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Dear Mrs Gallant,

RESOLUTION OF LEEDS CITY COUNCIL

I write to inform you that at a meeting of the Full Council on 26th March 2014, Leeds City Council passed the following resolution:-

'This Council reaffirms its opposition to a developer led approach to planning policy.

This Council reiterates its belief that a brown field first approach to development is the right one and further believes that new housing should be prioritised in regeneration areas and areas where there is clear unmet housing need.

This Council believes that whilst communities accept the need for new housing they also believe this should be affordable housing in the right places. This is indicated in the policy agreed by Council at its meeting on 15 January 2014, including a clear brownfield first policy which prioritises the use of previously developed land wherever possible, whilst at the same time committing to continuous protection of the Green Belt.

This is in strong contrast to Central Government's National Planning Policy Framework which in reality puts a 5 year land supply before all other interests. Council also recognises the general climate of extreme financial pressures being placed on local authorities by Central Government including the inadequacy of the new CIL/S106 framework to meet the essential community requirements arising from



new developments.

This Council will continue to champion a democratic and sustainable approach in our Core Strategy. Such an approach will be based on these principles:

1. That new development must be supported by the early implementation of infrastructure necessary to sustain the local community.
2. Developers indicating their willingness to build sustainable new housing in Leeds by building on sites with existing planning permission.
3. The implementation of the Council's brownfield land strategy (February 2014)
4. Consideration be given to developers' previous delivery records and developer profit as per recent national guidance.
5. National government looking again at the impact of the requirements for the 5 year land supply, including whether this leads to a lack of local democratic control in planning decision making, especially on the retention of greenfield and Green Belt land.

Council requests that the Chief Executive writes to the Secretary of State for Communities and Local Government, local MPs, local town and parish councils and Neighbourhood Planning Forums to indicate its desire for genuine partnership in housing and infrastructure growth.'

I would be grateful if you could consider the views of Leeds City Council as expressed in the resolution.

Yours,
T. Riordan

Tom Riordan
Chief Executive

