looking to move out of city centres. This creates changing demands and underpins a need for greater housing choice across the whole of the district.*
- 16.21 In response the Council considers that at this stage of the pandemic there is little certainty on how the housing market and planning strategies will be affected in the long term and that such major changes are appropriately dealt with through strategic plan-making and Core Strategy policy update at the appropriate time. The SAP Remittal is limited in scope and must be based on current adopted policy and national guidance. It is also noted that the updating of evidence in the SHLAA review was undertaken during the Covid-19 pandemic. As a result the Council recognised that market adjustments and restrictions upon the operation of construction sites means that the Five Year Housing Land Supply picture is reduced for the year 2021/22.
- 16.22 It is noted that there has been no shift in Government policy as a result of the pandemic. Indeed during the pandemic, on 16 December 2020, the

Government changed the way local housing needs are to be calculated and amended national planning guidance to build-in an uplift of 35% for the 20 most populated cities in England as part of their commitment to the levelling up agenda and priority for brownfield land use in city centres. This is entirely consistent with the Council's approach.

16.23 On that basis the proposed Main Modifications are considered by the Council to be sound.

v) Lack of Housing Mix

16.24 *Summary of Objections: There are concerns that the deletion of the 37 sites will see the loss of family housing, ranging from 2 to 4/5 bed houses which is considered to be contrary to the Government's requirements for delivering family houses. There are concerns that the resulting supply in Leeds as a result of a focus on the city centre is overly focussed on flats. It is noted that the mix of supply relied upon by the Council is not discussed in the SAP Remittal Background Paper in any detail and this is considered to be a major failing. A number of submissions refer to the SA Baseline evidence (page 73) that in the last 3 years 1 and 2 bedroom dwellings was 60% on average, with 84% of approvals for April to June 2020. The supply of apartments up to 2028 is significantly above the SHMA suggestion of 26%.*

16.25 In response the Council notes that Core Strategy Policy H4 guides housing mix and requires that "developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location". Targets for house type and number of bedrooms are not set in Policy H4 itself but are illustrated in the introductory text and there is a target for 60% of homes to be 1- and 2-bed and 40% of homes to be 3- and 4-bed with a range to allow for some flexibility. This is in response to demographic changes and the rise of single person households (Core Strategy para 5.2.10) and notes that the focus is not on family housing.

16.26 Policy H4 is a development management policy and not a strategic policy for the purposes of the land allocation, therefore the SAP does not prescribe the precise housing mix of allocations. Through the pre-application process and planning applications, housing mix and Policy H4 is raised at an early stage of the process to ensure that developers are aware of the policy, its requirements and how it should be implemented. To that end, 3-bed properties are sought, and have been delivered in the city centre.

16.27 The SAP has allocated sites on both brownfield and greenfield land across all markets that will continue to see the development of schemes in suitable locations of appropriate scale as part of a planned and managed approach.

16.28 The SHLAA demonstrates that the land supply meets the deliverability criteria set in the NPPF and since much of the land supply is subject of recent planning permissions there is good reason to be confident that it represents a significant headroom over and above the housing requirement. The type of housing falls

within the definitions in the NPPF and whilst increases in supply through planning permissions have been apartment led this remains in line with the Council's Policy H4 which seeks a higher target for 1 and 2 bed homes in the City in line with household projection evidence that the City needs more homes for single people. The housing land supply is a reflection of the existing adopted allocations and new planning approvals that are established as policy compliant through determination of the applications.

16.29 On that basis the proposed Main Modifications are considered by the Council to be sound.

vi) Loss of Affordable Housing

16.30 *Summary of Objections: The objectors note that the GB sites would support the provision of affordable housing (904 units) and should be retained as allocations, particularly given what they consider to be the recent poor delivery of affordable dwellings in the city as recognised in the SHLAA. A reliance on the supply of sites in the City Centre and Inner Areas will generate a lower proportion of affordable housing which is 7% compared to 15% and 35% in the outer areas. Some respondents disagree with the Council's suggestion that affordable housing could be delivered in the outer areas via other policies (NPPF exceptions and the Affordable Homes Programme) citing that these policies have been available for a number of years but delivery remains below housing needs.*

16.31 In response the Council has already recognised that lack of affordable housing delivery is a negative impact of the modifications to the SAP and has set this out in Section 11 of the Background Paper and the Sustainability Appraisal. The Background Paper acknowledges removing 37 Green Belt sites results in a theoretical total loss of 904 affordable units (as a proportion of the 4,070 homes that will not be allocated) that could have been provided as part of policy compliant schemes on those sites. It is understood that the removal of the 37 Green Belt allocations will result in a potential loss of affordable housing in the outer areas. This equates to less than one year's worth of the annual affordable housing target, however, it is significant that all the affordable homes would be provided in the Outer Northern and Outer Southern market zones where demand is more acute.

16.32 It should be recognised that the headroom of 11,268 units (above the Core Strategy requirement) identified through large windfall permissions also brings affordable housing with it (in the region of 500 units once student schemes are removed) so overall the numbers of affordable homes that would not be realised through the allocation of the 37 Green Belt sites is not as stark as it may at first appear. In reality some of the sites may deliver affordable housing even if deleted as allocations by virtue of the proportion of the site in Green Belt or their character (for example there are current proposals for 152 affordable units to be delivered on one of the sites via the NPPF exceptions test route). An up to date position statement on the 37 sites will be provided for the Examination to clarify the potential loss to affordable housing based on any development proposals that exist at that time.

- 16.33 To that end the 904 dwelling figure in the Background Paper is a theoretical worst case scenario and it is anticipated that the lost affordable housing will be far less in reality. The mitigation to affordable housing needs provided by the allocation of remitted sites would be time-limited when compared to the permanent effect of Green Belt release.
- 16.34 The Council's position remains that the contribution to affordable housing that would be made by the remitted sites would have been important but not of such significance to justify the release of the sites, in the context of the total overall supply and the headroom above target to 2028.
- 16.35 On that basis the proposed Main Modifications are considered by the Council to be sound.

vii) Provision of Schools

- 16.36 *Summary of Objections: There are objections to the Council's position that the school allocations were no longer needed. It is considered that the school places provided by the allocations would provide space to meet an existing shortage of spaces as well as spaces directly related to the housing created at the Green Belt sites. A number of respondents considered that the City Centre and Inner Area did not have capacity to accommodate schools provision and the impact of the deletion of the 37 sites would divert pressure back to this central area for those families who had previously anticipated moving to the outer areas.*
- 16.37 In response the Report to Executive Board on the 16th December noted that five of the sites affected by the Remittal included land reserved for future school use (HG2-36 Alwoodley Lane, Alwoodley; HG2-17 Breary Lane East, Bramhope; HG2-180 Land between Fleet Lane & Methley Lane, Oulton; HG2-150 Land east of Churwell; and HG2-72 Land off Tyersal Court, Tyersal) and that the Council's Children's Service had been consulted on the option to remove the school allocations. They advised that the school allocations were identified to accommodate additional school places primarily arising from the new housing within the allocation. As such, in the event of the housing sites not being allocated, the land reserved for future school use will also not be needed. Where school place needs arising from other SAP housing allocations in the area of the remitted sites does occur, the existing schools capacity and other plans for extension could accommodate the need for additional school places. Children's Services have been re-consulted since the receipt of these representations and confirm that the previous advice remains unchanged.
- 16.38 The majority of housing provision identified in the updated housing land supply is windfall in the City Centre and Inner Area. School need arising from these sites has already been considered through the planning application process in consultation with Children's Services. The approach to the SAP Remittal does not increase the burden on schools provision in these areas as the impact has already been accounted for as part of the development management process.

16.39 On that basis the proposed Main Modifications are considered by the Council to be sound.

viii) Permanence of the Green Belt and safeguarded land

16.40 *Summary of Objections: There is concern that given the timings of the SAP plan period to 2028, the Council has not addressed the consequence of the proposed approach on the permanence of the Green Belt. The NPPF requires Green Belt boundaries to endure beyond the plan period. The 37 Green Belt sites have been examined and found to be suitable for development. They should be removed from the Green Belt now in order to provide longevity to the Green Belt boundaries, even if not allocated for development now. The issue of safeguarded land is unresolved by the modifications. A number of site promoters for safeguarded land sites also highlighted that their land provided potential housing land supply. The retention of the 37 sites to provide safeguarded land for release in 2028 or earlier subject to SAP review was suggested as a further potential option. There is also concern from some residents that the modifications undermine the security of safeguarded land and leaves the Council more susceptible to speculative development.*

16.41 In response the Council notes that the outcome of the legal challenge was the removal of the 37 sites as allocations and the land retained as Green Belt. The SAP Remittal process does not therefore affect the permanence of the Green Belt as it remains Green Belt. Paragraph 137 of the NPPF sets out the considerations for concluding that exceptional circumstances exist to justify changes to Green Belt boundaries and notes that "...The strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.." including "... demonstrating that as much use as possible of suitable brownfield sites and under utilised land".

16.42 NPPF Paragraph 138 continues that when drawing up or reviewing Green Belt boundaries, authorities should consider the consequences for sustainable development, directing development towards urban areas inside the Green Belt boundary. The Council's approach is wholly in line with national policy in that there is sufficient overall supply from non-Green Belt land that removes the need to allocate land from within the Green Belt for housing. The permanence of the Green Belt is therefore maintained by the SAP Remittal.

16.43 The status of safeguarded land does not fall within the scope of the SAP Remittal. The consideration of safeguarded land will be determined as part of a wider review of housing land in the next plan period, following the Local Plan Update and informed by a new housing needs assessment and the outcome of the Planning White Paper. In relation to the concerns of residents that the removal of Green Belt allocations will place pressure on safeguarded land the NPPF clarifies in para 139 (d) that "safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development". That would occur through a future Local Plan Update.

16.44 On that basis the proposed Main Modifications are considered by the Council to be sound.

ix) Policy HGR1/Future Local Plan Update

16.45 *Summary of Objections: There are objections that the Proposed Main Modifications do not address SAP Policy HGR1 (that a review of the SAP will be submitted no later than 31st December 2021 to ensure sufficient land is allocated and safeguarded to comply with the CSSR housing requirements). Some objectors consider that the relationship between the remittal process, the removal of the 37 Green Belt sites and the SAP Review is unexplained, unclear and ill-considered.*

16.46 In response the Council clarifies that it is not the role of the remittal of the SAP to address policy HGR1, as the scope of the remittal is clearly set through the High Court judgement which restricted matters to the 37 sites subject of the remittal, rather than a full plan review. Nevertheless, through the Council's updated evidence, it is clear that the Council's proposed modifications do ensure that sufficient land is allocated and identified to meet the CSSR housing requirements until 2028. It is therefore considered that the intention of that policy will be complied with through the evidence submitted to the Secretary of State. Reviews of all Development Plan Documents are required to be carried out 5 years from adoption, meaning that a review of the Site Allocations Plan should take place by 2024.

16.47 On that basis the proposed Main Modifications are considered by the Council to be sound.

x) Extending the Plan Period

16.48 *Summary of Objections: There is objection that Option 4 (to adjust the plan period to 2033) has not been adequately investigated and was not subject to testing in the SA Addendum. This alternative option is considered to be a reasonable and appropriate alternative option, which would align with the CS plan period to 2033 and would add further justification to the retention of the 37 sites within the Green Belt.*

16.49 In response, this issue is already set out in the Background Paper paragraph 3.1 under 'Discounted Alternatives', which sets out that extending the plan Period of the SAP to 2033 would not be within the scope of the remittal as set by the High Court and is therefore not a reasonable alternative. To extend the SAP Plan Period to 2033 would be to widen the scope and potentially invite alternative sites which are outside of those set in the specified Court Order. Matters beyond 2028 are best assessed through a review of the Site Allocations Plan which is scheduled to take place by 2024.

16.50 On that basis the proposed Main Modifications are considered by the Council to be sound.

xi) Exceptional Circumstances

- 16.51 *Summary of Objections: The respondents consider that factors relating to housing distribution, affordable housing, housing mix and schools capacity represent exceptional circumstances, when taken as a whole.*
- 16.52 In response, and as has been set out above, the Council does not consider that these individual issues amount to exceptional circumstances to justify the removal of land from the Green Belt for housing. Equally, when taken together, the collective weight of these arguments is also not considered to pass the high bar of exceptional circumstances, particularly in regard to the tests set out in Para 137 of the NPPF (noted in (vii) above). As set out within paragraph 19.3 of the Remittal Background Paper, before concluding that exceptional circumstances exist, all other reasonable options for meeting identified need for development have to be investigated, including making as much use as possible of brownfield sites and underutilised land. The Council is meeting its identified need for housing up to 2028 without the need for Green Belt land, with a surplus of 11,268 units. In the Council's planning judgement, it is therefore considered that exceptional circumstances do not exist to justify the further release of Green Belt land for housing.
- 16.53 On that basis the proposed Main Modifications are considered by the Council to be sound.
- 16.54 On that basis the proposed Main Modifications are considered by the Council to be sound.
- 16.55 A number of specific HMCAs or sites of particular note were raised by the landowners, developers and housebuilders:

xii) Outer North East

- 16.56 *Summary of Objections: Representatives for sites in the Outer North East HMCA highlighted the greatest deficiencies in the Outer North East, Outer South and East Leeds (2,085 units to 2028) compared to the over provision in the City Centre and Inner area. Given that the Council do not appear to be producing a SAP Review, there are concerns over the uneven deletion of all Green Belt sites in the Outer North East HMCA and lack of replacement sites. The deletion of the Parlington site previously required new sites, which the Planning Inspectorate advised would be covered by the SAP Review. If this is not taking place the Outer North East HMCA is prejudiced.*
- 16.57 In response the Council considers that the response provided above to point (i) and (xiii) is relevant to these HMCA specific concerns. It is also noted that the Outer North East HMCA has a significant urban extension on rural land to the East of Wetherby which now has an outline planning permission and meets housing needs and delivers 35% affordable housing. It is also noted that the Policy HGR1 does not advise any HMCA specific considerations in a SAP

Review, only that sufficient land is allocated and safeguarded to comply with the CSSR housing requirements.

16.58 On that basis the proposed Main Modifications are considered by the Council to be sound.

xiii) White Rose Rail Station

16.59 *Summary of Objection: Representations from the landowners of site HG2-150 Land East of Churwell set out that the site is subject to planning permission for a new railway station, which was approved on the basis that the site would be developed for residential purposes. Upon construction of the station, the site will be highly sustainable.*

16.60 In response, and for the reasons given above at 3.15 and 3.16, the Council is not considering the individual merits of sites for housing through this remittal process, as this would be best to take place as part of a full plan review that would allow for a consistent and comprehensive approach to housing allocations. It is considered that the strategic approach of the SAP at this stage does not in itself prejudice the ability of land owners to submit planning applications or prejudice how those applications are ultimately determined, in accordance with national and local policy, should landowners so choose. However, it is not considered that the merits of the site, as set out by the representor, represent exceptional circumstances for the release of this site from the Green Belt through the SAP remittal.

16.61 On that basis the proposed Main Modifications are considered by the Council to be sound.

xiv) MX2-38 Barrowby Lane

16.62 *Summary of Objection: Representations from the landowners of site MX2-38 (Barrowby Lane, Manston) object to the proposed Main Modifications and argue that their site should be retained solely for employment uses (as opposed to the original mixed use allocation for housing and general employment), as the evidence heard at the High Court related only to the justification for the release of housing land from the Green Belt. They argue that there is a clear distinction between site MX2-38 and all other housing sites and that no evidence has been presented either at the High Court or through the proposed Main Modifications to justify this loss of employment land, on a site that had previously been found suitable for employment uses.*

16.63 In reviewing this representation, in conjunction with a review of employment land evidence, the Council has considered the issues raised and proposes an amendment to MM no 8 relating to site allocation to MX2-38. The effect of this amendment will be to propose that the site should be allocated for general employment uses, in its entirety and thus be removed from the Green Belt.

Requirement for General Employment Land

16.64 The requirement for general employment land as set out in the adopted Core Strategy, is set at 493 hectares.

16.65 Upon Adoption of the SAP in July 2019 (and bearing in mind the contributions from the Adopted Aire Valley Leeds Area Action Plan (2017) and Natural Resources and Waste Local Plan (2013)) the Council had 475.55 ha of general employment land which is a deficit of 17.55 ha when measured against over the Core Strategy target.

	Offices (sq m)	Industry (ha)
Core Strategy Requirements	1,000,000	493
Contribution from Aire Valley	228,058	188.2
Identified	644,317	106
Proposed Allocations	185,653	138.63
Total	1,058,028	475.45*
Surplus/deficit	58,028	17.55

(* plus 42.62ha contribution from NRW site in Aire Valley)

16.66 The Inspectors in their report at para 74 noted that: "A very modest deficit in general employment land could therefore arise. However, there remains an opportunity for the allocation of mixed-use sites as part of the SAP review to make up the modest deficit. It is not considered that the deficit is significant and would not warrant the SAP unsound."

16.67 On its own terms the removal of this mixed use site would increase that deficit by a further 10 ha.

16.68 The Council's updated Employment Land availability assessment at September 2020 shows that the sum total of extant allocations, permissions and completions since 2012 equates to 490 hectares. However, it is also important to note that a significant proportion (50 hectares) of allocated employment land lies within the High Speed 2 Safeguarded Area. The latest available construction timetable set out within the HS2 Working Draft Environmental Statement (WDES) (published in October 2018) confirms that this land will not be available within the Plan Period (2012-2028).

16.69 The impact of the WDES is that there is a deficiency of 53 hectares of general employment land compared to the adopted CS requirement. Site MX2-39 was previously allocated for a mix of residential and 10 hectares of employment land. The Council is therefore of the view that given the landowners willingness to have the residential aspect of the allocation removed there is significant merit in retaining the allocation for employment land.

16.70 It is not considered appropriate to simply allocate this 10 ha as an allocation alone, as this would result in an indefensible Green Belt boundary running through half of the site. The site in total measures 21 ha and presents a strong, defensible green belt boundary when allocated as a whole.

16.71 It is considered that the 53 ha deficiency against the adopted CS requirement represents exceptional circumstances for the release of Green Belt land for general employment, justifying the release of the full 21 ha site for general employment uses. The site would make a significant contribution towards remedying this deficit.

The Principle of Employment allocations in the Green Belt

16.72 As set out within paragraph 115 of the SAP Inspectors report:

Where relevant a Green Belt review assessment was also carried out and reasons clearly set out in the Employment Background Paper to explain why exceptional circumstances exist to justify the release of land for employment purposes. Four employment sites (and a mixed-use site) are to be released from the Green Belt. These sites generally relate well to existing employment uses and have good road network access.

16.73 The High Court decision did not find any error in the evidence presented within the Site Allocations Plan to demonstrate exceptional circumstances for the release of green belt for employment land (such as for site EG2-19). The case only related to allocation of housing land within the Green Belt. Whilst site MX2-38 is subject to Remittal (and considered not adopted) as a result of the Judgement, this was entirely as a result of the housing element of the mix of uses proposed. No grounds were raised by the claimant on the nature of the employment aspects of the allocations and, as such, the Judge did not find any errors of law relating to employment allocations within the Green Belt. Therefore, the SAP Inspector's findings that exceptional circumstances have been satisfactorily demonstrated for the release of Green Belt land for employment allocations remains lawful and up to date.

Suitability of MX2-38 for general employment

16.74 Site MX2-38 has already been assessed for its suitability for employment uses (as part of the mixed use allocation) and was found sound through the SAP examination for a mix including 10 hectares of general employment. The geographic extent of that mix was not defined through SAP, and it is considered that all parts of the full 21 ha site are suitable for general employment uses (and could have been delivered despite the mixed use allocation).

16.75 Further benefits of the site include:

- The site has excellent access to the motorway network and the proposed new railway station at Thorpe Park
- The site is well located for other commercial uses at Thorpe Park
- The boundary of the site, as reflected in the original site assessment, presents a highly defensible new Green Belt boundary given the presence of a motorway and railway line
- The site has similar locational characteristics and can potentially meet similar end user requirements as the land lying within the HS2 Safeguarded Area that is no longer considered to be available along the M1 corridor.

16.76 As such, and in light of the 53 ha deficit it is considered that exceptional circumstances are demonstrated for the whole 21 ha site for employment uses.

Reasonable alternatives

16.77 Paragraph 137 of the National Planning Policy Framework requires that reasonable alternatives are fully examined before exceptional circumstances can be concluded for the release of Green Belt to meet development needs. As set out above, the exceptional circumstances for Green Belt releases for employment land, including reasonable alternatives, were considered as part of the SAP. This evidence was found sound and not subject to the High Court Challenge. Updated evidence shows that the remittal process is limited to the 37 sites subject of the High Court Judgement. The LPA has considered whether a 53ha shortfall should be met by consideration of the other 36 remitted sites. However this is not considered to be a reasonable alternative when having regard to the objective of the remitted part of the Plan, given the scope of Remittal is primarily to consider the requirement for housing allocations against up to date evidence. With regard to the other 36 sites, these sites have not been submitted to the Council on the basis of their availability for employment uses, nor have they been assessed through the Site Allocations Plan process for their suitability for general employment uses.

Impacts on the Sustainability Appraisal

16.78 The allocation of site MX2-38 for general employment uses is considered to have a positive impact upon the sustainability of the Plan, as it would help to create jobs and improve access to employment. The loss of employment land as shown through the original Main modifications (January 2021) to the SAP remittal, scored negatively within the Sustainability Appraisal under SA1 'Employment'. The proposed allocation of the site for general employment is considered to positively impact the sustainability of the Plan by resulting in SA1 'Employment' scoring positively.

Conclusion

16.79 On that basis a further change to the Main Modification for MX2-38 is considered by the Council to be justified. The Council therefore propose to retain Main Modification 8, with the effect of deleting site 'MX2-38 Barrowby Lane, Manston LS15' from Policy HG2, as there are no exceptional circumstances to justify releasing any of the site for housing. However, an additional MM (MM no. 39) will be proposed as reference for site EG2-37 Barrowby Lane, Manston LS15, proposing to allocate the whole 21 hectare site for general employment under policy EG2, within the East HMCA.

xv) Comments from Statutory Consultees:

16.80 The Environment Agency raised no objections to the proposed Main Modifications, noting that the Council should satisfy itself that the proposed revisions do not prejudice the sequential approach to allocations of sites in flood zones as set out in the NPPF. Historic England had no comments to make. Natural England had no comments to make on the proposed Main Modifications, although made comments on the Habitat Regulations Assessment and Sustainability Appraisal (see below). Highways England support the modifications.

xvi) Duty to Cooperate:

16.81 The Council raised the SAP Remittal at the regular meeting of neighbouring authorities and prescribed bodies (the Duty to Cooperate Group) on December 8th 2020.

17. CHANGES ARISING FROM CONSIDERATION OF THE ISSUES RAISED BY THE CONSULTATION

17.1 Following consideration of the issues raised during the consultation process, one change is considered to warrant a change to the proposed Main Modifications in relation to MX2-38 Barrowby Lane, Manston LS15:-

Representor	Issues Raised	Council's Response	Change Proposed
Scarborough Group Ltd SRC00194	The site should be retained solely for employment use (as opposed to the original mixed use allocation for housing and employment use)	The Council has considered the submission and proposes to retain the site for general employment uses in its entirety and be removed from the Green Belt	New proposed Main Modification 39 to allocate the whole of the site for general employment under policy EG2 (reference EG2-37 Barrowby Lane, Manston LS15)

Consultation on City Council's Proposed Main Modifications to the Remitted part of the Site Allocations Plan

Ref:

(For Official Use Only)

The High Court has ordered that the Council reconsider 37 Green Belt sites (including one mixed use allocation) in the Site Allocations Plan and submit its proposals to the Secretary of State and the Planning Inspectorate for further examination in public. This process is known as Remittal. Below is the link to the Council's Proposed Main Modifications. You are invited to comment on these Main Modifications by completing the form below. Your responses will be considered by the Council and then sent to the Planning Inspector for consideration.

The consultation runs from Tuesday 5th January until Tuesday 16th February 2021.

REPRESENTATIONS SHOULD ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS (REMITTAL – 37 SITES RETURNING TO THE GREEN BELT) AND / OR THE SUSTAINABILITY APPRAISAL ADDENDUM.

You can access online the Council's Leeds Site Allocations Plan (Remittal) Proposed Main Modifications along with the [Submission Draft Plan \(May 2017\)](#) that the modifications relate to.

Further information is available from our website www.leeds.gov.uk/sapremittal or you may contact us by:

Emailing us at: sap@leeds.gov.uk

Phoning us on: (0113) 37 87993

Completed forms should be marked and returned either by:

Email to: sap@leeds.gov.uk

or post to: Leeds SAP Proposed Main Modifications (Remittal)
Policy & Plans Group
Merrion House, 9th Floor East
110 Merrion Centre,
Leeds, LS2 8BB

**ALL COMMENTS SHOULD BE MADE IN WRITING
BY TUESDAY 16th FEBRUARY 2021.**

Before completing the response form we would be grateful if you could tell us more about you:

1. Personal Details

Title

First Name*

Last Name*

Job Title
(where relevant)

Organisation
(where relevant).

Address*

Post Code*

Telephone/
Mobile

Email Address
(where relevant)

2. Agent Details (if applicable)

3. Please let us know if you wish to take part in the Examination in Public to be held in 2021.

YES NO

Are you attaching any additional sheets that relate to this representation?

Yes No No. of Sheets _____

Please sign and date this form:

Signature:

Date:

5a. Which Proposed Main Modification(s) does your representation relate?

Modification No.(s)

5b. If your representation relates to the Sustainability Appraisal Addendum, please reference the paragraph and/or page number:

6. Do you consider the Council's Proposed Main Modification(s) are Sound?

YES

NO

Please identify which test of soundness your comments relate to by ticking the box below.

Positively prepared

Effective

Justified

Consistent with National Policy

Please give details below being as precise as possible*

(Please continue on a separate sheet if necessary)

7. Do you consider the Council's Proposed Main Modifications are Legally Compliant?

YES NO

Please give details below being as precise as possible*

(Please continue on a separate sheet if necessary)

**Please Note: your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. It is important that your representation relates to the Proposed Main Modifications and/or the Sustainability Appraisal Addendum).*

8. Please set out what change(s) you consider necessary to the Council's Proposed Main Modifications to ensure that the remitted part of the Plan is legally compliant or sound, having regard to the test you have identified at Q.7 above. You will need to say why this change to the Main Modification will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Please continue on a separate sheet if necessary)

Thank you for taking the time to complete this representation.

Consultation on City Council's Proposed Main Modifications to the Remitted part of the Site Allocations Plan

1. Introduction

This consultation is from the Policy and Plans Group at Leeds City Council.

The High Court has ordered that the Council reconsider 37 Green Belt sites (including one mixed use allocation) in the Site Allocations Plan and submit its proposals to the Secretary of State and the Planning Inspectorate for further examination in public. This process is known as Remittal. Below is the link to the Council's Proposed Main Modifications. You are invited to comment on these Main Modifications by completing the form. Your responses will be considered by the Council and then sent to the Planning Inspector for consideration.

REPRESENTATIONS SHOULD ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS (REMITTAL – 37 SITES RETURNING TO THE GREEN BELT) AND / OR THE SUSTAINABILITY APPRAISAL ADDENDUM.

We would like to hear your views on the Council's Proposed Main Modifications. You should read the full document before filling in this form, which can be viewed on Leeds City Council planning webpage: www.leeds.gov.uk/sapremittal

Consultation commenced on Tuesday 5 January 2021 for a period of six weeks. The period to submit comments on the Council's Modifications will close on Tuesday 16th February 2021.

Instructions

It should take you about 10 - 15 minutes to answer the questions (subject to the level detail you are submitting). Your response will only be registered if you complete all of the questions and click 'finish' on the last page. The last day that you can respond is until Tuesday 16th February 2021.

If you need to speak to someone about this consultation then please email sap@leeds.gov.uk or telephone 0113 37 87636

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.

2. Privacy notice (data protection)

Privacy notice (data protection)

Leeds City Council will hold your representation to which it concerns for their consideration. The Council is the Data Controller of the information you provide and has a statutory duty under planning law to collect and process this information as part of its public task obligations as a Local Planning Authority. In addition, the council is required to provide all information submitted to us, including all personal information, to the Planning Inspectorate and their designated Programme Officer as part of the public examination of the Site Allocations Plan. The Planning Inspectorate may use your personal information to contact you during the public

examination process. Our software supplier, SmartSurvey Ltd, will also process your data on our behalf but will never use these for its own purposes.

To comply with its statutory obligations, the Council must make your representation available for public inspection and regulations allow this information to be made available on the internet. This includes your name, address, and the contents of your comment. To protect personal data from unnecessary disclosure, the Council will, however, remove any personal information provided in your representation which we are not required, by law, to make available (for example, telephone numbers and signatures).

The personal information you provide will be held until the adoption of the Development Plan Document, after which it will be securely destroyed. Please note that we cannot provide anonymity or accept comments marked 'private' or 'confidential'. Comments that include offensive, racist, discriminatory, threatening and other non-relevant statements will be destroyed.

The Council's corporate privacy notice, which includes details of the authority's Data Protection Officer and your Information Rights is available at: www.leeds.gov.uk/privacy-statement/privacy-notice

We use [cookies](#) to improve your experience of using our website. If you continue without changing your cookie settings, we assume that you are happy with this usage.

Please confirm... *

I give my consent for my personal information to be used as described in the privacy notice.

3. Examination in Public

Please let us know if you wish to take part in the Examination in Public to be held in 2021. *

Yes

No

4. Comments in relation Council's Proposed Main Modifications

Which Proposed Main Modification(s) does your representation relate?Modification No.(s):

If your representation relates to the Sustainability Appraisal Addendum, please reference the paragraph and/or page number:

5. Soundness of the Council’s Proposed Main Modification(s)

Do you consider the Council’s Proposed Main Modification(s) are Sound? *

- Yes
- No

Please identify which test of soundness your comments relate to by ticking the box (es) below.

- Consistent with National Policy
- Effective
- Justified
- Positively prepared

Based on the above response, please give details below being as precise as possible* Each box capacity is approx 2,000 words, 4 pages of A4. There is an opportunity to upload documents before the Form is submitted. *Please Note: your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. It is important that your representation relates to the Proposed Main Modifications and/or the Sustainability Appraisal Addendum). *

6. Legal Compliance of Council's Proposed Main Modifications

Do you consider the Council's Proposed Main Modifications are Legally Compliant? *

Yes

No

Based on the above response, please give details below being as precise as possible* Each box capacity is approx 2,000 words, 4 pages of A4. There is an opportunity to upload documents before the Form is submitted. *Please Note: your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. It is important that your representation relates to the Proposed Main Modifications and/or the Sustainability Appraisal Addendum). *

7. Changes considered necessary to the Council's Proposed Main Modifications to ensure the Plan is legally compliant or sound

Please set out what change(s) you consider necessary to the Council's Proposed Main Modifications to ensure that the remitted part of the Plan is legally compliant or sound, having regard to the test you have identified at Q9 above.

You will need to say why this change to the Main Modification will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible. *

8. Document Upload

Here you can upload documents alongside comments you may have made above.

- File: {{filename}} [delete](#)

Choose File no file selected

9. About you

We would like to know a little more about you. This is so we can be sure we are hearing from a wide range of people from different backgrounds and better understand what you tell us.

Answering these questions will also help us consider how our policies affect people from different backgrounds; we have a legal duty to do this under the Equality Act 2010.

By answering, you are giving your consent for us to use this information as explained above.

Are you submitting comments as an individual or on behalf of a group, or an agent representing a client? *

Individual / group

Agent

10. Contact details - Individual / group

Your details: *

Title

First Name

*

Last Name

*

Organisation

*

Email address: *

Address:

House number or name

Street

Area

City or district

Postcode

11. Contact details - Agent

Your details: *

Title

First Name

*

Last Name

*

Organisation

*

Please provide: *

Name of Client:

Agent Email address: *

Address:

House number or name

Street

Area

City or district

Postcode

12. Final step

Thank you - That is all the questions we have for you.

Please now click the Finish button below to save and send your responses to us.

Appendix 35

SAP Remittal - Consultation notification letter

City Development

Policy and Plans Group
Merrion House, 9th Floor East,
110 Merrion Centre,
Leeds,
LS2 8BB

Contact: Site Allocations Plan Team
Tel: 0113 37 87993
Email: sap@leeds.gov.uk

Date: 4th January 2021

Dear Sir/Madam,

Leeds Site Allocations Plan – Consultation on Leeds City Council’s Proposed Main Modifications to the Remitted part of the Site Allocations Plan

You are receiving this letter because you are on our database of people interested in the Leeds Site Allocations Plan; because you wrote to us about proposed developments in your area at one of the previous consultation stages (between 2014 and 2019) or by coordinating a petition. You do not have to do anything in response to this letter and if you feel that you should not be on our database please contact us and we will remove you¹.

I am writing to inform you now about the Council’s consultation on its Proposed Main Modifications to the remitted part of the Site Allocations Plan, and you may let us know what you think about this if you wish.

Background

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) and was adopted by the Council on 10th July 2019 following an Independent Examination by the Secretary of State. The SAP was challenged by the Aireborough Neighbourhood Forum in relation to allocations on Green Belt land proposed for housing within Aireborough. Following the outcome of the legal challenge to the SAP, the High Court has ordered that 37 Green Belt sites across the Leeds district need to be Remitted – this means they must be reconsidered by the Council and then the Secretary of State to determine whether they should be included in the Plan. During this time each of the 37 sites are not included in the adopted Plan and have been returned to the Green Belt. All other parts of the SAP remain adopted and are not affected by the remittal process

The Council has reconsidered the 37 Green Belt sites and proposes that they should remain in the Green Belt, as up to date evidence shows that sufficient non-Green Belt land is available to help deliver the overall housing requirements for Leeds, without the need for Green Belt at this time. This means that under the remittal process, the Council proposes that the 37 Green Belt sites be deleted from the Plan. To that end, the Council has proposed Main Modifications to the Plan to delete the 37 sites as housing and mixed-use allocations and these Main Modifications are the subject of this consultation.

¹ Numerous people have already been removed upon request, if there been an oversight and we have still written to you please accept our apologies.

The sites affected by the remittal are listed as follows and fall within SAP Policy HG2: Housing Allocations, which includes Policy MX2 for mixed-use allocations:-

Aireborough	
HG2-1	New Birks Farm, Ings Lane Guiseley
HG2-2	Wills Gill, Guiseley
HG2-4	Hollins Hill, Hawkstone Avenue, Guiseley
HG2-9	Victoria Avenue, Yeadon
East Leeds	
HG2-119	Red Hall Playing Fields, LS17
HG2-123	Colton Road East Colton
HG2-174	Wood Lane – Rothwell Garden Centre
MX2-38	Barrowby Lane, Manston LS15
North Leeds	
HG2-36	Alwoodley Lane, Alwoodley, LS17
HG2-38	Dunstarn Lane, Adel LS16
HG2-42	Broadway and Calverley Lane, Horsforth
HG2-43	Horsforth Campus
HG2-46	Horsforth (former waste water treatment work)
Outer North East	
HG2-26	Wetherby Road, Scarcroft Lodge, Scarcroft
Outer North West	
HG2-17	Breary Lane East, Bramhope
Outer South	
HG2-174	Wood Lane, Rothwell Garden Centre, LS26
HG2-175	Bullough Lane, Haigh Farm, Rothwell LS26
HG2-177	Alma Villas, Woodlesford LS26
HG2-180	Land between Fleet Lane & Methley Lane, Oulton
HG2-183	Swithens Lane, Rothwell, LS26
HG2-186	Main Street, Hunts Farm, Methley
Outer South East	
HG2-126	Micklefield Railway Station Car park, LS25
HG2-133	Ninevah Lane, Allerton Bywater
Outer South West	
HG2-136	Whitehall Road, Harpers Farm
HG2-150	Land East of Churwell LS27
HG2-153	Albert Drive, Morley
HG2-159	Sissons Farm, Middleton, LS10
HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe
HG2-166	Long Thorpe Lane, Thorpe, Wakefield WF3
HG2-167	Old Thorpe Lane, Tingley WF3
HG2-233	Land at Moor Knoll Lane, East Ardsley
Outer West	
HG2-53	Calverley Cutting, Apperley Bridge
HG2-63	Woodhall Road, Gain Lane, Thornbury BD3
HG2-65	Daleside Road, Thornbury North
HG2-68	Waterloo Road, Pudsey, LS28
HG2-69	Dick Lane, Thornbury
HG2-71	Tyersal Road, Pudsey
HG2-72	Land off Tyersal Court, Tyersal

What do you need to do?

Before submitting its proposals to the Secretary of State the Council is now inviting comments on whether these 37 Proposed Main Modifications are considered to be sound. Representations received will be considered by the Council before it submits its revised position to the Secretary of State, who in turn will appoint an Inspector to consider these at an Examination in Public. The Inspector will take these representations into account before finally concluding whether the Council's proposals are sound and legally compliant and can be recommended for adoption.

You do not need to respond to this consultation, but if you wish to make a representation or comment, details of how to do so are provided below.

The Proposed Main Modifications together with SAP Remittal Sustainability Appraisal Addendum will be available for comment from the **5th January 2021 until the 16th February 2021**.

What can you comment on?

The consultation relates **only** to the Council's Proposed Main Modifications and the Sustainability Appraisal Addendum and supporting documents and therefore only comments relating to these documents will be considered to be "duly made", considered by the Council and then by the Inspector. All other comments e.g. in relation to other policies in the Adopted SAP or other sites not on the list of 37 sites, will be treated as not duly made as they do not relate to the SAP Remittal. Your comments should set out why you do or do not believe the Proposed Main Modifications are required to make the Plan sound and legally compliant.

How to view and comment on the Proposed Main Modifications

The Council's Proposed Main Modifications, Sustainability Appraisal and supporting documents are published on the Council's web-site www.leeds.gov.uk/sapremittal

Due to the current restrictions arising from the Covid-19 pandemic, the Council has published an Interim Statement of Community Involvement (SCI) which is available at www.leeds.gov.uk/sapremittal. During the period that the Covid-19 restrictions are in place², the Council consultation activity will be online with all consultation material being made available on the Council's website. The provision of paper copies may not be available and is discouraged, although exceptions will be considered.

A response form is available to record your comments. Please state clearly the number of the Proposed Main Modification(s) that you are commenting on - each change has its own Modification number which you will find in the schedule of Proposed Main Modifications. You are encouraged to submit responses by email rather than by post.

Comments can be emailed to: sap@leeds.gov.uk

If you are unable to e-mail, comments can be sent in writing to the following postal address:
Leeds SAP Proposed Main Modifications Consultation, Policy and Plans Group, Merrion House,
9th Floor East, 110 Merrion Centre, Leeds, LS2 8BB.

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

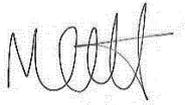
² currently the Government has extended its *Amendments to the Town and Country Planning (Local Planning) (England) Regulations 2012* to December 2021 which help address consultation during the pandemic.

Next Steps

All duly made representations received during the consultation period will be considered by the Council before it decides on the Proposed Main Modifications to send to the Secretary of State. They will then be sent, to be examined by the appointed Planning Inspector, via the Programme Officer. The Planning Inspector will advise on the process and timescale for the examination of the SAP Remittal including the date of the hearing session.

If you have any further queries, please do not hesitate to contact us on 0113 37 87993 or email: **sap@leeds.gov.uk**

Yours faithfully

A handwritten signature in black ink, appearing to read 'M Elliot', with a horizontal line extending from the end of the signature.

Martin Elliot
Head of Strategic Planning

Appendix 36 List of Consultation Bodies

OrganisationName
A and J Architects
A660 Joint Council
Abbott Associates
Aberford Parish Council
Ackroyd Dent & Co
Adair Paxton
Adel Neighbourhood Forum
Adlington
Advent Development
AECOM
Age UK
Agfa
Aggregate Industries
Aggregate Industries UK Ltd
Ainscough Strategic Land
Aireborough Civic Society
Aireborough Neighbourhood Forum
Airport Operators Association
Allerton Bywater Parish Council
Alliance for Green Socialism
Alliance Planning
Allsop
Allsop & Co
Alwoodley Parish Council
Alyn Nicholls and Associates
Ancient Monuments Society
Arcus Consultancy Services Ltd
Arqiva Services Ltd
Arriva Yorkshire
Arthington Parish Council
ARUP
Ash Grove Residents
Ash Road Resident's Association
Aspinall Verdi
Atkins Global
Avison Young
AWS Surveyors & Property Consultants
Bardsey Parish Council
Bardsey-cum-Rigton Parish Council
Barnsley Council
Barratt Homes & David Wilson Homes Yorkshire West
Barrett+Barrett architects ltd
Barron Homes
Bartle & Son
Barton Willmore Planning Partnership-Northern
Barwick in Elmet & Scholes Parish Council
Barwick-in- Elmet & Scholes Nhood DevPlan Steering
Becketts Park Residents Association
Belmont Design Services Limited
Bidswell
Bidwells
BNP Paribas

OrganisationName
Boston Spa Parish Council
Bovis Homes Group PLC
Bowland Ecology Ltd
Brackenridge Hanson Tate
Bradford Council - Highways
Bradford Metropolitan District Council
Bradley Stankler Planning
Bramham cum Ogelthorpe Parish Council
Bramhope and Carlton Parish Council
Brassington Rowan Chartered Surveyors
British Geological Survey
British Telecom Repayment Projects
British Toilet Association
Broadgrove Planning and Development Ltd
Bryan G Hall
Burley Lodge Centre
Bury & Walker Solicitors
Calderdale Metropolitan Borough Council
CAMRA
Can Plan Chapel Allerton Neighbourhood Plan
Canal & River Trust
CANPLAN (Chapel Allerton Neighbourhood Plan)
Carey Jones Architects
Carplus
Carter Jonas LLP
Carter Towler LLP
Cass Associates
CB Richard Ellis Ltd
CBI Yorkshire & Humber
CBRE Ltd
Central Retail Surveyors
Centre for Comparative Housing Research
Centrica Plc
Chair, Oulton and Woodlesford Neighbourhood Forum
Chapel Allerton Hospital
Charity of Thomas Wade and Others
Christie & Co
Church of England
CITU
City of York Council
Civil Aviation Authority
Clifford Parish Council
Collingham-with-Linton Parish Council
Commercial Boat Owners Association
Commercial Estates Group
Concord (Leeds Interfaith Fellowship)
Connect Housing
Council for British Archaeology
Countryside Properties
CPRE
CPRE Yorkshire & Humber

OrganisationName
Craven District Council
Cross Country Trains
Crown Estate Office
Crowtrees Gardens Association
Cunnane Town Planning
Damian Walsh Associates
Dandara Limited
Dandara Ltd
David Lock Associates
DB Cargo UK
Deloitte Real Estate
Dennis Gillson & Son
Department for Education
Department for Transport, Rail Group
Department of Health
Design Council
DHA Planning
Diocese of Leeds
Directions Planning
Disabled Persons Transport Advisory Committee
DLP Planning Ltd
DPDS Consulting Group
DPP UK LTD
Dresler Smith Chart Surveyors
Drighlington Parish Council
Drivers Jonas
Drummond & Churchwood Residents
East Keswick Parish Council
East Midlands Trains
Ecology Building Society
Ecotec Research & Consulting
ECUS Ltd
Eddisons
Education and Skills Funding Agency
EE (UK) Ltd
England & Lyle
Environment Agency
Equality and Human Rights Commission
ERS
Evans Property Group
Fairburn Parish Council
Far Headingley Village Society
Fawley Watson Booth
Fields in Trust
First Transpennine Express
Firstplan
Focus Group Users and Carers for C.R.U
Forestry Commission
Freight Transport Association
Freightliner
Friends of Allerton Grange Fields

OrganisationName
Frost Planning
FSL Estate Agents
G L Hearn
Garforth Neighbourhood Forum
Gee Squared Ltd
Genesis Project
Gent Visick
George Wimpey UK Ltd
Gildersome Parish Council
GJ Planning
GL Hearn
Golder Associates (UK) Ltd
Governor of HMP Leeds
Great & Little Preston Parish Council
Gregory Property Developments
Guiseley and Menston Green Belt Action Group
Guiseley Parish
GVA Grimley
Gypsy Roma Traveller Achievement Service
Hague Nicholls
Hallam Land Management
Handley Gibson
Hanover Housing Association
Hanson Aggregates Ltd
Harewood House Truct
Harewood Parish Council
Harrogate Borough Council
Harrogate Line Rail User
Harvey Burns & Co
Headingley Development Trust Ltd
Headingley Network
Health and Safety Executive
Heaney Micklethwaite
Heaton Planning Ltd
Highways England
Hill Woodhouse (PM) Ltd
Historic England
HM Prison Service Headquarters
Home Builders Federation
Home Housing Association
Homes and Communities Agency
Homes England
Horsforth Civic Society
Horsforth Town Council
Hourigan Connolly
Huddleston with Newthorpe Parish Council
Hull City Council
Hunslet Carr Residents Association
Hunters (Yorkshire) Ltd
Husband and Brown
Hutchison 3G UK Ltd

OrganisationName
Hyde Park Olympic Legacy Group
Iain Simpson & Co
Iceni Projects
ID Planning
Ilkley Town Council
Indigo Planning
Inland Waterways Association, W Riding Branch
Institute of Directors, Yorkshire
IoD Yorkshire
Jehovah's Witnesses
Jennifer Lampert Associates Ltd
JLL
JMP Consultants
John Crawley & Co
John Dagg Barrister MRTPI
John Hill Associates
Johnson Brook
Johnson Mowat
Jones Homes (Northern) Ltd
JWPC
Kearby with Netherby Parish Council
KeepMoat Homes
Keepmoat-partnerships
Keyland Developments Ltd
Kingston Communications (HULL) Plc
Kippax Parish Council
Kirk Deighton Parish Council
Kirklees Metropolitan Council
Kirkwells
KMS CONSULTANTS & ASSOCIATES LTD
KPMG
Lafarge Aggregates Ltd
Lambert Smith Hampton
Ledsham Parish Council
Ledston Parish Council
Leeds Ahead
Leeds Allotment Federation
Leeds Centre for Integrated Living
Leeds Chamber Property Forum
Leeds Christian Community Trust
Leeds City Credit Union
Leeds Civic Trust
Leeds Clinical Commissioning Group
Leeds Cycling Action Group
Leeds Diocesan Office
Leeds Financial Services
Leeds Geological Association
Leeds Gypsy Traveller Exchange
Leeds Head Injury Team
Leeds HMO Lobby
Leeds Involvement Project/ Older Peoples Group

OrganisationName
Leeds Justice for Travellers
Leeds Local Access Forum
Leeds Local Involvement Network (LINK)
Leeds Metropolitan University
Leeds Older Peoples Forum
Leeds Prison
Leeds Property Forum
Leeds Property Rentals
Leeds Racial Equality Council
Leeds Residential Property Forum (LANDLORDS)
Leeds Society for Deaf & Blind People
Leeds Youth Council
Leeds, York and North York Chamber of Commerce
Leith Planning Ltd
Level
Liberty Retail Properties Ltd
Link Communication
Lister Haigh Ltd
Lower Washburn Parish Council
Mahmood Newsagents
Malcolm Walker Town planning Consultants
Marine Management Organisation
MARK BREARLEY & COMPANY
Marshalls
Maven Plan Ltd
Mawsons
McCarthy & Stone (Developments) Ltd
MEPC
Methley Estates
Micklefield Parish Council
Miller Homes
Ministry of Defence
Mobile Operators Association
Mone Bros. Limited
Montagu Evans LLP
Morley Town Council
Morley Town Manager
Mosaic Town Planning
My Neighbourhood Plan
Nabarro McAllister & Co
Nathaniel Lichfield and Partners
National Coal Mining Museum (NCM)
National Federation of Gypsy Liaison Groups
National Grid
National Grid Property Developments Limited
National Landlords Association
National Offender Management Service
Natural England Consultation Service
Network Rail
Neuro Outpatients
New Farnley Residents Association
New Farnley Vision Group

OrganisationName
New Wortley Community Café
New Wortley Residents Action group
New Wortley Residents Association
Newall with Clifton Parish Council
Newton Kyme cum Toulston Parish Council
NHS Property Services Ltd
Nigel Tapp and Co
NJL Consulting
North Yorks Moors Forest District
North Yorkshire County Council
North Yorkshire Police Authority
Northern Powergrid
Northern Trust
O2 – Telefónica UK Ltd Core Strategy Team
Office of Rail Regulation
Office of the Police and Crime Commissioner
Ogden Properties
Old Modernians Association
Otley and Yeadon Labour Party
Otley Town Council
Otley Town Partnership
Oulton Civic Society
PB Planning Ltd
PC Outlet Ltd
Peacock and Smith Ltd
Peartree Planning Consultants
Pegasus Group
Pegasus Planning Group
People in Action Learning Disability Forum
Persimmon Homes
Peter Baker Associates
Peter Lund & Partners
Physical Education Service
Pickard Properties
Pioneer
Planning Inspectorate (PINS)
Planning Potential
Planning Prospects Ltd
Planning, Design & Building
Planware
Planware Ltd
Polskie Forum Polish newsletter
Pool in Wharfedale E News
Pool in Wharfedale Parish Council
Pool Parish Council
Pope & Company
PSA Design
Pudsey Chamber of Trade
Quod
Rail Freight Group
Railfreight

OrganisationName
Ramblers' Association
Rapleys LLP
Rawdon Model Boat Club
Rawdon Parish Council
Redrow Homes (Yorkshire) Ltd
RenewableUK
Renton and Parr
Richard Mills Counselling
Road Haulage Association - Northern Region
Robert Halstead Chartered Surevyor
Rockspring PIM (LLP)
Rodley Nature Reserve
Rosetta Landscape Design
Rowbotham & Partners
Rowland Burkitt
Royal Armouries
Royal Mail Property Holdings
RPS Group Plc
RSPB
Rural Solutions
Rushbond Plc
Ruston Planning Limited
SAA UK
Sanderson Associates
Sanderson Wetherall
Sandgate Residents Action Group
Sandmoor Golf Club
Save Our Scholes Action Group
Savills
Savills Leeds
Saxton cum Scathingwell and Lead Parish Council
Scarcroft Parish Council
Scholes Community Forum
Selby District Council
SEORA
Shadwell Parish Council
Shantona Womens Centre
Sherburn in Elmet Parish Council
Sherwoods Property Investment Consultants
Shulmans
Sicklinghall Parish Council
SIGMA Planning Services
Signet Planning
Simons Estates Limited
SK Design
SLR Consulting
Smiths Gore
Social Regeneration Consultants Ltd
Society for the Protection of Ancient Buildings
SORM
South Headingley Community Asso

OrganisationName
South Milford Parish Council
Spawforth Associates
Spofforth with Stockeld Parish Council
Sport England
SSA Planning Limited
St George's Church Crypt
St James Property Management
St Margaret Thornbury & St James Woodhall
Stainton Planning
Steadman Brierley
Sten Architecture
Stephenson Day Property Investment Consultants
Stevens Scanlan
Stewart Ross Associates
Strutt & Parker LLP
Stutton with Hazlewood Parish Council
Swillington Parish Council
Tadcaster Parish Council
Talk Mobile
Tarmac Ltd
Tarmac Ltd
Taylor Woodrow Developments
Taylor Young
TEMPLE NEWSAM COMMUNITY FORUM
Terrence Higgins Trust
Tesco Mobile
Tesni Properties Ltd
TETLOW KING PLANNING
The Coal Authority
The Co-operative Group Ltd
THE EUROPEAN CONSULTING COMPANY LIMITED
The Georgian Group
The Gypsy Council
The Irish Traveller Movement in Britain
The JTS Partnership
The Lawn Tennis Association
The Theatres Trust
The Thorpe Park Hotel
The Twentieth Century Society
The Victorian Society
The Vodafone House
The Woodland Trust
Theakston Land
Thorner Parish Council
Thornton Medical Centre
Thorp Arch Parish Council
Titchmarsh & Bagley
Titchmarsh and Bagley
Town Centre Securities
Towngate Estates Ltd
Towngate Plc

OrganisationName
Transdev Blazefield
Traveller Law Reform Project
Turnways Laurel Bank Residents
united utilities (Transco)
Unity Housing Association
University of Leeds
Veolia Environmental Services PLC
Vernon & Co
Virgin Media
Voluntary Action Leeds
W A Fairhurst & Partners
Wakefield Metropolitan District Council
Walker Morris
Walsingham Planning
Walton & Co
Walton Parish Council
WARD (Wharfedale & Airedale Review Development)
Weatheralls
Weeton Parish Council
Weetwood Residents Association
West & Machell
West Waddy ADP
West Yorkshire Archaeology Advisory Service
West Yorkshire Combined Authority
West Yorkshire Fire & Rescue Service
West Yorkshire Police Authority
West Yorkshire Probation Service
Wetherby & Kirk Deighton Countryside Partnership
Wetherby Civic Society
Wetherby Town Council
White Rose Forest
White Young Green
Wighill Parish Council
Wildblood MacDonald Architects
Woodbine Terrace Residents Assoc
Woodhall Planning and Conservation
Wothersome Parish Council
WYG Planning & Design
Yew Tree Associates
York Consulting
Yorkshire Ambulance Service NHS Trust
Yorkshire Gardens Trust
Yorkshire Housing
Yorkshire Local Councils Associations
Yorkshire Water Services
Yorkshire Wildlife Trust

Representations by Modification

Please Note: It is recommended that this document is downloaded to a computer and viewed using Adobe Acrobat Reader. If viewed in this way, all embedded links and documents will function correctly

Appendix 37

All sites

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00186	Buxton	Bob	Yorkshire Party		Link
SRC00025	Campbell	Colin	Ward Councillors for Otley and Yeadon		Link
SRC00227	Ingham	David C	WARD		Link
SRC00210			Vistry Group (comprising Bovis Homes, Linden Homes and Vistry Partnerships)	ID Planning	Link
SRC00125			Thornhill Estates	ID Planning	Link
SRC00118	Lindsley	Melanie	The Coal Authority		Link
SRC00219	Riding	Adam	Taylor Wimpey UK Limited		Link
SRC00220	Gilman	Chris	Scholes Development Co. Ltd		Link
SRC00198			Persimmon Homes	Johnson Mowat	Link
SRC00223			Outer North East (ONE) Consortium	Barton Willmore	Link
SRC00017	Pillar	Rachel	North Yorkshire County Council		Link
SRC00260	Saunders	Michelle	North Yorkshire County Council		Link
SRC00213	Ash	Merlin	Natural England		Link
SRC00221			M & G Real Estate	AECOM	Link
SRC00014	Piper	Dervck	Little Woodhouse Neighbourhood Plan		Link
SRC00197			Leeds Cricket Football and Athletic Company	Deloitte LLP	Link
SRC00120	Hamilton	Martin	Leeds Civic Trust		Link
SRC00076	Wright	Steve	Kirklees Council		Link
SRC00211			Keyland Developments Ltd	Spawforths	Link
SRC00191			KCS Developoments	ID Planning	Link
SRC00192			KCS Developoments	ID Planning	Link
SRC00193			KCS Developoments	ID Planning	Link
SRC00207			KCS Developoments	Peacock & Smith	Link
SRC00214			KCS Developoments	Iain Bath Planning Ltd	Link
SRC00224			KCS Developoments	Barton Willmore	Link
SRC00157	Kiddell	Marie	Homes England		Link
SRC00168	Harding	Joanne	Home Builders Federation		Link
SRC00184	Langler	James	Historic England		Link
SRC00072	Jones	Simon	Highways England		Link
SRC00079	McQuire	Sue	Garforth Neighbourhood Planning Forum		Link
SRC00169	Simpson	Andrew	Environment Agency		Link
SRC00225	Anderson	Kevin	Diocese of Leeds	Bradley Stankler Planning	Link
SRC00255			Developments Yorkshire Ltd	Micklethwaite Planning Consultancy Ltd	Link
SRC00174			Denman House Holdings Ltd	Walker Morris LLP	Link

Representations by Modification

All sites

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00034	Tucker	Simon	Canal & River Trust		Link
SRC00183			c/o Agent	Directions Planning Consultancy Ltd	Link
SRC00111	Langley	Keith	Barwick In Elmet and Scholes Parish Council		Link
SRC00195	Rawlings	James	Avant Homes	Johnson Mowat	Link
SRC00003	Ablett				Link
SRC00243	Andrew	Stuart			Link
SRC00077	Baum	Andrew			Link
SRC00048	Biggins	Jennifer			Link
SRC00010	Blakey	S			Link
SRC00007	Bowie	Garry			Link
SRC00151	Brooke	Roger			Link
SRC00108	Carter	Andrew			Link
SRC00114	Clarke	Paul			Link
SRC00027	Clynes	Graham			Link
SRC00069	Davies	Andrew			Link
SRC00103	Ellis	Christopher			Link
SRC00015	Forkin	Mark			Link
SRC00152	Gill	John		Savills	Link
SRC00136	Glynn	Sara			Link
SRC00047	Hall	George			Link
SRC00080	Hargreaves	Naomi			Link
SRC00091	Harrison	Michael			Link
SRC00033	Kitson	E			Link
SRC00029	La Corte	Frank			Link
SRC00016	Lawn	Julie			Link
SRC00235	Leadley	Tom			Link
SRC00166	Lethbridge	Howard			Link
SRC00178	Lindsay	John			Link
SRC00004	Line	Pam			Link
SRC00038	Mallett	A J			Link
SRC00012	McKeown	Kate			Link
SRC00073	Moore	Lisa			Link
SRC00042	Murphy	Rob			Link
SRC00232	Oldam	B.A			Link
SRC00122	Russell	Peter			Link

Representations by Modification

All sites

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00022	Shagouri	Paul			Link
SRC00187	Sharp	Derek			Link
SRC00019	Simpson	Joyce			Link
SRC00013	Smith	Andrew			Link
SRC00159	Smith	Marian			Link
SRC00023	Spandler	Briony			Link
SRC00018	Stockdale	Martin			Link
SRC00021	Walsh	J Michael			Link
SRC00020	Webster	Richard			Link
SRC00005	Williams MBE	D G			Link

1 - HG2-1 New Birks Farm, Ings Lane, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00208			L & L Estates Limited (formerly JJ Gallagher Ltd)	Turley	Link
SRC00246	Laverick	Anthony	EY		Link
SRC00055	Fox	Geoffrey	Aireborough Neighbourhood Forum		Link
SRC00154	A Kirkby	Jennifer	Aireborough Neighbourhood Development Forum		Link
SRC00165	Woods	Clive	Aireborough Civic Society		Link
SRC00240	Alderson	Paul			Link
SRC00050	Ashburne	Stephen			Link
SRC00051	Ashburne	Rose			Link
SRC00262	Baker	Irvine			Link
SRC00124	Barker	Anne			Link
SRC00156	Bell	Christine			Link
SRC00146	Biggs	Andrew			Link
SRC00095	Blakey	S			Link
SRC00149	Bott	Richard			Link
SRC00164	Brooke	Marie P			Link
SRC00173	Brooke	Roger			Link
SRC00177	Brooke	Rachael			Link
SRC00180	Brooke	Marie P			Link
SRC00026	Broughton	A.B.			Link
SRC00167	Chaffer	Graham			Link
SRC00106	Cooper	Maureen			Link

Representations by Modification

1 - HG2-1 New Birks Farm, Ings Lane, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00148	Cooper	Heather			Link
SRC00179	Cowling	Graeme			Link
SRC00237	Denton	Alec			Link
SRC00127	Dobson	Ian			Link
SRC00121	Dodds	Nick			Link
SRC00123	Dodds	Gemma			Link
SRC00131	Edwards	Andrea			Link
SRC00132	Edwards	Christopher			Link
SRC00155	Fligg	Adam			Link
SRC00028	Ford	David & Janet			Link
SRC00160	Gillow	Kenneth			Link
SRC00105	Gosnay	Richard			Link
SRC00209	Haigh	Charles			Link
SRC00216	Hanafin	Claire			Link
SRC00080	Hargreaves	Naomi			Link
SRC00110	Harrison	James			Link
SRC00063	Hayes	Lucy			Link
SRC00139	Hayes	Mark			Link
SRC00254	Hayes	Katie			Link
SRC00101	Herries	David			Link
SRC00102	Herries	Caroline			Link
SRC00162	Hogg	Peter			Link
SRC00234	Hornsby-Smith	Vivien Alexandra			Link
SRC00238	Hudson	William			Link
SRC00229	Hunter	Charlotte			Link
SRC00258	Hydes	C			Link
SRC00138	Ian Shuttleworth	Joanne State &			Link
SRC00248	Jukes	Frank			Link
SRC00249	Jukes	Daphne			Link
SRC00175	Kavanagh	Joanne			Link
SRC00133	Kirkpatrick	Philip			Link
SRC00134	Kirkpatrick	Elizabeth			Link
SRC00135	Kirkpatrick	Richard			Link
SRC00215	Kirkpatrick	Elizabeth			Link

Representations by Modification

1 - HG2-1 New Birks Farm, Ings Lane, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00153	Latty	Graham			Link
SRC00185	Lloyd	Kate			Link
SRC00137	Longfellow	Janet			Link
SRC00032	Moxon	Lynne			Link
SRC00126	Murphy	Vincent			Link
SRC00130	Newbould Rance	Edward			Link
SRC00011	Newis	Phil			Link
SRC00251	Owen	Angela			Link
SRC00252	Pedley	Nigel			Link
SRC00245	Peek	Jon			Link
SRC00242	Pickering	Geoffrey			Link
SRC00024	Pickett	Richard			Link
SRC00263	Pittam	Edward			Link
SRC00257	Prince	A S			Link
SRC00256	Rollinson				Link
SRC00187	Sharp	Derek			Link
SRC00212	Shaw	Kathleen			Link
SRC00109	Shepherd	Peter			Link
SRC00116	Smith	Martyn Hornsby			Link
SRC00231	Stockdale	Kathryn G			Link
SRC00107	Taylor	Richard			Link
SRC00259	Thompson	Lorna			Link
SRC00226	Thomson	Eleanor			Link
SRC00035	Tillotson	Nick			Link
SRC00233	Turner	Roger			Link
SRC00074	Waite	Anne & Charles Roger			Link
SRC00043	Wallace	Sally			Link
SRC00112	Walton	Philip			Link
SRC00113	Walton	Rosemary			Link
SRC00163	Ware	Katheyn			Link
SRC00172	Williams	W			Link
SRC00189	Wilson	John			Link
SRC00217	Wood	Denise			Link
SRC00097	Wright	Andrew			Link

Representations by Modification

1 - HG2-1 New Birks Farm, Ings Lane, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00129	Young	Saffron			Link

2 - HG2-2 Wills Gill, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00182			Avant Homes	Tetra Tech Planning	Link
SRC00154	A Kirkby	Jennifer	Aireborough Neighbourhood Development Forum		Link
SRC00165	Woods	Clive	Aireborough Civic Society		Link
SRC00240	Alderson	Paul			Link
SRC00124	Barker	Anne			Link
SRC00147	Bottomley	Kathryn			Link
SRC00173	Brooke	Roger			Link
SRC00177	Brooke	Rachael			Link
SRC00180	Brooke	Marie P			Link
SRC00026	Broughton	A.B.			Link
SRC00167	Chaffer	Graham			Link
SRC00106	Cooper	Maureen			Link
SRC00148	Cooper	Heather			Link
SRC00179	Cowling	Graeme			Link
SRC00060	Cressall-Jones	Peter			Link
SRC00237	Denton	Alec			Link
SRC00121	Dodds	Nick			Link
SRC00123	Dodds	Gemma			Link
SRC00028	Ford	David & Janet			Link
SRC00160	Gillow	Kenneth			Link
SRC00105	Gosnay	Richard			Link
SRC00209	Haigh	Charles			Link
SRC00216	Hanafin	Claire			Link
SRC00080	Hargreaves	Naomi			Link
SRC00110	Harrison	James			Link
SRC00170	Hebden	Lee			Link
SRC00101	Herries	David			Link
SRC00102	Herries	Caroline			Link
SRC00162	Hogg	Peter			Link
SRC00234	Hornsby-Smith	Vivien Alexandra			Link

Representations by Modification

2 - HG2-2 Wills Gill, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00238	Hudson	William			Link
SRC00229	Hunter	Charlotte			Link
SRC00094	Jennings	Michael			Link
SRC00036	Joslin	Eileen			Link
SRC00248	Jukes	Frank			Link
SRC00249	Jukes	Daphne			Link
SRC00175	Kavanagh	Joanne			Link
SRC00066	Kitching	Lynda			Link
SRC00153	Latty	Graham			Link
SRC00185	Lloyd	Kate			Link
SRC00058	Madden	Michael			Link
SRC00032	Moxon	Lynne			Link
SRC00130	Newbould Rance	Edward			Link
SRC00011	Newis	Phil			Link
SRC00251	Owen	Angela			Link
SRC00252	Pedley	Nigel			Link
SRC00242	Pickering	Geoffrey			Link
SRC00024	Pickett	Richard			Link
SRC00263	Pittam	Edward			Link
SRC00158	Ray	Desi			Link
SRC00045	Richerby	Brian			Link
SRC00045	Richerby	Brian			Link
SRC00056	Rigby	Jane			Link
SRC00084	Schofield	Rowena			Link
SRC00187	Sharp	Derek			Link
SRC00212	Shaw	Kathleen			Link
SRC00109	Shepherd	Peter			Link
SRC00116	Smith	Martyn Hornsby			Link
SRC00236	Smith	Martyn Hornsby			Link
SRC00231	Stockdale	Kathryn G			Link
SRC00107	Taylor	Richard			Link
SRC00226	Thomson	Eleanor			Link
SRC00040	Thornton	Helen			Link
SRC00035	Tillotson	Nick			Link

Representations by Modification

2 - HG2-2 Wills Gill, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00098	Vipond	Janine			Link
SRC00112	Walton	Philip			Link
SRC00113	Walton	Rosemary			Link
SRC00163	Ware	Katheyn			Link
SRC00189	Wilson	John			Link
SRC00117	Winkley	John			Link
SRC00217	Wood	Denise			Link
SRC00097	Wright	Andrew			Link
SRC00052	Yates	Gordon			Link

3 - HG2-4 Hollins Hill and Hawkstone Avenue, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00064	Lawson	Carol	Park Lane Residents		Link
SRC00154	A Kirkby	Jennifer	Aireborough Neighbourhood Development Forum		Link
SRC00165	Woods	Clive	Aireborough Civic Society		Link
SRC00240	Alderson	Paul			Link
SRC00124	Barker	Anne			Link
SRC00068	Beynon	Jon			Link
SRC00173	Brooke	Roger			Link
SRC00177	Brooke	Rachael			Link
SRC00180	Brooke	Marie P			Link
SRC00026	Broughton	A.B.			Link
SRC00065	Bull	Liana			Link
SRC00167	Chaffer	Graham			Link
SRC00106	Cooper	Maureen			Link
SRC00148	Cooper	Heather			Link
SRC00179	Cowling	Graeme			Link
SRC00099	Davidson	Susan Carol			Link
SRC00237	Denton	Alec			Link
SRC00123	Dodds	Gemma			Link
SRC00044	Drake	Alison			Link
SRC00028	Ford	David & Janet			Link
SRC00062	Fortes	John			Link
SRC00160	Gillow	Kenneth			Link

Representations by Modification

3 - HG2-4 Hollins Hill and Hawkstone Avenue, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00105	Gosnay	Richard			Link
SRC00209	Haigh	Charles			Link
SRC00216	Hanafin	Claire			Link
SRC00110	Harrison	James			Link
SRC00244	Hayton	Paul			Link
SRC00067	Head	Christine			Link
SRC00101	Herries	David			Link
SRC00102	Herries	Caroline			Link
SRC00162	Hogg	Peter			Link
SRC00234	Hornsby-Smith	Vivien Alexandra			Link
SRC00238	Hudson	William			Link
SRC00229	Hunter	Charlotte			Link
SRC00059	Jukes	James			Link
SRC00248	Jukes	Frank			Link
SRC00249	Jukes	Daphne			Link
SRC00175	Kavanagh	Joanne			Link
SRC00096	Lamming	Zoe			Link
SRC00153	Latty	Graham			Link
SRC00185	Lloyd	Kate			Link
SRC00032	Moxon	Lynne			Link
SRC00130	Newbould Rance	Edward			Link
SRC00011	Newis	Phil			Link
SRC00251	Owen	Angela			Link
SRC00252	Pedley	Nigel			Link
SRC00242	Pickering	Geoffrey			Link
SRC00024	Pickett	Richard			Link
SRC00045	Richerby	Brian			Link
SRC00070	Severn	John			Link
SRC00187	Sharp	Derek			Link
SRC00212	Shaw	Kathleen			Link
SRC00109	Shepherd	Peter			Link
SRC00116	Smith	Martyn Hornsby			Link
SRC00236	Smith	Martyn Hornsby			Link

Representations by Modification

3 - HG2-4 Hollins Hill and Hawkstone Avenue, Guiseley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00231	Stockdale	Kathryn G			Link
SRC00107	Taylor	Richard			Link
SRC00226	Thomson	Eleanor			Link
SRC00035	Tillotson	Nick			Link
SRC00061	Tofnik	Anthony			Link
SRC00041	Turner	Robert			Link
SRC00071	Turner	Robert			Link
SRC00112	Walton	Philip			Link
SRC00113	Walton	Rosemary			Link
SRC00163	Ware	Katheyn			Link
SRC00189	Wilson	John			Link
SRC00217	Wood	Denise			Link
SRC00097	Wright	Andrew			Link

4 - HG2-9 Land at Victoria Avenue, Yeadon

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00154	A Kirkby	Jennifer	Aireborough Neighbourhood Development Forum		Link
SRC00165	Woods	Clive	Aireborough Civic Society		Link
SRC00240	Alderson	Paul			Link
SRC00124	Barker	Anne			Link
SRC00173	Brooke	Roger			Link
SRC00177	Brooke	Rachael			Link
SRC00180	Brooke	Marie P			Link
SRC00026	Broughton	A.B.			Link
SRC00167	Chaffer	Graham			Link
SRC00106	Cooper	Maureen			Link
SRC00148	Cooper	Heather			Link
SRC00179	Cowling	Graeme			Link
SRC00237	Denton	Alec			Link
SRC00121	Dodds	Nick			Link
SRC00028	Ford	David & Janet			Link
SRC00160	Gillow	Kenneth			Link
SRC00105	Gosnay	Richard			Link
SRC00209	Haigh	Charles			Link

Representations by Modification

4 - HG2-9 Land at Victoria Avenue, Yeadon

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00216	Hanafin	Claire			Link
SRC00080	Hargreaves	Naomi			Link
SRC00110	Harrison	James			Link
SRC00170	Hebden	Lee			Link
SRC00101	Herries	David			Link
SRC00102	Herries	Caroline			Link
SRC00162	Hogg	Peter			Link
SRC00234	Hornsby-Smith	Vivien Alexandra			Link
SRC00238	Hudson	William			Link
SRC00229	Hunter	Charlotte			Link
SRC00248	Jukes	Frank			Link
SRC00249	Jukes	Daphne			Link
SRC00175	Kavanagh	Joanne			Link
SRC00115	King	Angela			Link
SRC00153	Latty	Graham			Link
SRC00185	Lloyd	Kate			Link
SRC00032	Moxon	Lynne			Link
SRC00130	Newbould Rance	Edward			Link
SRC00011	Newis	Phil			Link
SRC00251	Owen	Angela			Link
SRC00252	Pedley	Nigel			Link
SRC00242	Pickering	Geoffrey			Link
SRC00024	Pickett	Richard			Link
SRC00263	Pittam	Edward			Link
SRC00263	Pittam	Edward			Link
SRC00187	Sharp	Derek			Link
SRC00212	Shaw	Kathleen			Link
SRC00109	Shepherd	Peter			Link
SRC00116	Smith	Martyn Hornsby			Link
SRC00236	Smith	Martyn Hornsby			Link
SRC00231	Stockdale	Kathryn G			Link
SRC00107	Taylor	Richard			Link
SRC00226	Thomson	Eleanor			Link

Representations by Modification

4 - HG2-9 Land at Victoria Avenue, Yeadon

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00035	Tillotson	Nick			Link
SRC00112	Walton	Philip			Link
SRC00113	Walton	Rosemary			Link
SRC00163	Ware	Katheyn			Link
SRC00189	Wilson	John			Link
SRC00217	Wood	Denise			Link
SRC00097	Wright	Andrew			Link

5 - HG2-119 Red Hall Offices & playing field LS17

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

6 - HG2-123 Colton Road East, Colton LS15

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

7 - HG2-174 Wood Lane - Rothwell Garden Centre LS26

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

8 - MX2-38 Barrowby Lane, Manston LS15

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00194			Scarborough Group Ltd	Zerum	Link
SRC00250	Leary	Stephen			Link

9 - HG2-36 Alwoodley Lane, Alwoodley, LS17

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00054	Sood	Sanjai	NHS		Link
SRC00247	Berwin	Malcolm			Link
SRC00053	Bobkin	Andrea			Link

Representations by Modification

9 - HG2-36 Alwoodley Lane, Alwoodley, LS17

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00030	Boyd	Lisa			Link
SRC00078	Cohen	N E			Link
SRC00039	Coyle	Ralph			Link
SRC00028	Ford	David & Janet			Link
SRC00087	Gross	Paul			Link
SRC00031	Groves	Susan			Link
SRC00100	Sadler	Karen			Link
SRC00090	Wolfson	Raymond			Link

10 - HG2-38 Dunstarn Lane (land south), Adel

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00205			Taylor Wimpey UK Limited	Johnson Mowat	Link
SRC00075	Anderson	Barry & Caroline			Link
SRC00239	Armstrong	Alex			Link
SRC00241	Armstrong	Elizabeth			Link
SRC00057	Farooqui	Kosar			Link
SRC00028	Ford	David & Janet			Link
SRC00037	Humphris	Joanne & Stephen			Link
SRC00119	Mostyn	Frederick			Link

11 - HG2-42 Broadway and Calverley Lane, Horsforth

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00145	Daltrey	Brian	Horsforth Civic Society		Link
SRC00142	Hughes	Martin	Horsforth Civic Society		Link
SRC00028	Ford	David & Janet			Link
SRC00161	Tymms	Bill			Link

12 - HG2-43 Horsforth Campus

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00190			Leeds City College	Tetra Tech Planning	Link
SRC00142	Hughes	Martin	Horsforth Civic Society		57 of 62 Link

Representations by Modification

12 - HG2-43 Horsforth Campus

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00028	Ford	David & Janet			Link
SRC00161	Tymms	Bill			Link

13 - HG2-46 Horsforth (former waste water treatment works)

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00218			Stonebridge Homes Ltd	Barton Willmore	Link
SRC00142	Hughes	Martin	Horsforth Civic Society		Link
SRC00028	Ford	David & Janet			Link
SRC00161	Tymms	Bill			Link

14 - HG2-26 Wetherby Road - Scarcroft Lodge, Scarcroft

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

15 - HG2-17 Breary Lane East, Bramhope LS16

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00140	Woodward	Nicola	Bramhope & Carlton Parish Council		Link
SRC00075	Anderson	Barry & Caroline			Link
SRC00028	Ford	David & Janet			Link

16 - HG2-174 Wood Lane - Rothwell Garden Centre, LS26

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

17 - HG2-175 Bullough Lane - Haigh Farm (land adjacent to), Rothwell LS26

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00202			Barratt David Wilson Homes	Johnson Mowat	Link

18 - HG2-177 Alma Villas (site at), Woodlesford LS26 8PW

Representations by Modification

18 - HG2-177 Alma Villas (site at), Woodlesford LS26 8PW

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

19 - HG2-180 Land between Fleet Lane & Methley Lane, Oulton

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00199			Hallam Land Management	Johnson Mowat	Link

20 - HG2-183 Swithens Lane, Rothwell LS26 0BS

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00181			Avant Homes	Carter Jonas	Link

21 - HG2-186 Main Street, Hunts Farm, Methley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00206			Methley Trustees Ltd (Mexborough Estates)	Rural Solutions	Link

22 - HG2-126 Micklefield Railway Station Car Park (land to north of), Micklefield LS25

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

23 - HG2-133 Ninevah Lane, Allerton Bywater

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00093	Doran	Thomas		Heine Planning	Link

24 - HG2-136 Whitehall Road (south of) - Harpers Farm

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00204			Taylor Wimpey UK Limited	Johnson Mowat	Link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link
SRC00049	Garside	Jean			Link

Representations by Modification

25 - HG2-150 Churwell (land to the east of) LS27

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00200			Persimmon Homes	Johnson Mowat	Link
SRC00253			Munro K Development Limited and others		Link
SRC00201			Barratt David Wilson Homes	Johnson Mowat	Link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link
SRC00092	Rap	Alex			Link

26 - HG2-153 Albert Drive, Morley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

27 - HG2-159 Sissons Farm, Middleton, LS10

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

28 - HG2-165 Thorpe Hill Farm, Lingwell Gate Lane, Thorpe

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

29 - HG2-166 Long Thorpe Lane (land off), Thorpe, Wakefield WK3 3BZ

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

30 - HG2-167 Old Thorpe Lane (land at), Tingley WF3

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00196			Barratt David Wilson Homes	Johnson Mowat	60 of 62 Link

Representations by Modification

30 - HG2-167 Old Thorpe Lane (land at), Tingley WF3

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

31 - HG2-233 Land at Moor Knoll Lane, East Ardsley

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00188	Beasley	David			Link
SRC00009	Evans	Ian			Link

32 - HG2-53 Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

33 - HG2-63 Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00046	Carter	Andrew			Link
SRC00128	Goldborne	Kath			Link
SRC00176	Woolley	Brian			Link

34 - HG2-65 Daleside Road, Thornbury North

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00088	Burgess	Helen			Link
SRC00046	Carter	Andrew			Link
SRC00104	Morris	Tim			Link

35 - HG2-68 Waterloo Road (land at), Pudsey LS28

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00081	Amin	Mohammed			Link
SRC00141	Boswell	Adam			Link
SRC00086	Denbigh	Kathryn			Link
SRC00089	Hart	Verena			Link

Representations by Modification

35 - HG2-68 Waterloo Road (land at), Pudsey LS28

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00144	Hussain - Hewitt	Shasta			Link
SRC00143	Sykes	Lee			Link
SRC00261	Wilson	David			Link

36 - HG2-69 Dick Lane, Thornbury

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00203			Berkeley Deveer	Johnson Mowat	Link

37 - HG2-71 Land off Tyersal Road, Pudsey

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
			No representations received		Link

38 - HG2-72 Land off Tyersal Court, Tyersal

Ref	Submitter surname	Forename	Organisaton	Agent	Download link
SRC00085	Brannan	Ramon	Tyersal Group		Link
SRC00228	Bedford				Link
SRC00083	Mann	Paul			Link
SRC00082	Wood	Grahame			Link