



## The Planning Inspectorate

### **Further Questions to the Council in relation to the selective review of the Core Strategy**

An urgent response to the following request by noon on **Monday 4 September 2017** would be appreciated.

It is noted that the Council intend to carry out a selective review of the Core Strategy (CS) and that consultation on the scope and content of the review (Regulation 18) recently ended on 31st July 2017.

It is understood that the scope of the selective review will include a review of the housing requirement and that the evidence of a need to review the housing requirement comes from the Department of Communities and Local Government's 2014 household projections released in 2016 which suggest a reduced rate of household growth in Leeds compared with earlier projections. The Council explains on its website that these projections are a starting point and further work to understand the effects of economic growth forecasts and other signals is necessary. The Council has commissioned consultants to undertake a Strategic Housing Market Assessment (SHMA) to provide this analysis.

Further, the plan period would be extended to 2033 which the Council considers to be necessary because by the time the Core Strategy Review is finalised in 2018, this will be 6 years after the original adoption of the Core Strategy. It is usual practice to plan for at least a 15 year time horizon, which accords with national planning policy (NPPF Paragraph 47).

When assessing the alternatives to reviewing the Housing Requirement the Council states "There are sustainability dis-benefits if the CS is delivering either too much or too little housing."

Q1. Can the Council please prepare a Position Statement which sets out its reasons for the continued advancement of the SAP concurrent with the selective review of the CS, having regard to the soundness considerations applicable to the SAP in the context of the adopted Core Strategy and the purpose of the SAP?

In doing so, could the Council please incorporate responses to the following questions?

- (a) What is the effect of the selective review of the CS on the soundness of the SAP?
- (b) What are the implications, if any, of proceeding with the SAP examination now that a selective review is underway?
- (c) What are the implications, if any, of not proceeding with the SAP examination now that a selective review is underway?
- (d) If the selective review were to conclude that the annual housing requirement is lower going forward than set out in the adopted CS, is there potential that land may be released from the

Green Belt through the SAP to meet the requirements of the adopted CS, that may not have been necessary had the selective review concluded first?

(e) If so, how is this to be addressed?

(f) In the Council's view, how should the release of Green Belt land through the SAP be considered in light of the selective review?

(g) Are the judgements of *Oxted Residential Ltd v Tandridge DC* [2016] EWCA Civ 414 and *Gladman Development Ltd v Wokingham BC* [2014] EWHC 2320 (Admin) relating to the examination of a subsequent or subsidiary plan and whether it can provide an opportunity to re-open or up-date matters that have previously been dealt in the original plan (such as an objective assessment of need), relevant to the consideration of the matters referred to above?

(h) What are the anticipated timescales for an up-dated SHMA to be available?

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Inspectors appointed to examine the Leeds SAP