

Supplementary report extract re item PS/F042a

From: andrewthewood@googlemail.com

On Behalf Of Andrew Wood

Sent: 18 March 2015 20:51

To: Tony Blackburn

Subject: Appeal Decision referenced today

Dear Tony,

Today the Inspector agreed to accept the Secretary of State's decision letter on this recovered appeal, reference APP/N4720/A/13/2200640; along with the text of the paragraph of the Supplementary Report. I referred to this in our contribution to the discussion on phasing of housing supply. The decision letter is attached as a pdf to this email, and I have pasted in the full text of para 191 from the report here:

191. A significant proportion of the SHLAA Sites identified to contribute are in the city centre and inner areas of Leeds [IR49]. There are questions over the viability of many of these sites and whether a competitive return can be achieved and there are the developers available to bring them forward [IR51]. However, to my mind, supply cannot be approached in a policy vacuum. The strategy of the CS is to require a significant proportion of brownfield development⁴³ (over 50% for the whole of the plan period) and an appropriate mix of dwelling types, including units for smaller households⁴⁴. In terms of housing distribution almost 50% of housing is planned to take place in the City Centre, Inner Area and East Leeds HMCAs⁴⁵. Allocations and planning permissions will need to reflect this strategy. As a consequence so will the five year land supply. This is in the context of an optimistic growth strategy [IR97]. Based on the evidence before me the position in Leeds is different to that in other areas such as Wakefield where there a number of main settlements with adopted allocations and less reliance on development within a MUA [IR51 & 102].

Many thanks,

Andrew.