

**Otley Town Council**

**Planning Sub Committee**

**Date: 19<sup>th</sup> October 2015**

**Report: Site Allocations Plan**

**Report by: Executive Officer**

**1. Purpose of Report**

1.1 To provide members with details on the current LCC consultation on the Site Allocations Plan.

**2. Background**

2.1 The Site Allocations Plan (SAP) identifies areas of land within Leeds for specific types of development, such as housing, employment, retail and greenspace. This is to ensure there is sufficient land in appropriate locations to meet the growth targets set out in the Core Strategy. The Core Strategy has set the overall housing requirement for the district, the spatial strategy and the strategic locations that are to receive allocations. The SAP has to be in conformity with the Core Strategy. Both the Core Strategy and the Site Allocations Plan form part of the Local Development Framework.

2.2 The consultation runs from 22<sup>nd</sup> September to 16<sup>th</sup> November.

2.3 The Publication stage of Plan preparation is the final formal stage of consultation, prior to the submission of the document for independent examination. At this stage the City Council has made its choices for allocations, taking into account comments from earlier stages of engagement. The focus of this stage of consultation is to invite formal representations on the Plans. This is needed in order to identify which allocations are supported and the reasons why sites may be unsuitable.

2.4 Appendix 1 details the proposals for Otley

**3. Comments**

3.1 Comments can be made on the SAP itself and its contents (sites and policies) but also on whether or not the plan is sound and legally compliant.

3.2 Test of Soundness – this means is the plan appropriate. The tests of soundness are detailed below;

<b>TEST OF SOUNDNESS</b>	<b>WHAT THE NATIONAL PLANNING POLICY FRAMEWORK SAYS (NPPF)</b>	<b>WHAT IT MEANS</b>
<b>Positively prepared</b>	The plan should be prepared based on the Core Strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.	The Leeds Core Strategy is already adopted and its objectively assessed development (i.e. the housing and employment needs of the district up to 2028) has already been established, along with the split of development between HMCAs. For the purposes of this consultation, comments can be made on whether it's thought the SAP fits with the Core Strategy policies.
<b>Justified</b>	The plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.	If you think that the council has not provided enough justification / evidence to release a site for development or to discount a site, then it is likely that comments will relate to this test of soundness.
<b>Effective</b>	The plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities.	If it's thought that the council's SAP does not provide enough suitable, available or achievable and viable sites for development, including with sufficient infrastructure up to 2028, then it is likely that comments will relate to this test of soundness.
<b>Consistent with National Policy</b>	Plan should enable delivery of sustainable development in accordance with the policies in the NPPF	

### 3.3 Is the plan legally compliant – the main issues are;

- Has the plan been prepared in accordance with the Local Development Scheme?
- Is the plan in compliance with the Statement of Community Involvement?
- Has the council carried out consultation consistent with the SCI?
- Has the plan been subject to sustainability appraisal?
- Is the plan in conformity with the core strategy?
- Has the plan met the Duty to Co-operate with other bodies, including neighbouring authorities?

3.4 The basic question to be asked is – are the sites identified the most suitable sites that will meet the needs of the residents of Otley, are they deliverable, is there in place a demonstrable plan to ensure that the associated infrastructure will be deliverable.

3.5 With regards to employment land – a recent study carried out on behalf of the Neighbourhood Plan indicated that there exists a shortage of suitable sites that have been identified for such uses and that new sites should be sought. This also means that it is important to maintain existing employment sites and these not be lost to residential development. It also indicated that the site in the East of Otley has a number of constraints in that there are many parcels of land with multiple owners and a range of other infrastructure issues, including highways. These highway infrastructure issues also apply to the housing site that is already allocated in that area

#### **4. Legal and Financial implications**

4.1 There are no immediate legal or financial implications arising from this report.

#### **5. Recommendations**

5.1 Members are asked note the contents of the report and to indicate if;

- i. they have any comments on the proposed sites either in support or objection
- ii. they wish to identify any further sites for consideration
- iii. they wish to comment on the soundness of the SAP
- iv. they wish to challenge the SAP on compliance grounds