



Rawdon Matters

CORE STRATEGY CONSULTATION SPECIAL BULLETIN

LEEDS CORE STRATEGY SELECTIVE REVIEW CONSULTATION

Rawdon Parish Council alongside many other groups have been piling pressure on Leeds City Council to revise its excessive and destructive housing targets.

The good news is that Leeds has bowed to that pressure and are conducting a selective review of their 'Core Strategy', their overarching development plan for the City. The bad news is that it means yet another consultation we MUST respond to.

We need your help yet again. Please write to the City Council in response to this latest consultation which ends on 23rd March.

**DEADLINE
FOR
RESPONSES**

**23rd
March**

**SEE INSIDE
FOR DETAILS**

WHAT IS THE CORE STRATEGY?

Every local authority is required to produce a 'Local Plan' to determine the nature and amount of development it needs over a given period and to plan to deliver that requirement. It covers much more than Housing Numbers but it is those that have been causing problems and putting Green Belt under threat.

The Core strategy is the document that sets out their vision. Together with other documents like the Site Allocation Plan it will form Leeds Local Plan.

In its current form the Core strategy has been adopted following examination by a planning inspector, but since then it has become clear that its housing target was far higher than more up to date figures would suggest.

Trying to deliver those unrealistic housing targets based on out of date statistics is what has put our Green Belt under threat.

The Core strategy ran from 2012 to 2028 and proposed building 70,000 new houses. Of those, 66,000 were to be built on sites identified in the Site Allocation Plan (Including on local Green Belt). They anticipated they could achieve the remaining 4000 from what are called 'windfall' sites - which just means sites they hadn't identified but which developers find for themselves.

Between 2012 and 2017 roughly 13,500 of those homes have been built in Leeds. These houses counted towards the old target but will not count towards the new.

WHAT IS LEEDS NOW PROPOSING?

Leeds is proposing two key changes:

- Changing the dates for which the core strategy is in force so it would now run from **2017 to 2033**
- Revising the housing target numbers:
They used the same consultants who produced the original target (Edge Analytics) and this time they identified a range of between **44,240** and approximately **60,000**.
 - They propose to adopt a target of **53,856** houses (**3,590** a year)
 - They propose to allocate roughly **46,000** sites (hoping to get the rest from windfall)

Those numbers are **ON TOP** of the 13,500 already built meaning the new proposals amount to a total **target of 67,356** and an effective **site allocation of 59,500**.

Although this does represent a small reduction in numbers, taking into account houses already built means that reduction is much smaller than it first appears.

What does Rawdon Parish Council think?

There are some facts we need to take into account on top of those already outlined:

Last year the Government consulted on a proposal to introduce a standard means of calculating housing need.

The Government is currently consulting on a revised **National Planning Policy Framework** which also contains a proposed policy to use the standard method. It is likely that this new **NPPF** will be adopted and it will be the new version which Leeds Revised Core Strategy is tested against.

The standard method proposed by the Government would produce a housing needs figure for Leeds much closer to the 44,240 also identified by Leeds' consultants, Edge Analytics.

It is difficult to argue against the extension of the core strategy timeframe. Leeds has taken so long to deliver its local plan that it is already a third of the way through and the extension would reset it to a 15 year strategy. Provided the lower target figures are adopted that does not seem to be unreasonable. The revised dates will, however have an impact on Neighbourhood plans.

Rawdon Parish Council, therefore, thinks that:

- If the plan is to run to 2033, Leeds should adopt the lower total housing target of 44,240 identified by their consultants and in line with emerging Government policy.

If the end date remains at 2028, Leeds should adopt a proportionate target of approximately 29,500 houses between 2017 and 2028.

- If the plan is to run to 2033, Leeds should allocate sites for no more than 37,000 houses allowing their own anticipated windfall figure to provide the balance.

If the end date remains at 2028, Leeds should allocate no more than 25,000 sites allowing a proportionate number of windfall sites to provide the balance.

- Leeds should only adopt the revised time frame alongside the lower housing target figures.

- Leeds should directly compensate all adopted and emerging Neighbourhood Plans for the costs of revising those plans to match the new timescales.

- Once Leeds has adopted a revised core strategy it should then produce a revised Site Allocation Plan based on those lower housing target figures. The new Site Allocation Plan must not depend on Green Belt.

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March**

Please respond to Leeds City Council

Representations should be made in writing or by email and returned to these addresses:

If you agree with us, please feel free to use our arguments but please also make your responses your own. The more separate responses Leeds gets the better.

Post to:

Leeds Core Strategy Selective Review
Planning Services, Policy and Plans Group
9 Floor East,
Merrion House
110 Merrion Centre
Leeds LS2 8BB

By Email to:

corestrategyreview@leeds.gov.uk

**PLEASE
SEND IN A
RESPONSE**

**The future nature
of our village could
depend on it.**