



The Planning Inspectorate

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Our Ref: PINS/N4720/429/14

Date: 25 May 2023

Dear Mr Elliot

FURTHER PROPOSED MODIFICATIONS DECEMBER 2022 IN RELATION TO SITE EG2-37 (COUNCIL RESPONSE TO THE CONSULTATION AND EMAIL DATED 27 APRIL 2023)

1. In response to the consultation on the Further Proposed Main Modifications in December 2022, the Council submitted further evidence relating to the likelihood of the safeguarded sites coming forward in the plan period (Council's Appendix 1¹ and Appendix 2² (<https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan/site-allocations-plan-representations>)).
2. This is a key factor influencing my conclusion about the existence or otherwise of exceptional circumstances in respect of proposed site allocation EG2-37. Additionally in an email dated 27 April 2023, the Council submitted an update to the Government's position on the Integrated Rail Plan which has been accepted into the examination ([EXR32](#)).
3. Up to the point of consultation on the Further Proposed Main Modifications the evidence around this issue has been finely balanced. The Council's response to the Further Proposed Main Modifications consultation and the information within the email dated 27 April 2023 renders it more so – indeed, there is the possibility that it could 'tip the balance'.

¹ Appendix 1 - Copy of email dated 25 November 2022, from the Director of the Integrated Rail Plan and Northern Powerhouse Rail to Leeds City Council

² Appendix 2 - copy of letter from the Rail Minister, Huw Merriman MP, to the Transport Select Committee dated 30 December 2022.

4. However, it is not possible for me to reach a conclusion on this issue without knowing the views of interested parties about the evidence included in the Council's response to the Further Proposed Main Modifications consultation and the contents of the Council's email dated 27 April 2023. For this reason, and in the interests of fairness, I am therefore inviting written comments on this matter. Therefore, anyone who made a relevant representation during the examination including the Council's consultation on proposed site EG2-37 between 11 May 2021 to 22 June 2021, or Main Modifications consultations on the Remitted Part of the SAP may now submit a further written statement.
5. Comments must be confined exclusively to the issue of the effect of the existence or otherwise of exceptional circumstances to justify the allocation of site EG2-37 in response to points made by the Council. This must contain no more than **800 words** and include the representor's name in the top right-hand corner of each page. All statements must be submitted to the Programme Officer at progofficer@aol.com by **midday on Monday 26 June 2023**.

Yours sincerely

Louise Gibbons

INSPECTOR