



SCRUTINY BOARD (DEVELOPMENT)

Meeting to be held in the Civic Hall, Leeds on
Tuesday, 19th December, 2006 at 10.00 am

A pre-meeting will take place for ALL Members of the Board
in a Committee Room at 9.30 am

MEMBERSHIP

Councillors

B Cleasby (Chair)	-	Horsforth
P Davey	-	City and Hunslet
D Hollingsworth	-	Burmantofts and Richmond Hill
G Latty	-	Guiseley and Rawdon
R Lewis	-	Pudsey
M Lobley	-	Roundhay
A Lowe	-	Armley
A Millard	-	Wetherby
A Ogilvie	-	Beeston and Holbeck
N Taggart	-	Bramley and Stanningley
Whips Nominee	-	

Please note: Certain or all items on this agenda may be recorded on tape

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded).</p>	
2			<p>EXCLUSION OF THE PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes.)</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To declare any personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 13 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES OF LAST MEETING</p> <p>To receive and approve the minutes of the last meeting held on 21st November 2006.</p>	1 - 6
7			<p>EXECUTIVE BOARD MINUTES</p> <p>To receive the Executive Board minutes of the meeting held on 15th November 2006.</p>	7 - 14

Item No	Ward/Equal Opportunities	Item Not Open		Page No
8			<p>OVERVIEW AND SCRUTINY MINUTES</p> <p>To note the minutes of the Overview and Scrutiny Committee meeting held on 6th November 2006.</p>	15 - 20
9			<p>DEPUTATION TO COUNCIL 13TH SEPTEMBER - RING ROAD MOORTOWN ROAD SAFETY</p> <p>To receive a report from the Head of Scrutiny and Member Development to consider the report of the Director of Development on Ring Road safety at Moortown which was noted by the Executive Board on 18th October 2006.</p>	21 - 30
10			<p>DEVELOPMENT DEPARTMENT - PERFORMANCE MANAGEMENT REPORT</p> <p>To receive a report from the Director of Development providing the Board with the current performance information for the Development Department which is based on the quarter two performance figures (to September 2006) and relates specifically to the performance indicators reported by the department.</p>	31 - 42
11			<p>LOCAL DEVELOPMENT FRAMEWORK - ANNUAL MONITORING REPORT</p> <p>To receive a report from the Head of Scrutiny and Member Development for the Board to note for information and to comment on the overall approach of the attached report of the Director of Development which sets out the City Council's Local Development Framework – Annual Monitoring Report.</p>	43 - 92
12			<p>WORK PROGRAMME</p> <p>To consider the attached report of the Head of Scrutiny and Member Development regarding the Board's work programme, together with a copy of the Forward Plan of Key Decisions pertaining to this Board's Terms of Reference for the period 1st December 2006 to 31st March 2007.</p>	93 - 102

Item No	Ward/Equal Opportunities	Item Not Open		Page No
13			<p>DATE AND TIME OF NEXT MEETING</p> <p>To note that the next meeting of the Board will be held on 23rd January 2007 at 10.00am in the Civic Hall, Leeds.</p>	

Agenda Item 6

SCRUTINY BOARD (DEVELOPMENT)

TUESDAY, 21ST NOVEMBER, 2006

PRESENT: Councillor B Cleasby in the Chair

Councillors P Davey, D Hollingsworth,
G Latty, M Lobley, A Lowe and A Millard

38 Declaration of Interests

There were no Declarations of Interest.

39 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Ogilvie and R Lewis.

40 Minutes of Last Meeting

Regarding Minute No. 27 Minutes of Last Meeting, on the lessons learned over the Telecoms Mast on Rawdon Billing and concern that a similar situation happened again in Otley, despite procedures having been updated to minimise the risk. The Chair stated that the Director of Development would be present at the December meeting of the Board and the Board's concerns would be conveyed again then.

The Board also requested that the following point be added to the bullet points under Minute No. 31:

- That the information on the valuation should have been provided to Members prior to the meeting.

RESOLVED – That, with the above addition to Minute No. 31, the minutes of the meeting held on 10th October 2006 be approved as a correct record.

41 Executive Board Minutes

Regarding Minute No. 91, the Deputation to Council by residents concerned with Ringroad safety, Members requested that the report received by the Executive Board be submitted to the December meeting of the Scrutiny Board for consideration.

RESOLVED –

- (a) That the minutes of the Executive Board meeting held on 18th October 2006 be noted.
- (b) That the report on Ringroad safety be considered at the December meeting of the Scrutiny Board.

42 Overview and Scrutiny Minutes

RESOLVED – That the minutes of the Overview and Scrutiny Committee meeting held on 9th October 2006 be noted.

43 Former Blackgates School at Tingley - Further Scrutiny

The Head of Scrutiny and Member Development submitted a report outlining the background to the approval of a request by local residents for Scrutiny into the disposal of the former Blackgates School at Tingley. Attached was a report from the Director of Development responding to Members' concerns which were raised at the Scrutiny Board (Development) meeting on 10th October 2006.

With the Board's support, the Chair had declined to table at the meeting further written information submitted by the community safety representative of Shancara Court in response to the Director of Development's report. The Board also rejected a request from this resident to speak at the meeting, as his request for scrutiny and evidence on behalf of residents had been received at the previous meeting.

The Chair then welcomed Paul Brook, Chief Asset Management Officer, Chris Gomersall, Head of Property Services, Mike Darwin, Head of Highways Development Services, and Andrew Thickett, Section Engineer - all from the Development Department - to present the report and respond to Members' questions.

In brief summary, the following issues were discussed:

- The Chief Asset Management Officer referred to the comment made earlier in the meeting under minute 40 regarding circulation of exempt information in advance of the meeting. He reported that it was usual at meetings of the Executive Board for exempt items to be tabled on the day of the Board meeting and for those papers to be collected again at the end of the meeting. He took the view that this should also apply to Scrutiny Boards and that it was not intended to cause any offence to Scrutiny Board Members.
- The comment from a resident that the original company had gone into receivership and the challenge as to the legality of any agreements with Mintons.
- Access to the Blackgates School site from Bradford Road – the position of the pedestrian crossing, vehicle movements and the calculations for the volume of traffic generated.
- Confirmation that Shancara Court which is a Mews Court arrangement had been designed to serve a maximum of 25 dwellings.
- Achieving best consideration and whether tenders should have been invited from other developers.
- The valuation – the Board were satisfied with the valuation of the site but questioned whether it was good practice to obtain the second external valuation from the same company. The paper designated exempt under Access to Information Procedure Rule 10.4 (3) on the second valuation

Draft minutes to be approved at the meeting
to be held on Tuesday, 19th December, 2006

was distributed at the meeting for Members' information and collected again at the conclusion of this item.

- Recognition that nationally accepted procedures and internal and external audit requirement, in particular for seeking valuations, had been complied with in every respect.
- The timescale of events, in particular when it was known that Blackgates School was to be disposed of and the negotiations with Mintons to build Shancara Court.
- The significance of the ransom strip owned by Mintons in achieving best consideration and whether Mintons had agreed to give this up if negotiations could not be concluded.
- The continuing negotiations with Mintons and the current position regarding their appeal following the Council's recent rejection of their planning application.
- The adoption of Shancara Court by the Council.

Having listened to the response of officers to their queries and concerns, the Board concluded that they were satisfied that further scrutiny was not necessary. However they expressed a number of concerns, chiefly the need for greater transparency in these matters and improved consultation arrangements wherever possible.

The concerns were in summary:

- The view that in order to ensure transparency in assessing whether best consideration had been achieved in negotiations of this kind that more than one tender should be obtained.
- The view that where a second external valuation is obtained that this should be from a different company.
- The view that consultation with residents, Parish and Ward Councillors on the disposal of the site had sometimes been misleading and lacked transparency.
- That there should be ongoing consultation between departments and Members/the public/partners about service priorities which then shapes future policy against which individual proposals can be assessed. Members of Council should be advised that departments would sponsor or support a particular proposal if it was consistent with those pre-agreed policies.
- That the Heads of Terms should be agreed with Mintons as soon as possible, preferably within 30 days, or the site should be offered on the open market for informal tender.

RESOLVED –

- (a) That having considered all the evidence from Officers, that no further scrutiny be required on this particular matter.
- (b) That the Director of Development be asked to expedite the Heads of Terms with Mintons as quickly as possible, preferably within 30 days.

44 Tackling Worklessness

The Director of Neighbourhoods and Housing submitted a report updating Members on the strategies and actions designed to tackle worklessness across the City.

The Chair welcomed Stephen Boyle, Chief Regeneration Officer and Martin Green, Strategy Manager, Regeneration, both from Neighbourhoods and Housing, to the meeting to present the report and respond to Members' queries and comments.

In brief summary the following issues were discussed:

- Discrimination by prospective employers, not only against minority ethnic groups, but that experienced by anyone living in a perceived problem neighbourhood, those suffering from mental health and ex-prisoners.
- Worklessness statistics and the effect that reducing the number of claimants on Incapacity Benefit had on increasing the number of those listed as unemployed and vice versa.
- The difficulties of becoming trapped on a particular benefit that might be paid at a higher rate.
- Breaking the cycle of worklessness, through education, obtaining qualifications and mentoring young people who sometimes had unrealistic aspirations.
- The huge growth in the number of jobs in the City but little difference to the percentage rate of worklessness in the City.
- The significance of the small business sector and self employment, both of which in Leeds were below the national and regional average. The important part that the East and South East Leeds initiative (EASEL) could play in resolving this, by increasing home ownership by supporting affordable housing schemes, by promoting enterprise and by improving transport connectivity in the Lower Aire Valley.
- Traditionally local people were more likely to be employed by the small business sector which generally tended to recruit through methods which were more favourable to local people than the recruitment practises of large employers.
- The difficulties experienced in resolving issues of worklessness due to the fact that no one Council department had control of the issues, the number of partners involved and the many different funding streams available. The importance of the strategic leadership that the Council could give in bringing the partners together to provide a coherent and cohesive response to these issues.
- The part that the Leeds City Region could play in reducing worklessness in the City.
- The part that the Narrowing the Gap initiative was playing in helping to reduce worklessness.

The Chair thanked officers for attending the meeting and responding to Members' concerns.

RESOLVED –

- (a) That the report and comments made by the Board be noted.

- (b) That it be recommended that responsibility for tackling worklessness be brought under one body or department within the Council.
- (c) That a further progress report on this matter be brought to the Board in February 2007.
- (d) That reports submitted to the Overview and Scrutiny Committee on "Narrowing the Gap" be circulated to all Members of the Scrutiny Board for information.

(Note: Councillor Lobley left the meeting at 12.00 noon during the consideration of this item and Councillor Hollingsworth left the meeting at 12.07pm at the conclusion of this item.)

45 Work Programme

The Head of Scrutiny and Member Development submitted a report on the Board's Work Programme, together with the Forward Plan of Key Decisions pertaining to this Board's Terms of Reference covering the period 1st November 2006 to 29th February 2007 for Members' consideration.

The Chair informed the Board that a request for Scrutiny had been received from Councillor Pryke relating to X-site, the in-house publication of the Development Department. The Board considered that it would be more appropriate for the Overview and Scrutiny Committee to consider the issue of Departments producing their own in-house publications on a more general level.

RESOLVED –

- (a) That the report and Forward Plan of Key Decisions be noted.
- (b) That the Principal Scrutiny Adviser inquire whether 'Parking in Town and District Centres' could be brought forward on the Work Programme from the April to the January meeting of the Board.
- (c) That the report to the Executive Board on 18th October 2006 on Ringroad safety be included on the December agenda of the Board for possible future scrutiny.
- (d) That the Request for Scrutiny received from Councillor Pryke, relating to the in-house publication of the Development Department, be referred to the Overview and Scrutiny Committee.

46 Date and Time of Next Meeting

Tuesday 19th December 2006 at 10.00am with a pre-meeting for Board Members at 9.30am. Noted that Councillor Millard submitted his apologies for this meeting.

The meeting concluded at 12.10pm.

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EXECUTIVE BOARD

WEDNESDAY, 15TH NOVEMBER, 2006

PRESENT: Councillor M Harris in the Chair

Councillors A Carter, D Blackburn, R Brett,
J L Carter, R Harker, P Harrand, J Procter,
S Smith, K Wakefield and J Blake

Councillor J Blake – Non Voting Advisory Member

97 Exclusion of Public

RESOLVED – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present there would be disclosure to them of the exempt information so designated as follows:

- (a) The appendix to the report referred to in minute 102 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information by reason of the fact that it contains commercially sensitive information which, if disclosed, could be prejudicial to contract negotiations.
- (b) The appendix to the report referred to in minute 107 under the terms of Access to Information Procedure Rule 10.4(3) on the grounds that the information on the Council's approach to commercial issues outweighs the public interest in disclosing the information.
- (c) Appendix 1 to the report referred to in minute 114 on the grounds that the public interest in maintaining the exemption outweighs the public interest in disclosing the information by reason of the fact that the information is commercially sensitive and its release could jeopardise the current transaction under consideration.

98 Declaration of Interests

- (a) Councillor Brett declared a personal interest in the items relating to Local Employment and Training Initiatives relating to ALMO expenditure (minute 105) and a plan for delivering affordable housing in Leeds (minute 106) as a board member of South East Leeds ALMO.
- (b) Further interests declared during the course of the meeting are referred to in minute 105 (Councillor J L Carter) and minute 114 (Councillor A Carter).

99 Minutes

RESOLVED – That the minutes of the meeting held on 18th October 2006 be approved.

CENTRAL AND CORPORATE

100 Approval of a Statement of Gambling Policy

Further to minute 55 of the meeting held on 20th September 2006 the Director of Legal and Democratic Services submitted a report presenting an updated revised draft policy on the licensing of gambling premises under the Gambling Act 2005 following Scrutiny consideration and responses to consultation. The Chair of the Overview and Scrutiny Committee attended the meeting and presented the comments of the Committee.

RESOLVED –

- (a) That having considered the responses to the consultation carried out, including the comments of the Overview and Scrutiny Committee at Appendix 1 and the table of responses at Appendix 2, the proposed responses to the consultation exercise be endorsed, and that Council be recommended to approve them as the response to matters raised in consultation.
- (b) That the revised draft Statement of Gambling Policy as set out at Appendix 3 to the report be noted and that Council be recommended to approve it as the final Policy under the Gambling Act 2005.

(Under the provisions of Council Procedure Rule 16.5 Councillor Brett required it to be recorded that he voted against this decision).

DEVELOPMENT

101 Advertising Design Guide

The Director of Development submitted a report on progress on the preparation of an Advertising Design Guide proposed for adoption as a Supplementary Planning Document. An updated version of the guide, containing different illustrations from the version circulated with the agenda, had been provided to members of the Board and the Director of Development indicated that illustrations which offered best examples in relation to the guide would be sought up to the date of publication.

RESOLVED – That the Advertising Design Guide, as attached to the submitted report, be adopted as a Supplementary Planning Document.

CITY SERVICES

102 Advertising on Lamp Posts

The Director of City Services submitted a report on the lamp post advertising trial and its findings, reviewing other issues pertinent to advertising on lamp posts and presenting a proposed future strategy for such advertising as a means to generate income to support service provision.

An appendix to the report was designated exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt appendix in private at the conclusion of the meeting it was

RESOLVED –

- (a) That the principle of advertising on lamp posts in Leeds be approved.
- (b) That the Director of City Services be authorised to vary the trial contract arrangement with the service provider to enable up to 10 trial sites to be installed in the city centre.
- (c) That the Director of City Services be authorised to commence procurement of an advertising contract to include supply, installation and maintenance of advertising panels.
- (d) That the content of the Advertising Content Guidance document be noted.

NEIGHBOURHOODS AND HOUSING

103 Housing (Market) Renewal Investment Programme

The Director of Neighbourhoods and Housing submitted a report on funding recently secured by Leeds City Council and its partners from a Single Regeneration Housing Pot and Housing Market Renewal Investment Fund to enable issues of low demand and poor quality housing in a number of inner city neighbourhoods to be addressed. The report described conditions attached to the two funding streams, how the money had been allocated to individual projects that comprise the overall programme, and what needed to be done to ensure that the projects were delivered to programme.

RESOLVED –

- (a) That the Director of Neighbourhoods and Housing be authorised to make changes to individual schemes which have been approved by this Board.
- (b) That the Director of Neighbourhoods and Housing and Director of Development be authorised to make and promote any necessary Compulsory Purchase Orders which may be required in the event that agreement cannot be reached with any property owner within the target area(s) of any approved scheme.

104 Empty Property Strategy 2006 - 2010

The Director of Neighbourhoods and Housing submitted a report on the proposed revised Corporate Empty Property Strategy and the updated targets set for the strategy for 2006-2010.

RESOLVED – That the Empty Property Strategy be approved.

105 Local Employment and Training Initiatives Relating to ALMO Expenditure

The Director of Neighbourhoods and Housing submitted a report on work with the construction industry in Leeds with regard to Local Employment and Training Initiatives since the launch of the Leeds Home Construction Partnership in November 2005 to deliver decent homes and on current

proposed future developments on responsive repairs and maintenance contracts.

RESOLVED – That the report be noted.

(Councillor J L Carter declared a personal interest during the discussion on this item as Chair of Re'new).

106 A Plan for Delivering Affordable Housing in Leeds

The Director of Neighbourhoods and Housing submitted a report describing the key components of the plan for the delivery of affordable housing in Leeds "Making the Housing Ladder Work" developed by the Corporate Affordable Housing Task Group.

RESOLVED –

- (a) That the report be noted and that the principles of the Plan for Deliverable Affordable Housing in Leeds and the key actions for delivery be supported.
- (b) That the proposed development of a 'Special Purpose Vehicle' in respect of cleared Council land be noted as one of the key mechanisms to deliver affordable housing solutions on the scale required.
- (c) That progress on the delivery of the Plan be reported back to this Board in early 2007.

107 Little London Housing PFI - Outline Business Case

The Director of Neighbourhoods and Housing submitted a report on progress in seeking approval to the outline business case for the Little London project and the likely timetable for its completion, on a proposed updated affordability position and management of scenarios which might impact on affordability.

Appendix 1 to the report was designated exempt under Access to Information Procedure Rule 10.4(3).

Following consideration of the exempt report in private at the conclusion of the meeting it was

RESOLVED –

- (a) That progress made in seeking approval for the Little London outline business case and the current timetable for completion be noted.
- (b) That the updated affordability position for the project as set out in paragraph 1 of the exempt Appendix to the report be approved.
- (c) That the Board notes the financial implications of a number of scenarios which might impact on the affordability of the project and confirms support for the way in which these might be managed as set out in paragraph 2 of the exempt Appendix.
- (d) That the commitment of the Council to the Little London PFI Project be reconfirmed.
- (e) That the increased Council contribution of £149,000 in year one, giving a total of £570,000 be approved and that the updated financial

summary table for the 20 year contract as set out in the appendix be noted.

- (f) That in view of the sensitivities outlined in the exempt appendix, a further contingency sum of £150,000 per annum be committed, such sum to be sought in the first instance from the Housing Revenue Account.
- (g) That, should any affordability gap arise beyond this level, the project be supported through other mechanisms including capital receipts from the area or through reviewing the project scope without impacting on value for money.

CENTRAL AND CORPORATE

108 Lord Mayors Earthquake Appeal

The Chief Officer (Executive Support) submitted a report on a proposal that the Council support the rebuilding of a hospital in Muzaffarabad.

RESOLVED –

- (a) That this Board endorses the proposal of the Elected Member Advisory Group to support the project to build and equip a hospital in Muzaffarabad.
- (b) That funding toward this capital scheme of £43,871.06 be approved and authority be given to spend the full £50,000 of grant payments from the capital programme to be funded from fund raising (£6,128.94) and an allocation of Leeds capital resources (£43,871.06).
- (c) That the Chief Officer (Executive Support) be authorised to agree the terms of, and to complete the grant agreement and the payment of funds.

109 Capital Programme - 2006/07 Mid Year Financial Update

The Director of Corporate Services submitted a report giving a summary of financial details of the 2006/07 month 6 Capital Programme position.

RESOLVED –

- (a) That the latest position of the Capital Programme 2006/07 and the projections for 2007/08 and 2008/09 be noted.
- (b) That the injection into the Capital Programme of £5.521m General Sure Start grant for children's centres and extended schools be approved.
- (c) That the injection of £500k of Leeds resources in 2007/08 into the Northern Ballet and Phoenix Dance Company scheme be approved.
- (d) That the approval for the injection of £44k of Leeds resources in 2006/07 in respect of the funding granted to the Pakistan Earthquake Appeal, as referred to in minute 108 above, be noted.
- (e) That the Board notes the pressures on the approved funding for the South Leeds Swimming and Diving Centre and the City Museum schemes and the intention of the Director of Learning and Leisure to report on these schemes to the December 2006 and January 2007 meetings of this Board respectively.

- (f) That the injection of £125k of Leeds resources in 2006/07, to enable the Director of Development to conclude the tenant compensation arrangements at the Otley Ashfield works site, be approved.
- (g) That the injection of £100k of Leeds resources in 2006/07, to enable the Director of City Services to conclude a negotiated settlement of the Council's refurbishment liability in respect of Belgrave House, be approved.
- (h) That the injection of £5.005m of funding, met from unsupported borrowing for the additional and replacement wheeled bin programme, be approved and that the approval of subsequent expenditure within this programme to be delegated to the Director of Corporate Services in line with the management of the equipment purchases scheme.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this decision).

110 Financial Health Monitoring - Half Year Report

The Director of Corporate Services submitted a report on the financial health of the authority after six months of the financial year, in respect of the revenue budget for general funds services, the housing revenue account and presenting the mid year update of the Annual Efficiency Statement.

RESOLVED – That the projected financial position of the Authority be noted, together with the decision of the Leader, Chief Executive and Director of Corporate Services to approve the Annual Efficiency Statement – Mid Year update 2006/07 for submission to the Department of Communities and Local Government by the 17th November 2006.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this decision).

111 Financial Plan Annual Review

The Director of Corporate Services submitted a report providing an update of the current approved Financial Plan covering the years 2005-2008.

RESOLVED –

- (a) That the update to the Council's Financial Plan 2005-2008 be approved and that departments be requested to prepare detailed budgets for 2007/08 in accordance with the principles included within the submitted report.
- (b) That the report be forwarded to the Council's Overview and Scrutiny Committee as part of their review of the Executive's initial budget proposals in accordance with the Council's Constitution.
- (c) That the Board notes the intention to produce a new financial plan once the details of the Comprehensive Spending Review 2007 have been announced and the expected move towards three year budgeting.

112 Treasury Management Strategy Update 2006/2007

The Director of Corporate Services submitted a report reviewing and updating the treasury management borrowing and investment strategy for 2006/07.

Draft minutes to be approved at the meeting
to be held on Wednesday, 13th December, 2006

RESOLVED – That the report be noted.

CHILDREN'S SERVICES

113 Children's Services Annual Performance Assessment

The Director of Children's Services submitted a report summarising the findings of the 2006 annual performance assessment process for Leeds and presenting the letter advising of the outcome of the assessment.

RESOLVED – That the report be noted.

DEVELOPMENT

114 Site 1, Quarry Hill - Northern Ballet Theatre Company and Phoenix Dance Theatre

The Director of Development submitted a report on proposed terms for the disposal of Site 1 Quarry Hill to Rushbond Plc, the making of a capital grant to the Northern Ballet Theatre Company and the Phoenix Dance Company Theatre for the construction of their dance headquarters on the site, and the use of the Council's prudential borrowing powers in order to assist the two companies in funding the scheme, the cost of which would be met by reducing the grants that the Council makes to them.

Appendix 1 to the report was designated exempt under Access to Information Procedure Rule 10.4(3). A revised version of this appendix was circulated at the meeting.

Following consideration of the exempt appendix 1 to the report in private at the conclusion of the meeting it was

RESOLVED –

- (a) That approval be given to the disposal of part of site 1 (site A), Quarry Hill to Rushbond plc on the terms reported to facilitate the construction of the new dance headquarters for Northern Ballet Theatre Company / Phoenix Dance Company, and that further decisions relating to the terms of the transaction be delegated to the Directors of Development and Learning and Leisure.
- (b) That approval be given to the disposal of part of site 1 (site B), Quarry Hill to Northern Ballet Theatre Company/Phoenix Dance Company on the terms reported in the confidential appendix to the report, and that any further decisions relating to the terms of the transaction be delegated to the Directors of Development and Learning and Leisure.
- (c) That approval be given to a fully funded injection into the Capital Programme of a sum equivalent to the premiums as reported in the confidential appendix to the report, representing the net site values of sites A and B Quarry Hill, towards the construction of the dance headquarters to grant fund Northern Ballet Theatre Company and Phoenix Dance Company for the construction of dance headquarters on Site B.

- (d) That approval be given to the incurring of expenditure up to the premiums representing the net site values of sites A and B Quarry Hill for the capital grants to Northern Ballet Theatre Company and Phoenix Dance Company to construct the dance headquarters.
- (e) That approval be given to capital grants of £750,000 to Northern Ballet Theatre Company and £200,000 to the Phoenix Dance Company to fund the gap to construct the dance headquarters, the borrowing costs of these grants to be funded by reductions in the annual grants that the Council currently makes to the two organisations in accordance with the arrangements set out in the report.
- (f) That approval be given to an injection into the Capital Programme of £500,000, this being the Yorkshire Forward grant monies the Council transferred to the City Museum project in 2005/06.

(Councillor A Carter declared a personal and prejudicial interest in this item as a director of a company which may tender for works in the construction project and left the meeting).

DATE OF PUBLICATION: 17TH NOVEMBER 2006
LAST DATE FOR CALL IN: 24TH NOVEMBER 2006 (5.00 PM)

(Scrutiny Support will notify relevant Directors of any items Called In by 12.00 noon on 27th November 2006)

OVERVIEW AND SCRUTINY COMMITTEE

MONDAY, 6TH NOVEMBER, 2006

PRESENT: Councillor G Driver in the Chair

Councillors B Anderson, P Grahame,
B Lancaster and T Leadley

40 Declaration of Interests

Councillor Anderson declared a personal interest in Agenda Items 9 and 10 (Minute Nos.44 and 45 refer) – Scrutiny Inquiry – Narrowing the Gap (Lead Member on Narrowing the Gap).

41 Apologies for Absence

Apologies for absence were submitted on behalf of Councillors Bale, Cleasby and Pryke.

42 Minutes - 9th October 2006

The Chair reported that there had been an amendment to the version of the minutes that had been submitted to Council on 1st November 2006 in that the word 'casinos' had been replaced with 'gambling' in paragraph 6 of Minute No.37 – Council's Statement of Gambling Policy.

RESOLVED – That the minutes of the meeting held on 9th October be confirmed as a correct record.

43 Scrutiny Inquiry - Safety, Wellbeing and Attendance - IDeA Review

The Director of Corporate Services submitted a report regarding the Committee's inquiry into Safety, Well Being and Attendance. Attached to the report was an executive summary and headline recommendations of the Improvement and Development Agency's (IDeA) review of sickness absence within Leeds City Council.

The Chair welcomed Lorraine Hallam, Chief Officer, Human Resources and Chris Ingham, Human Resources Manager to the meeting.

It was reported that in addition to the scrutiny inquiry, the IDeA had been commissioned to carry out an independent review of attendance management. The review had been followed with a range of positive comments, however it was noted that there was still some room for improvement. The Council was commended for its holistic approach, innovative practice and the leadership from Corporate Human Resources.

Members attention was brought to the IDeA's recommendations and the Council's progress made. Issues highlighted included training, trade union involvement, occupational health provision and performance management.

In summary, it was explained that the IDeA review had complemented the work of the Overview and Scrutiny Committee and the recommendations had reflected the findings of the Committee's inquiry and the review. Levels of sickness were still reducing and it was hoped that these would be on target by the end of 2006.

In response to comments on how future arrangements would be monitored, it was reported that it would be a long term concern and there was a need to address cultural issues within the Council. There was also a need for accountability and strong leadership.

The Chair thanked Lorraine Hallam and Chris Ingham for their attendance and contributions, who in turn thanked the Committee for their work on the inquiry and gave a reassurance that the findings would be used to shape their work.

RESOLVED –

- (a) That the report be noted.
- (b) That the Scrutiny Inquiry for Safety, Wellbeing and Attendance be formally concluded.

44 Scrutiny Inquiry - Narrowing the Gap

The Head of Scrutiny and Member Development submitted a report regarding the Narrowing the Gap Scrutiny Inquiry. Attached to the report was a summary of the discussion held at the Committee's October meeting.

RESOLVED – That the summary of the discussion held at the Committee's October meeting be received and noted.

45 Scrutiny Inquiry - Narrowing the Gap - Leeds Local Area Agreement

The Director of Neighbourhoods and Housing submitted a report which provided Members with information about the Leeds Local Area Agreement and how it contributed to the Narrowing the Gap agenda. Members were reminded that Local Area Agreements were still a relatively new approach to relationships between local authorities, their key partners and Central Government.

The Chair welcomed Jane Stageman, Senior Project Manager and Maggie Gjessing, Neighbourhood Renewal Manager to the meeting.

A presentation of the contribution of the Local Area Agreement (LAA) to Narrowing the Gap was given. The presentation focussed on the following:-

- Key Areas

- Narrowing the Gap Measures
- Good practice Examples
- Added Value of LAA
- Local Government White Paper Considerations
- Narrowing the Gap Focus
 - The Vision for Leeds and the Regeneration Plan provided the consultation base for the 3 year LAA.
 - Local Enterprise Growth Initiative bids and how these could meet some of the Narrowing the Gap target priorities.
 - Delivery of key priorities and change programmes.
 - Super Output Areas
- Narrowing the Gap Measures
 - The Board was informed of a range of floor targets and performance indicators with a detailed mid year review on the LAA mandatory outcomes.
- Good Practice Examples
 - Children and Young People – project to improve attendance, reduce exclusion and improve standards.
 - Healthier Communities and Older People – Employability project – health and voluntary sector involvement.
 - Safe and Stronger Communities – Intensive Neighbourhood Management Programmes – a good example of multi-agency working
 - Economic Development and Enterprise – financial inclusion, reducing debt, providing financial advice and affordable credit.
- Employability Project – working with key partners such as Job Centre Plus, NHS and the voluntary sector this will assist people from targeted groups into employment and reduce the numbers of incapacity benefit claimants to meet a Narrowing the Gap objective.
- Local Government White Paper –
 - New duties for partners to co-operate – on consultation and achieving targets
 - A greater emphasis on community cohesion.
 - Wider role for scrutiny – a wider range of service providers could be called in, community able to call in items for scrutiny, more dialogue with Executive Board.

Further issues discussed included the establishment of working groups to investigate different parts of the inquiry, the suggestion of co-opted members to assist with the inquiry and contributions from the Voluntary, Community and Faith sector.

The Chair thanked Jane Stageman and Maggie Gjessing for their attendance.

RESOLVED – That the report be noted.

46 Performance Management and Financial Health Monitoring

The Head of Scrutiny and Member development submitted a report regarding the performance management and scrutiny of the budget. The report outlined proposals to strengthen the existing performance management and financial health monitoring undertaken by Scrutiny Boards.

Members were reminded that under current arrangements the Overview and Scrutiny Committee received performance management information twice yearly and budgetary information once a year. It was proposed to increase this to quarterly reporting with departmental performance being made available to the relevant Scrutiny Boards.

RESOLVED –

- (a) That the report be noted.
- (b) That the Overview and Scrutiny Committee reaffirms its support for proposed arrangements for monitoring the performance and financial health of the Council.

47 Request for Scrutiny

The Head of Scrutiny and Member Development had prepared a report following a request for scrutiny from Councillor Illingworth regarding Council Policy on Access to Information.

The Chair welcomed Councillor Illingworth to the meeting to outline his request.

Councillor Illingworth informed the Committee about a request he had made for information that had been refused and subsequently overturned on appeal by the Independent Commissioner. He felt that Leeds City Council had not correctly implemented Freedom of Information rules and that information had been held back without good reason. He also had a number of other cases that were due to be decided on appeal. He further mentioned that he had been refused access to information that had already been in the public domain although this had been through external bodies to the Council. The Chair thanked Councillor Illingworth for his attendance.

RESOLVED – That the Head of Scrutiny and Member Development prepares a report to address the key points raised by Councillor Illingworth.

48 Work Programme

The Head of Scrutiny and Member Development submitted a report which contained a copy of the Committee's current Work Programme, the Forward Plan of Key Decisions and minutes of the Executive Board held on 18th

Draft minutes to be approved at the meeting
to be held on Monday, 4th December, 2006

October 2006. In addition to the Work Programme, it was suggested that the Committee also consider the Local Government White Paper.

RESOLVED –

- (a) That the report be noted and the Work Programme accepted.
- (b) That the Forward Plan be noted.
- (c) That the minutes of the Executive Board held on 18th October be noted.

49 Dates and Times of Future Meetings

Monday 4th December 2006

Monday 8th January 2007

Monday 5th February 2007

Monday 5th March 2007

Monday 2nd April 2007

All at 10.00 a.m. (pre-meetings at 9.30 a.m.)

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Originator: R Mills

Tel: 247 4557

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Development)

Date: 19th December 2006

Subject: Deputation to Council 13th September - Ring Road Moortown Road Safety

Electoral Wards Affected:
Moortown
Alwoodley

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

1.1 The Scrutiny Board at its last meeting requested that the report of the Director of Development on Ring Road safety at Moortown, which was noted by the Executive Board on the 18th October 2006, be submitted to this Board for consideration.

2.0 Report of the Director of Development

2.1 A copy of the report of the Director of Development on this matter is attached and provides information relating to the Deputation received by Council at the 13th September 2006 meeting in relation to concerns about road safety on the A6120 Outer Ring Road Moortown.

2.2 Also attached is a copy of a plan showing the relevant stretch of the Outer Ring Road together with a copy of the Deputation received by Council.

2.3 Relevant officers will attend the Scrutiny Board to introduce this item and respond to Members questions.

3.0 Recommendation

3.1 The Scrutiny Board is asked to consider this issue and determine what further information, if any, is required.

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Originator: A W Hall

Tel: 0113 247 5296

Report of the Director of Development

Executive Board

Date: 18 October 2006

Subject: **DEPUTATION TO COUNCIL, 13 SEPTEMBER 2006**
RING ROAD MOORTOWN ROAD SAFETY

Electoral Wards Affected:

Moortown
Alwoodley

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

EXECUTIVE SUMMARY

This report informs Executive Board in relation to the deputation received by Council on the 13 September 2006 concerning road safety on the Ring Road at Moortown.

The section of the road concerned is the dual carriageway extending from the junction with Harrogate Road to the junction with King Lane. It is a former trunk road that was transferred into the Council's control in April 2003.

Over the period since January 2001 there have been 14 recorded road accidents on this section of the road including four involving injury to pedestrians, one of which resulted in a fatal injury. The section of road concerned carries approximately 26,000 vehicles per day with an 85th percentile speed of approximately 56 mph.

There are a number of informal pedestrian crossing points along this length of road which link the adjacent Queenshill and Lingfield housing estates.

It is considered that a change to the existing national speed limit of 70 mph is merited on this section of road. Proposals are being prepared for a package of traffic management measures designed to support a reduction of the speed limit and improved road safety.

Subject to consultation and agreement of the final proposals it is intended to proceed to the preparation of Speed Limit Order and implementation of a scheme during 2007.

1.0 Purpose Of This Report

- 1.1 This report provides information relating to the deputation received by Council at the 13 September 2006 meeting in relation to concerns about road safety on the A6120 Outer Ring Road at Moortown.

2.0 Background Information

- 2.1 A deputation from local residents was heard by the 13 September 2006 meeting of Council. The subject of this was road safety on the section of the A6120 Ring Road between the junctions with Harrogate Road and King Lane.
- 2.2 The section of the Ring Road concerned is illustrated on the attached plan. Currently a 40 mph speed limit extends in a westerly direction from the Harrogate Road junction for approximately 260 metres to a point between the junctions with Church Crescent and Lingfield Drive. West of this point the limit returns to the national speed limit of 70 mph for a dual carriageway.
- 2.3 An analysis of the road injury data for this section of road reveals a total of 14 injury accidents recorded over the period since January 2001. Of these accidents 9 were located within the existing 40 mph speed limit section on the approach to the Harrogate Road junction. The remaining 5 accidents were located within the 70 mph speed limit section. Two of these accidents involved pedestrians one a serious injury and the other, in November 2004, resulting in a fatal injury. Following the fatal accident the Coroner wrote to the Council in November 2005 recommending that improvements be made to the informal crossing point at the site of the accident.
- 2.4 The two way traffic flow on this section of the Ring Road is approximately 26,000 vehicles per day. The mean traffic speed is 47 mph in the eastbound direction and 49 mph in the westbound direction. The 85th percentile speed which is used to guide the setting of a speed limit is 53 mph in the eastbound direction and 56 mph in the westbound direction.
- 2.5 This section of the Ring Road was previously a trunk road maintained by the Government's Highways Agency. Following a De-trunking Order control of the route was transferred to the City Council in April 2003.

3.0 Main Issues

- 3.1 The principal concern of the deputation has been the difficulty of crossing the Ring Road at Moortown, principally in the vicinity of an informal crossing point which links the Lingfield and Queenshill housing estates. This crossing point is important to the local community and is used for access to local schools.
- 3.2 Concern has been expressed that the existing crossing point is inadequately signed to drivers; that visibility of the crossing point is poor; and that the section of road concerned merits a reduction of the speed limit to match the limit already in force on the in the vicinity of the Harrogate Road junction.
- 3.3 Whilst this site has never been identified as a "Length of road for concern" in the annual review of road casualty sites, it is nevertheless recognised that the speed of traffic and proximity of the road to residential communities merits the introduction of measures to assist local residents.

- 3.4 There are four informal crossing points spread along the 900 metre length of the Ring Road between the Harrogate Road and King Lane junctions. A package of traffic management measures is therefore being prepared to improve road safety and reduce the impact of the road on the adjacent housing areas. This work includes the development of proposals to reduce the speed limit along the section of the Ring Road between the existing 40 mph speed limit at Harrogate Road and the King Lane junction.
- 3.5 A meeting has been held on site with representatives of the local community and the Ward Member, who have been briefed on the proposals. An officer has also previously met with the family of the young person fatally injured in the November 2004 accident. The police have been consulted and discussions are currently underway to agree the scheme details.
- 3.6 It is intended to progress a scheme for implementation during 2007 subject to the completion of the necessary speed limit order making process.

4.0 Implications For Council Policy And Governance

- 4.1 This report does not raise any specific implications for Council policy and Governance.
- 4.2 Proposals for road safety improvements at this location will be progressed in line with the policies for road casualty reduction contained in the approved Local Transport Plan 2006-11.

5.0 Legal And Resource Implications

- 5.1 This report has no specific legal and resource implications. Detailed approval to implement proposals for improvement works at this site will be the subject of a separate report to the Directors of Development and City Services once the final details, consultations and costings have been completed.

6.0 Conclusions

- 6.1 This report has outlined the issues relating to the deputation to Council concerning road safety on the Ring Road at Moortown. Principally this has related to the speed and flow of traffic on this section of road which separates the Lingfield and Queenshill housing areas situated to the North and South of the Ring Road respectively.
- 6.2 It is noted that the road injury situation on the section of Ring Road concerned has been investigated and that proposals for a scheme to reduce the speed limit and introduce a package of traffic management measures are being progressed. Subject to consultation and further discussions with the Police it is planned to introduce a scheme in 2007.

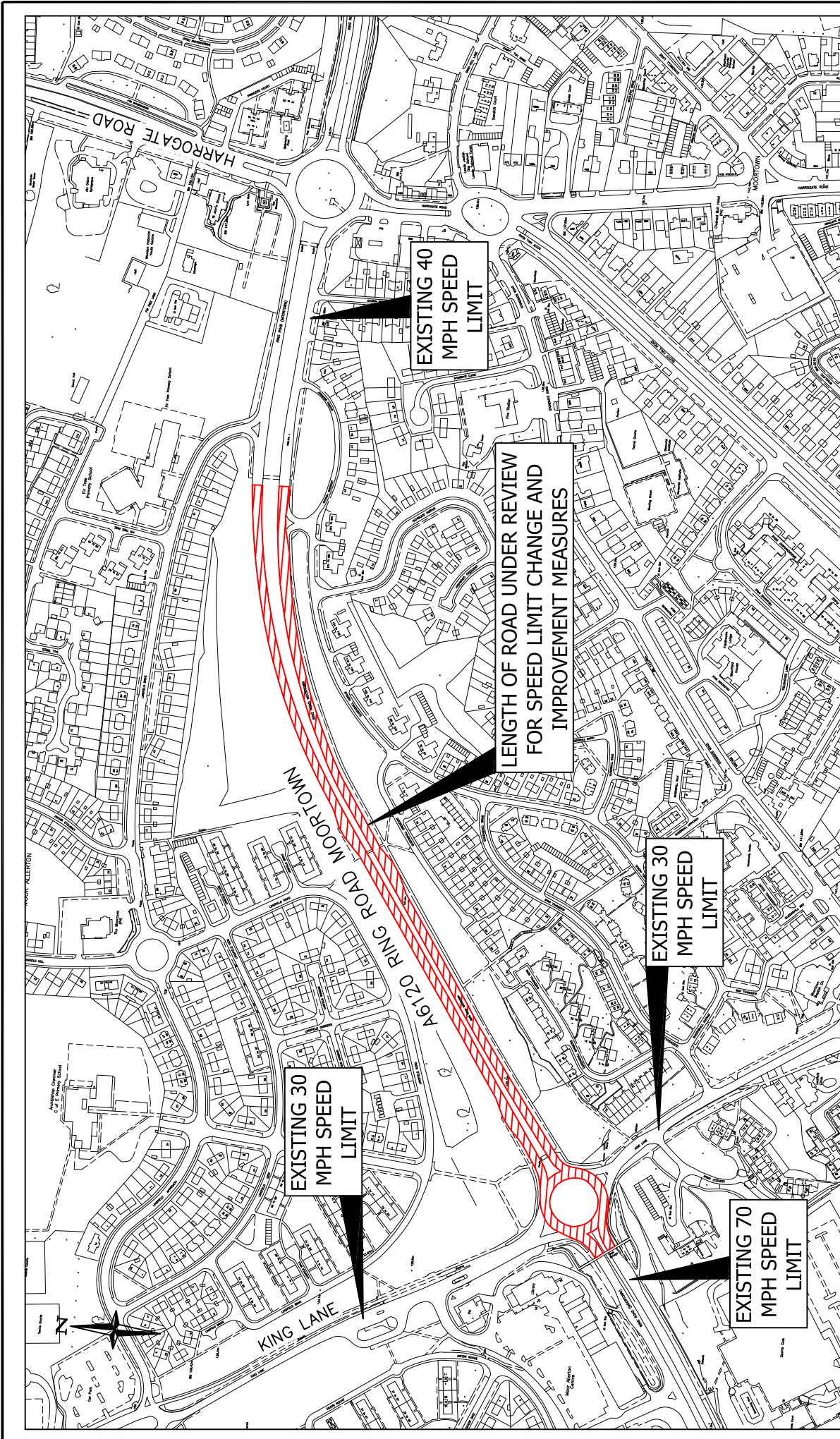
7.0 Recommendations

- 7.1 Members are requested to note the contents of this report and the actions being undertaken with respect to the concerns raised by the Deputation to Council.

8.0 Background Information

- 8.1 The following documents provide background information for this report:

i) Deputation to Leeds City Council concerning road safety on the Ring Road at Moortown.



Leeds
CITY COUNCIL
DEVELOPMENT DEPARTMENT
STRATEGY & POLICY DIVISION

PLAN 1

DRAWING NUMBER: **September 2006**

INITIALS	DATE	SCALE
AH	9/06	1:5000
AM	9/06	ORIGINAL SHEET SIZE A4

This map is based upon Ordnance Survey data. The City Council is not responsible for any errors or omissions in the data. The City Council is not responsible for any errors or omissions in the data. The City Council is not responsible for any errors or omissions in the data.

O.S. SHEET REF.: VARIOUS

A6120 RING ROAD MOORTOWN
HARROGATE RD TO KING LANE

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13-09-06

Debra Hill

To whom it may concern
Civic Hall

Firstly I would like to say thank you for sparing time to listen to my concerns. I am Debra Hill a 33yr old mum to six children whom I love and protect with all my heart. I am here today so I can make myself and others heard over safety issues in my local community "MOORTOWN RING RD area between Queenshill Crescent + Lingfield Road" where myself and hundreds of others cross to use the six local schools, open Halse community centre, Hair salon, Public House and bus routes. The danger of this road is we cross just yards away from a bend which is highly dangerous.

The speed limit is at present 70 mph. I've used this route for the last 15 years. I am a people person and feel strongly about looking after the local community and keeping others safe as well as my own family.

November 2004 was a tragic time for a well known local family to lose their teenage son on this particular road. Why such a high speed limit? Where houses only stand feet away, why not a crossing, reduce speed sign, traffic lights, signs that flash to tell drivers to slow down. How many more of our children have to be injured or even killed before something is done. 2 months ago I started walking my children to school again after a 18 month battle with cancer. To stand at a road side for some days up to 10 minutes with the poorest visibility I have ever seen and to add to the

Poor visibility there is an over grown tree which I have recently cut back so we can at least see the road. We stand there 4 sometimes 6 times a day and run for our lives 5 days a week I've fought for my life once why should I risk it everyday. Myself and others in my community want action not words. We want reduced speed limit to 40 mph and traffic lights ^{or} a lollipop lady to make sure we can cross as safe as possible on that stretch of road. One death is one too many in my eyes the 6 schools are 5 Junior and 1 high children as young as 7 have been known to cross this road alone as a parent myself this worries me. I feel its about time we say enough is enough and we want to be heard, listened to and taken seriously as a community. Prevention is what we want and to make the road where we cross a safer place. We will not be losing interest in this campaign till something is done and we see a result. We understand things dont happen over night but 15yrs down the line and we feel no nearer to safety now as we did then until today and I hope this is the start to safety been put into action.

Also I come with a petition with over 300 signatures and letters from local people who too feel the same as myself.

Regards

Dina



Originator: Paul Maney

Tel: 24 77870

Report of the Director of Development Department

Scrutiny Board (Development)

Date: Tuesday 19 December 2006

Subject: Development Department - Performance Management Report

Electoral Wards Affected:

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Purpose

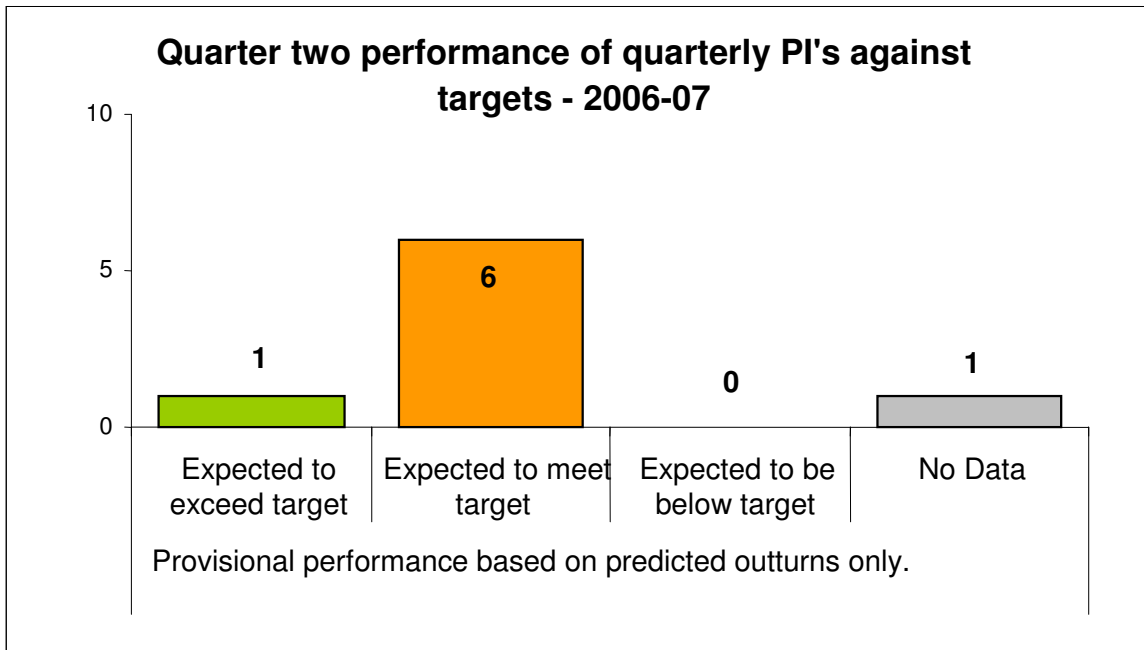
- 1.1 The purpose of this report is to provide the Board with the current performance information for the Development Department. The information is based on the quarter two performance figures (to September 2006) and relates specifically to the performance indicators reported by the department.

2.0 Background Information

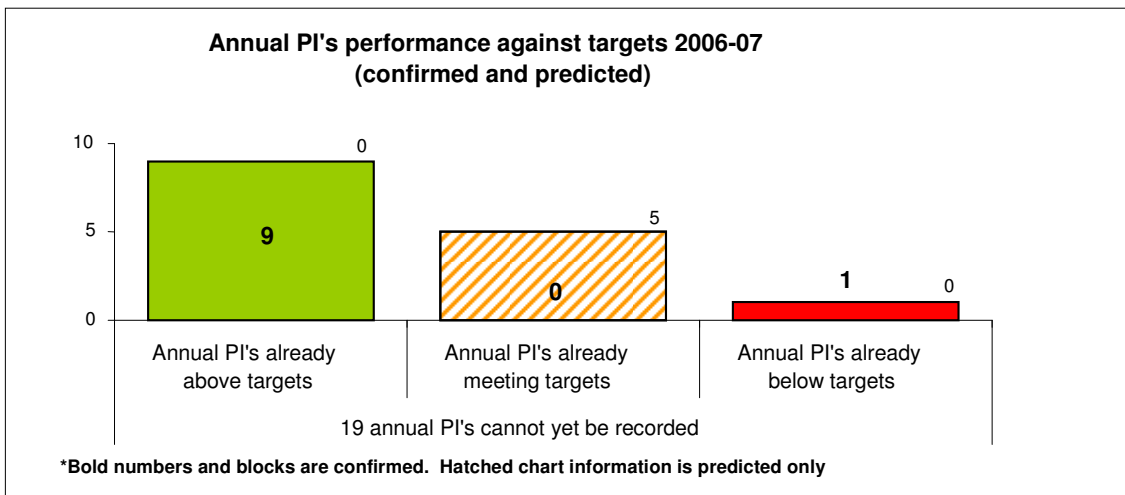
- 2.1 Development Department is responsible for a wide range of indicators which include Best Value Performance Indicators (BVPIs), Corporate Plan Indicators (CP) and Local Key Indicators (LKI). These relate broadly to areas of economic development, environment, planning, road safety, sustainable development, and traffic management and consequently are reported to a number of corporate priority boards (City Development, Children and Young People, and Environment and Community Safety).
- 2.2 Development Department reports on forty-two Performance Indicators. Twenty-three of these have data currently available and this is included in Appendix One. The remaining nineteen Performance Indicators are annual indicators where there is no current data available; they are identified at Appendix Two.
- 2.3 Of the twenty-three Performance Indicators detailed in Appendix One, fifteen are annual indicators which have relevant data currently available and eight are indicators reported against on a quarterly basis. Five of the quarterly indicators are now reported on a monthly basis because they have a direct affect on the Service Assessment score which feeds into the overall Comprehensive Performance Assessment (CPA) for the Council.

3.0 Overview

3.1 The graph below summarises the second quarter performance for the eight quarterly indicators. There is currently no data available for BVPI 165.



3.2 The graph below summarises the performance for the nineteen annual indicators where there is information currently available. Only one of these indicators (CP-ED50) is showing performance unlikely to hit target and this is considered in more detail at 4.2 below.



3.3 Overall, performance is seen to be reasonably good however there are a small number of Performance Indicators which are considered to be a higher risk and these are considered in more detail below.

4.0 Main Issues for consideration

4.1 Issue – Planning Speed Target (BV 109)

- 4.1.1 We have consistently met these performance targets over the last few years and currently predict that we will achieve all three elements by the end of the financial year. However, it is still considered to be a high risk area for the department particularly in view of the dip in performance on major applications (BVPI-109a) at the end of 2005/6.
- 4.1.2 In this respect there are a number of factors affecting performance against this target including the very complex issues involved in these larger and more complex cases, the tension between quality and speed, and the fact that a considerable number of major applications are referred to Plans Panels. Often there are complex connections to be made to assist the City's renaissance and whilst speed is important, it is not the critical factor in individual cases
- 4.1.3 Unfortunately, even though the Audit Commission have agreed that this indicator is not a good measure, their CPA thresholds are still based on achieving this indicator. They have now confirmed that this PI is one of the 'special rules' indicators which can limit the score in this service block in 2006.
- 4.1.4 Not achieving the BVPI target levels at the relevant time could result in Leeds becoming a Planning Standards Authority for 2007/8. If this is coupled with a failure to achieve any of the BV -109 targets at the end of March 2007 the result would be a limit of 2 for the CPA score we can achieve in the 2007/8 environment block assessment. This represents a high risk for the Council in terms of its CPA environment assessment and potentially the overall corporate category
- 4.1.5 It should be noted that there has been a significant improvement in performance over the last quarter in the performance of BVPI-109a, and also BVPI-109b and 109c both remain above target.

4.2 Issue – CP-ED50 the increase in the proportion of local businesses who say they are satisfied LCC and it's partners are helping to create a good business environment in Leeds

- 4.2.1 This indicator is currently the only one where performance is not predicted to achieve target, and is also one where the department's actions are not able to directly influence the final result.
- 4.2.2 This indicator was introduced in the Corporate Plan as one of a basket of measures to give an indication of performance in relation to Economic Development in the City, and is based on a limited survey which has only achieved a small response.
- 4.2.3 The survey is currently only sent to Chamber members; the response rate in 2006 was 7.3%, slightly lower than the 8.6% in 2005. However in both instances the circulation and ultimate response rate is particularly low when considered in relation to the number of businesses and enterprises in Leeds.
- 4.2.4 The results of this survey are also contradictory when considered alongside other consultation results which show a much more positive response. Business and Enterprise, for example, achieved a 100% 'yes' response to 'would you recommend our service to other businesses and a 73% 'excellent' in response to 'how do you

rate the manner in which your application was dealt with'. Furthermore, they have been awarded the Customer First standard by the Chamber of Commerce and Industry for excellent and consistent standard of customer service.

4.2.5 A number of actions in respect of the survey are being undertaken by the department to address this issue:-

- The headline survey question/definition will not change as it is a good question although the sub-questions will be changed. Some of them currently relate to specific services but this is not always appropriate as the overall question is more generic;
- The survey is currently sent only to Chamber members. It is proposed to widen the circulation to increase the numbers of people who respond, and generally get a wider range of responses. There are 1600 chamber members compared to 18,215 VAT registered businesses and an estimated 43,000 enterprises;
- The changes will be in place before the next survey takes place (the survey is done annually).

5.0 Recommendation.

5.1 The Board are requested to consider the performance information provided in respect of the development department.

Appendix One

Monthly reported Performance Indicators

Service: Planning and Development Services (Planning)

Reference	Title	Rise or fall	Last full year result	Q1	Q2	October	National /Metro top quartile	Target	Predicted full year result	Q4/ End of Year	Assessment	On target	Corp risk	Dept risk
BV-106 (LPSA9)	Percentage of new homes built on previously developed land	Rise	96.1%	96.0%	97.0%	96%	94.0% 93.13%	90.0%	90.0%		Maintaining	Meet	High	Low
Comments	Reported to City Development CPB. The department's influence is at the planning decision stage, which is well upstream of the completion stage. Therefore, the results of any action taken by the department are seen in the long term, rather than short or medium term. There are currently over 20,000 housing units with outstanding permission. The rate and order of completion is entirely in the hands of the developers. The figures to date are 1742 brownfield developments out of 1807 gross completions.													
BV-109a # CP-PL50	Major commercial and industrial applications determined within 13 weeks	Rise	53.3%	50.9%	59.5%	60.1%	69.01% 67.0%	60%	60.0%		Improving	Meet	High	High
Comments	Reported to City Development CPB. There are a number of factors which have affected this indicator and these are highlighted in the main report in section 4.1. Our direction of travel is positive and we expect to have maintained performance at 60% by the end of March 2007.													
BV-109b # CP-PL50	Minor commercial and industrial applications determined within 8 weeks	Rise	70.7%	66.5%	67.2%	67.4%	75.4% 75.12%	65%	65%		Declining	Meet	High	High
Comments	Reported to City Development CPB. Performance is above target, but remains under pressure.													
BV-109c#	Other applications determined within 8 weeks	Rise	81.0%	81.2%	81.4%	81.2%	88.0% 87.2%	80%	80%		Maintaining	Meet	High	High
Comments	Reported to City Development CPB. Performance is above target, but remains under pressure.													
<i>General BV-109 comments</i>	Leeds City Council was not declared as a planning standards authority (PSA) for CPA purposes in 2006. Targets have been set to match and maintain the Government's published targets. It should be noted # that the CPA process confirms that an authority being declared a PSA (linked closely to BV-109) is of such significance that not subsequently exceeding the lower threshold for this PI will limit the Environment service block score to a maximum of two out of four.													

Reference	Title	Rise or fall	Last full year result	Q1	Q2	October	National /Metro top quartile	Target	Predicted full year result	Q4/ End of Year	Assessment	On target	Corp risk	Dept risk
BV-204	The percentage of appeals allowed against the Authority's decision to refuse on planning applications	Fall	23.5%	20.0%	36.3%	37.2%	25.0%	30.0%	30%		Declining	Meet	Medium	Medium
							26.0%							
Comments	Reported to City Development CPB. Over the last quarter 22 appeals have been allowed, contrary to the Council's decision to refuse. This follows a sustained period of high performance on appeal decisions and is not indicative of a downward trend; the annual target is still expected to be met. Most of these decisions concern areas of subjectivity over a wide range of issues. The decisions are being reviewed in depth with Area Planning Managers and Plans Panels. Compulsory member training has been introduced and officer training is ongoing to ensure soundness in decision making. The situation will be kept under close review and identify any trends. However, any improvements are likely to be slow due to the small number of appeals.													

Quarterly reported Performance Indicators

Service: Strategy and Policy (Traffic Management)

Reference	Title	Rise or fall	Last full year result	Q1	Q2	Q3	National /metro top quartile	Target	Predicted full year result	Q4/ End of Year	Assessment	On target	Corp risk	Dept risk
BV-165	The percentage of crossings with facilities for disabled people	Rise	94.8%	94.9%	See comment *		100.0%	96.5%*	96.5%*		Maintaining*	Meet*	Medium	Low
							95.45%							
Comment	Reported to City Development CPB. *In August 2006, KPMG audited BV-165 as part of the CPA Data Quality audit													

Service: Strategy and Policy (Economic Development)

Reference	Title	Rise or fall	Last full year result	Q1	Q2	Q3	National /metro top quartile	Target	Predicted full year result	Q4/ end of year	Assessment	On target	Corp risk	Dept risk
CP-ED55	Increase the number of trips (inward and outward) made on scheduled services from and to Leeds Bradford International Airport	Rise	2,175,435	648,131	1,375,160		n/a n/a	Increase	2,750,000*		No data	Exceed*	High	Medium
Comments	<p>Reported to City Development CPB. Q2 stand-alone figure is 727,029. Due to seasonality it is more useful to compare each quarter with its equivalent in the previous year. The passenger numbers for Q2 2006 have increased by 10% on 2005 and 38% on 2004.</p> <p>*Based on an extrapolation of the Q1+Q2 figures, the likelihood is that trip numbers will increase in 2006-07.</p> <p>The department's actions are not able to directly influence the results of this indicator.</p>													

Service: Planning and Development Services (Planning)

Reference	Title	Rise or fall	Last full year result	Q1	Q2	Q3	National /metro Top Quartile	Target	Predicted full year result	Q4/ end of year	Assessment	On target	Corp risk	Dept risk
BV-205 CP-PL51	Quality of the Planning Service when measured against a service checklist	Rise	72.2%	72.2%	72.2%		88.9% 88.9%	82.6%	82.6%		Maintaining	Meet	High	High
Comments	<p>Reported to City Development CPB. Delays associated with completion of the Planning Portal, which is outside the control of the council, have previously impacted on this performance. However, implementation of the new CAPS planning application system and document imaging will have a positive impact on this PI.</p> <p>This PI is calculated against a specific list of measures which only take place at certain time in the year. Until the results of the December survey are known this PI is unlikely to show a change in performance however we are predicting the target will be met.</p>													

Service: Strategy and Policy (Environment)

Reference	Title	Rise or fall	Last full year result	Q1	Q2	Q3	National / metro top quartile	Target	Predicted full year result	Q4	Assessment	On target	Corp risk	Dept risk
BV-216a	Number of "sites of potential concern" (within the local authority area) with respect to land contamination	Rise	682	739	1007		n/a n/a	2466			No Data**	Meet	Low	Med
Comments	Reported to Environment and Community Safety CPB. Q2 total result is includes 350 sites carried over from 2005-6 along with a number of additional sites identified in both Q1 and Q2 of 06-07. This result indicates approximately twice as many sites as anticipated, based on 2005/06 data (i.e. the rate of work coming in is twice as high).													
BV-216b	Number of sites for which sufficient detailed information is available to decide whether remediation of the land is necessary, as a percentage of all "sites of potential concern"	Rise	13.3%	6.0%	6.8%		n/a n/a	6.1%			No Data	Meet	Low	Med
Comments	Reported to Environment and Community Safety CPB. These figures are based on the number of sites carried forward from 2005/06 where no decision has been made on a BVPI216a site (on whether or not remediation is required) and any additional data obtained from the Q1 and Q2 of 2006/07. The BV216b result is likely to increase when figures are reported at the end of the 2006/07 year.													
<i>General BV-216 comments</i>	The same rationale for deriving the figures for 2005/06 has been used in 2006/07, and in the main, the department have taken on board the advice provided in Contaminated Land Advice Note (CLAN) 2/06 by DEFRA. However, this advice is considered to be confusing, misleading and appears to contradict itself in several places. The service has therefore adopted a commonsense approach as far as possible and provided explanations and clarification (available in the supporting documentation) on the figures presented for BVPI216 a and b for 2006/07. Q2 represents data from 1 April 2006 to 30 September 2006, inclusive.													
BV-219a	Total number of conservation areas in the local authority area	Rise	63	63	63		n/a n/a	65			Maintaining	Meet	Low	Med
Comments	Far Headingley and West Park designations are dependent on submission of work by local community which is underway but behind schedule.													

Reference	Title	Rise or fall	Last full year result	Q1	Q2	Q3	National / metro top quartile	Target	Predicted full year result	Q4	Assessment	On target	Corp risk	Dept risk
BV 219b	% of conservation areas in the local authority area with an up to date character appraisal	Rise	4.8%	4.8%	4.8%		n/a n/a	9.0%			Maintaining	Meet	Low	Med
Comments	The process of completing character appraisals can be slow. For example, two current projects (Far Headingley and West Park) are dependent on submission of work by the local community, which is underway but behind schedule. The service is reliant on a study commissioned by the local community and currently being done by a consultant. It was hoped this would have been done by now, but despite reminders, no firm date has been received. The service is reasonably confident however that it will be able to resolve these two conservation area appraisals by 31 March 2007. In Q3 the service hopes to report on a successful outcome at Gledhow which will add another conservation area with an up-to-date character appraisal to the list.													
BV219c	% of conservation areas with published management proposals	Rise	0.0%	0.0%	0.0%		n/a n/a	0.0%			Maintaining	Meet	Low	Med
Comments	No output yet anticipated. City Centre Characterisation Study launched and this will lead to a management plan for whole city centre to be incorporated in the city centre area action plan (CCAAP) as part of the Local Development Framework.													

Annual PIs reported in the Council Plan

Reporting Year 2006-07

Development Department

Service: Economic Services (Economic Development)

Reference	Title	Rise or fall	Last full year result	National/ metro top quartile	Target	Predicted full year result	Actual full year result	Assessment	On target	Corp risk	Dept risk
CP-ED50	Increase the proportion of local businesses who say they are satisfied that the Council and its partners are helping to create a good business environment in Leeds	Rise	54.2%	n/a n/a	Increase		39.9%	Declining**	Below	High	n/a
Comments	Reported to City Development CPB. Although the result has decreased by 14% from the 2005 survey, there are a number of issues associated with this and these are detailed in the main report at 4.2. Essentially, considering that in Leeds there are 18,215 VAT registered businesses and it is estimated that there are 43,000 enterprises, the validity of the findings is questionable. It also contradicts other survey results for our services. Consideration needs to be given on how the data for this indicator is collected and whether a more robust method can be established. However, it must also be recognised that gaining data on this indicator from any other source is likely to be costly. The department's actions are not able to directly influence the results of this indicator.										

Service: Strategy and Policy (Road Safety)

Reference	Title	Rise or fall	Last full year result (2004)	National/metro top quartile	Target	Predicted result (2005)	Year-end result (2005)	Assessment	On target	Corp risk	Dept risk
BV-99a-i CP-TM52	Number of casualties - all killed or seriously injured (KSI)	Fall	435	92.0% 85.75%	387	387	352	Improving	Above	Low	Medium
Comments	Reported to Environment and Community Safety CPB.										
BV-99a-ii CP-TM52	Percentage change over previous year - all KSI	Fall	-1.81%	-13.4% -9.09%	-11.0%	-11.0%	-21.0%	Improving	Above	Low	Medium
Comments	Reported to Environment and Community Safety CPB. Improvement during 2005 was better than predicted.										
BV-99a-iii CP-TM52	Percentage change over 1994-98 average - all KSI	Fall	-21.48 %	-32.49% -28.07%	-30.1%	-30.1%	-36.5%	Improving	Above	Low	Medium
Comments	Reported to Environment and Community Safety CPB.										
BV-99b-i CP-TM53 (LPSA5)	Number of casualties - children KSI	Fall	51	12 14	56	56	39	Improving	Above	Low	Medium
Comments	Reported to Children and Young People CPB. This total shows a remarkable reduction in the number of children injured on the roads of Leeds. This is by far the lowest total recorded and it will be difficult to maintain this level let alone improve on it.										
BV-99b-ii CP-TM53 (LPSA5)	Percentage change over previous year - children KSI	Fall	-10.53%	-28.10% -15.28%	-9.8%	-9.8%	-32.0%	Improving	Above	Low	Medium
Comments	Reported to Children and Young People CPB. There is a negative percentage change declared for this year's target due to the impact of extremely low results (less child KSIs) in the last year of pre-set targets 2005 total is very good, however it may be difficult to maintain this level of improvement.										
BV-99b-iii CP-TM53 (LPSA5)	Percentage change over 1994-98 average - children KSI	Fall	-43.96%	-53.13% -48.93%	-38.5%	-38.5%	-57.1%	Improving	Above	Low	Medium
Comments	Reported to Children and Young People CPB. 2005 was a of very low casualty rates, as a result the 2010 National target has already been reached.										
BV-99c-i CP-TM52	Number of Casualties - all slight injuries	Fall	3691	721 953	3,809	3,809	3440	Improving	Above	Low	Low
Comments	Reported to Environment and Community Safety CPB. Total is on target, good reduction in annual totals since 2002. (More than 1% below target, and hence defined as 'Above' by PIT database.)										
BV-99c-ii CP-TM52	Percentage change over previous year - all slight injuries	Fall	-7.93%	-8.03% -10.0%	-3.2%	-2.7%	-14.2%	Improving	Above	Low	Low
Comments	Reported to Environment and Community Safety CPB. -3.2% Target is as Council plan for 05-06.										
BV-99c-iii CP-TM52	Percentage change over 1994-98 average - all slight injuries	Fall	-11.47%	-14.41% -16.61%	-8.6%	-11.1%	-17.5%	Improving	Above	Low	Low
Comments	Reported to Environment and Community Safety CPB. -8.6% Target is as Council plan for 05-06.										

Reference	Title	Rise or fall	Last full year result (2004)	National/metro top quartile	Target	Predicted result (2005)	Year-end result (2005)	Assessment	On target	Corp risk	Dept risk
<i>General BV-99 comments</i>	<p>The reporting period for BV99 was changed after completion of the 2005-06 year end Performance Management report, so that results are once again reported 15 months in arrears to government. Corporately, for government use, data from the calendar year 2004 was submitted. We can present BV 99 as complete, using information relating to 2005 calendar year end.</p> <p>The department's actions are not able to directly influence the results of this indicator. However, where specific groups have had a high casualty rate, action has been targeted at these groups with successful results. Examples of this are motorcyclists, which now show a dropping trend after a peak in 2003; and also the use of seat belts by Asian children after it was highlighted that a large proportion of injuries involved non-use of seat belts in cars carrying Asian children. The major long term trends in road casualties are downwards, although the rate of decrease has slowed in 2006.</p>										

Appendix Two

PI reference	PI description	Responsible service area
BV-103	Percentage of respondents satisfied with the local provision of public transport infrastructure	Strategy and Policy (via METRO) (Traffic Management)
BV-104	Percentage of respondents satisfied with the local bus service	Strategy and Policy (via METRO) (Traffic Management)
BV-111	Satisfaction with the Planning Service	Planning and Development Services (Planning)
BV-156	The percentage of the authority's buildings open to the public in which all public areas are suitable for and accessible to disabled people	Planning and Development Services (Equal Opportunities)
BV-200a	Did the local planning authority submit the Local Development Scheme (LDS) by 28 March 2005 and therefore maintain a three-year rolling programme?	Strategy and Policy (Planning)
BV-200b	Has the local planning authority met the milestones which the current LDS sets out?	Strategy and Policy (Planning)
BV-200c	Did the local planning authority publish an annual monitoring report by December of the last year?	Strategy and Policy (Planning)
CP-ED52	Increase the number of foreign students enrolled at the city's universities	Strategy and Policy (Economic Development)
CP-ED53	Achieve recognition in the European Cities Monitor as an important business location	Strategy and Policy (Economic Development)
CP-ED54	Maintain the national ranking (fourth) of Leeds' prime shopping quarter	Strategy and Policy (Economic Development)
CP-JS55	Increase the percentage of the population of working age qualified to NVQ level four and five	Strategy and Policy (Economic Development)
CP-TM50	Ensure the annual assessment of our Local Transport Plan scores 4 out of 4 (a "well above average" assessment) by 2008	Strategy and Policy (Traffic Management)
CP-TM51 LKI-TM2	Increase the percentage of in-bound non-car journeys in the morning peak period to 45% by 2008	Strategy and Policy (Traffic Management)
LKI-ED3	Assisting local and new companies to invest in Leeds: total number of enquiries dealt with	Economic Services (Economic Development)
LKI-ED10	Regeneration support projects - investment secured from private sector/public grants by current projects	Asset Management; Chief Executive's department (Economic Development)
LKI-ED11	Total number of companies assisted through business grants (all funding streams)	Economic Services (Economic Development)
LKI-ED12	Total number of new jobs created through Leeds City Council's Business Grants Programme	Economic Services (Economic Development)
LKI-ED13	Increased business sales through Leeds City Council's Business Grants Programme	Economic Services (Economic Development)
LKI-EN52	Reduce energy consumption in council buildings by at least 10%	Asset Management (Environment)

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Development)

Date: 19th December 2006

Subject: Local Development Framework – Annual Monitoring Report

Electoral Wards Affected: All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 INTRODUCTION

- 1.1 The attached report of the Director of Development sets out the City Council's Local Development Framework – Annual Monitoring Report (AMR). By the time the Board receives this report it will have been considered by the Development Plan Panel on 5th December and the Executive Board on 13th December 2006. The Annual Monitoring report has to be dispatched to meet the Secretary of State's deadline for submission of 31st December 2006.
- 1.2 The Annual Monitoring Report has therefore been presented to this Board to note for information and to comment on the overall approach, with a view to incorporating any suggested changes in future Annual Monitoring Reports. If Scrutiny Board request specific changes these will need to be submitted back to Development Plan Panel and Executive Board for consideration and therefore cannot be incorporated in this year's submission.

2.0 RECOMMENDATION

- 2.1 That the Board note and comment on the overall approach of the Leeds Local Development Framework Annual Monitoring Report dated December 2006 with a view to incorporating any suggested changes in future Annual Monitoring Reports.

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Report of the Director of Development

Executive Board

Date: 13 December 2006

Subject: Local Development Framework – Annual Monitoring Report

Electoral Wards Affected:

All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In
(Details contained in the report)

EXECUTIVE SUMMARY

1. A report on the 2006 LDF Annual Monitoring Report (AMR) was noted at the Development Plan Panel on 5 December 2006 and the Executive Board's approval is needed for its submission to the Dept. of Communities and Local Government by 31 December 2006. Following reforms to the planning system, it is a legal requirement to submit it by that date. The Annual Monitoring Report itself is attached as an Appendix.
2. The purpose of the AMR is two fold. The first is to monitor the performance of specific planning policy areas and the second is to report on progress against the City Council's Local Development Scheme (LDS). An updated LDS was submitted to the Secretary of State in March this year.
3. Consistent with the LDF Regulations and Government Guidance, the reporting period for the AMR is 1 April 2005 – 31 March 2006. The progress update on the LDS relates to the position at December 2006.
4. It should be noted that this second AMR has been prepared during the transitional period between the 'old' Development Plan system and the introduction of fundamental reforms and related guidance, as part of the Planning & Compulsory Purchase Act 2004. Consequently, whilst progress has been made in capturing and reporting on specific data sets (such as housing completions), there is further work to be done in establishing robust and longer term monitoring arrangements within the context of available resources. Where information is currently available, the AMR reports on a number of key policy areas and also considers the approach to future monitoring work (Section 5). This will require corporate support and close interdepartmental working, to ensure that best use is made of existing information and to cover any gaps in data.

1.0 Purpose Of This Report

- 1.1 Monitoring of the LDF is a statutory requirement under Section 35, Planning and Compulsory Purchase Act 2004. Each year an Annual Monitoring Report (AMR) has to be submitted to DCLG.

2.0 Background Information

- 2.1 The purpose of AMRs is to report on both the performance of specific planning policies and a summary of progress against milestones set out for the preparation of Local Development Documents identified as part of the Local Development Scheme. Following this, Government advice promotes the need for local authorities to review planning policies through the LDF process where appropriate. Within this context adjustments were made to update, delete or inject Local Development Documents as part of the overall programme and these were incorporated into an updated LDS which was submitted to the Secretary of State in March.
- 2.2 Within the context of the LDF Regulations and Government Guidance, the reporting period for this second AMR covers the period 1 April 2005 – 31 March 2006 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2006.

3.0 Main Issues

- 3.1 There are two main issues that affect the production of monitoring reports in Leeds. Firstly, the new development plan system includes a detailed monitoring requirement linked to policies that are framed in a way that their performance can be checked. The consequent development and incorporation of monitoring routines into all new development plan documents will prove complex and will place many demands on both the plan drafting process and the back-office systems that will be needed to support policy monitoring. Work on this issue has started but will take some time to bear fruit.
- 3.2 Secondly, provision of adequate monitoring resources has been an issue. Restructuring of the Data Team in the Department is nearly complete. This will provide an additional 2 fte technicians principally to support the LDF monitoring effort. These extra staff, together with a redefinition of the way in which policy development work is organised, should be adequate for the foreseeable future. Links with the Transport Policy Division and the appropriate section of Neighbourhoods and Housing will also strengthen the monitoring resource available.
- 3.3 Data and data collection arrangements are such that, at this stage, no clear conclusions can be drawn on changes in the policy areas where monitoring is required. However, it should be noted that the number of dwellings completed continues to run at a high level, well ahead of the anticipated output. This is the result partly of a boom in planning consents following the revision of PPG3 in March 2000 which introduced a virtual presumption in favour of housing development on most brownfield sites. This has brought sites onto the local housing land market in unprecedented quantities. Combined with strong demand and a concentration on the bulk development of flats, this has led to substantial increases in output.
- 3.4 The proportions of housebuilding on previously developed (brownfield) land have risen further, the 5 year average being up from 84% in 2000 - 5 to 89% in 2001 - 6. Last year 96% of completions were on brownfield sites. The Council attaches considerable importance to maintaining these high rates of brownfield development

and expects them to continue, certainly in the short to medium term. Housing density also continues to rise and 82% of dwellings on sites completed in the last 5 years were at densities in excess of 30 to the hectare, while in 2005 - 6 this proportion rose to 97%.

4.0 Implications For Council Policy And Governance

4.1 There are no implications for Council policy and governance.

5.0 Legal And Resource Implications

5.1 There are no legal implications stemming from this year's AMR provided it is submitted to DCLG by 31st December.

5.2 As LDF work progresses the AMR will present an executive summary of the monitoring carried out on LDF policies. The AMR is an integral part of the new LDF process and is intended to bring to the Council's attention monitoring information that may indicate that certain planning policies may need revision, as well as providing assurance that implementation of other policies is 'on track'.

5.3 There are no staff resource implications in addition to those set out in para. 3.2. Any IT or data costs identified as LDF work progresses will, wherever possible, be supported from within existing provision (the approved LDF budget).

6.0 Conclusions

6.1 This report has outlined the scope and content of the Local Development Framework Annual Monitoring Report and identified issues relating to supporting the monitoring process. The attached AMR for 2006 shows what is emerging at present and proposed improvements to the monitoring system.

7.0 Recommendations

7.1 The Executive Board is recommended to approve the Local Development Framework Annual Monitoring Report 2006 for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development)(England) Regulations 2004.

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**LEEDS LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
DECEMBER 2006**

CONTENTS

	Page
1 Introduction	3
2 The Leeds Policy Context	5
3 The Local Development Scheme	7
4 Monitoring Information	9
5 Developing the Monitoring System	32
Appendix - DCLG Key Indicators	39

1 Introduction

1.0.1 This report is the second of an annual series of reports monitoring the Leeds Local Development Framework (LDF). It describes progress in starting work on the new LDF, presents monitoring data for the year from 1 April 2005 to 31 March 2006 and details ways in which the City Council's monitoring work is being developed. Annual Monitoring Reports (AMRs) will always report on events during the preceding Local Government Year and will be published at the end of December each year.

1.1 *Monitoring Context*

1.1.1 The Planning & Compulsory Purchase Act 2004 set the framework for the modernisation of planning in the UK as part of a "plan led" system. The Act and other supporting legislation place expectations on local authorities to plan for sustainable communities. As part of the new system, Local Development Frameworks and Regional Spatial Strategies (RSS) will replace the existing system of Unitary Development Plans and Regional Planning Guidance. At a local (Leeds MD) level the Local Development Framework will provide the spatial planning framework for the use of land within the city and a key mechanism to deliver the spatial objectives of the Community Strategy (Vision for Leeds).

1.1.2 A key task for the City Council under the new planning system is the preparation of a Local Development Scheme (LDS)¹. This sets out a three - year programme with milestones for the preparation of Local Development Documents - documents which together will comprise the Local Development Framework. The LDS and its work programme will be reviewed each year and the three - year programme will be rolled forward. Thus at any given time the LDF will consist of an integrated 'portfolio' of policy documents of different ages.

1.1.3 There is also a requirement to publish an annual report monitoring both progress on the Scheme and the performance of policies. The Regional Assembly (RA) is also required to produce an AMR and this includes coordinated information from the region's planning authorities. The RA's AMR is published at the end of February each year.

1.2 *The Annual Monitoring Report*

1.2.1 The Government has produced a guide on LDF monitoring². This covers monitoring in its widest context - monitoring implementation of the Local Development Scheme, Local Development Orders and Simplified Planning

¹ Leeds Local Development Scheme, June 2005 <http://www.leeds.gov.uk/> then Environment and Planning, then Planning, then Local Development Framework links

² Local Development Framework Monitoring: A Good Practice Guide, DCLG, March 2005, http://www.communities.gov.uk/pub/906/LocalDevelopmentFrameworkMonitoringAGoodPracticeGuide_id1143906.pdf

Zone schemes, which will also form part of that framework. Monitoring is becoming an increasingly important aspect of “evidence based” policy making. In the past, monitoring has been regarded as an ‘error-correcting’ mechanism to bring land use plans back on track by addressing negative feedback.

1.2.2 Within the current planning context it is noted that "Monitoring is essential to establish what is happening now, what may happen in the future and then compare these trends against existing policies and targets to determine what needs to be done. Monitoring helps to address questions like:

- are policies achieving their objectives and in particular are they delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions and objectives behind policies still relevant?
- are the targets being achieved?"

1.2.3 In addition "It represents a crucial feedback loop within the cyclical process of policy-making. ... In the context of the new planning system, with its focus on delivery of sustainable development and sustainable communities, monitoring takes on an added importance in providing a check on whether those aims are being achieved. ... The ability to produce various local development documents, as opposed to one local plan document, allows authorities to respond quickly to changing priorities for development in their areas. Monitoring will play a critical part in identifying these. That is why part of the test of soundness of a development plan document is whether there are clear mechanisms for implementation and monitoring.

1.2.4 "In view of the importance of monitoring, Section 35 of the Planning and Compulsory Purchase Act 2004 (“the Act”) requires every local planning authority to make an annual report to the Secretary of State containing information on the implementation of the local development scheme and the extent to which the policies set out in local development documents are being achieved. Further details of this requirement are set out in [Regulations]³. " Good Practice Guide paras. 1.1-1.3

1.2.5 The Department for Communities and Local Government (DCLG), formerly the Office of the Deputy Prime Minister (ODPM), acknowledge that the first AMRs will not be able to cover everything set out in the Guide. "If authorities experience difficulties meeting the requirements of the Act and Regulations in terms of their first annual monitoring reports, they will need to present as full as an analysis as possible whilst setting out clearly what the problems are and how they will be overcome in the next report in December 2006." Guide para.3.16

³ Town and Country Planning (Local Development) (England) Regulations 2004, Regulation 48, SI 2004 No. 2204 <http://www.opsi.gov.uk/si/si2004/20042204.htm>

1.2.6 The current document is the second AMR. It covers a transitional period between the UDP and LDF systems. It is limited in scope for two reasons:

- There are currently no LDF policies and the policy context monitored consists of the saved UDP policies. These policies are listed in the Local Development Scheme but not many are specifically monitored.
- While some monitoring has been undertaken over the last few years this has concentrated on certain key areas, principally relating to the major land demands for housing and employment. With available resources it has not been practical to put into place comprehensive monitoring of the wide range of UDP policies.

1.2.7 However, the Council's computing environment is undergoing considerable change. This has produced a new system for processing planning and Building Regulation applications (key sources of monitoring information) and enhanced Geographic Information System capabilities are being developed that should bear fruit in future years. It is intended to develop the Council's monitoring capability to take advantage of these improvements and in parallel with development of the first LDF policies. These developments are described in more detail in Section 5.

1.2.8 The remainder of this report covers:

2. **the Leeds policy context** - a summary of the broader planning framework within which policy monitoring will be done.
3. **the Local Development Scheme** - a review of progress against the milestones in the Scheme and suggested amendments.
4. **monitoring information** relating to 2005 / 6 concentrating, wherever possible, on the DCLG and Regional Assembly key indicators.
5. **future directions for monitoring** - a description of how it is proposed to develop the LDF monitoring capability within Leeds to best serve the new development plan system. Reference is also made to ongoing technical work that will underpin policy development and monitoring.
6. **key indicator data** - an appendix containing, for convenience, the indicator data required by DCLG and the Regional Assembly.

2 The Leeds Policy Context

2.1 *The Wider Region*

2.1.1 There is growing recognition that Yorkshire and Humberside's longer term economic prosperity and sustainable development is best achieved in working with a range of partners at a regional level. The concept of the "Leeds city-region" is therefore being developed, consisting of Leeds, Bradford, Calderdale, Kirklees, Wakefield, Barnsley, Craven, Harrogate, Selby and York. This idea is also emerging as part of the preparation of the new Regional Spatial Strategy, which identifies a series of 'sub' areas across the region, including the Leeds city-region.

2.1.2 The Leeds city-region has the potential to develop relatively quickly into a competitive city region, competing successfully with other European cities and contributing to improved economic performance. Stakeholders in the city region are now starting to recognise the advantages of closer co-operation in promoting transport improvements, higher education collaboration and in financial and professional services. Leeds needs to work collaboratively with other city regions, particularly Manchester, to ensure that the north of England realises its full potential.

2.2 The Vision for Leeds

2.2.1 In providing a framework to address the above issues and opportunities, the Vision for Leeds (Community Strategy)⁴, provides a vision for improving the social, economic and environmental well-being across the city. Following a period of extensive public involvement and engagement the 'Vision for Leeds 2004 – 2020' has been adopted, prepared by the Leeds Initiative - the Local Strategic Partnership for Leeds. The purpose of the Vision for Leeds is to guide the work of all the Leeds Initiative partners to make sure that the longer term aims for the city can be achieved.

2.2.2 The Vision has the following aims:

- Going up a league as a city
- Narrowing the gap between the most disadvantaged people and communities and the rest of the city
- Developing Leeds' role as the regional capital

2.3 The Leeds Unitary Development Plan

2.3.1 The City Council's Unitary Development Plan (UDP) was adopted 1 August 2001. Anticipating the need to prepare Local Development Frameworks and within the context of changes to national planning policy the City Council embarked upon an early and selective review of the Adopted UDP. Following public consultation and consideration of representations received, a UDP Review Public Inquiry was held between July 2004 and June 2005. The Inspector's Report into the Inquiry was subsequently received on 23 November 2005.

2.3.2 The Council considered the Inspector's report, including the Proposed Modifications resulting from his recommendations, in a series of meetings of the Development Plan Panel between December 2005 and February 2006. The Panel's recommendations were subsequently approved by the Executive Board on 17 February 2006.

2.3.3 The Proposed Modifications to the Plan were placed on deposit between 27 February 2006 and 10 April. Following this, the City Council concluded that the nature of the representations received did not give rise to the need for

⁴ <http://www.leeds.gov.uk/page.aspx?egmsIdentifier=1BA7EB05F491317080256E160039EDC8>

further modifications to be received or for a second Public Enquiry. The Plan was subsequently adopted at a full Council meeting on 19 July 2006.

3 The Local Development Scheme

3.0.1 As highlighted in the LDS, the priorities for action are intended to complement, support and take forward the city's identified strategic priorities. These include providing expression to the spatial planning aspects of the Community Strategy (Vision for Leeds II) and key objectives in relation to regeneration and renaissance issues. Within this context also, the LDS emphasises the need for the Development Plan system in Leeds to provide a continuity of planning policy whilst developing new policy approaches to deal with current and emerging issues. This is reflected in the schedule of UDP saved policies. In the preparation of the LDF, it was initially anticipated that adopted UDP policies would be saved for three years. A consequence of this a review the schedule of saved policies has been initiated, with a view to saving specific policies beyond the initial three year period – subject to the production timetable for Development Plan Documents. Consequently, the City Council intends to submit an updated LDS to the Secretary of State by 31 March 2006.

3.1 Reporting Period 1 April 2005 – 31 March 2006

3.1.1 Following preparation of the City Council's initial Local Development Scheme, a revised Scheme was agreed with the Secretary of State, which became formally operational from 1 June 2005. Progress against the milestones and work programme set out in this revised Scheme was subsequently reported as part of the December 2005 AMR. Whilst that AMR reported that LDS programme was moving forward positively (para. 3.5), it was noted that following further advice from the Government Office for Yorkshire & the Humber (GOYH) that it would be necessary to update the LDS for submission to the Secretary of State by 31 March 2006. This was necessary in order to adjust production timetables for a number of Local Development Documents to:

- make them more deliverable to reflect the need to complete further work and consultation on initial Area Action Plan Options and
- to take into account the slippage in the production of the draft Regional Spatial Strategy and the knock on implications for the preparation of the Core Strategy.

Adjustments were also necessary to the production timetable for outstanding SPDs, to take into account resourcing and capacity issues.

3.1.2 Within this context, an updated LDS was considered by the City Council's Development Plan Panel and Executive Board and subsequently resubmitted to the Secretary of State in March 2006.

3.1.3 A major Development Planning commitment during this reporting period has been the progression of the UDP Review process, whilst working in parallel

to work on a range of Local Development Documents. The UDP Review Public Inquiry formally closed in June 2005 and following receipt and analysis of the Inspectors Report of November 2005, UDP Review Modifications were published for formal public consultation (27 February – 10 April 2006). The Plan was subsequently adopted at a full Council meeting on 19 July 2006 (re. 2.3.3).

- 3.1.4 Several strands of work are underway to take the LDS programme forward. Progress during the current reporting period can be summarised as follows.
- 3.1.5 Consistent with the LDS milestones a draft **Statement of Community Involvement** has been prepared following early engagement work during June / July 2005 and was subject to formal 6 week consultation from 7 November – 16 December 2005. A further revised draft SCI was prepared for submission to the Secretary of State (April 2006).
- 3.1.6 Following extensive pre-production work, initial issues and options reports have been prepared for consultation and engagement for the **City Centre, Aire Valley Leeds, and East & South East Leeds (EASEL) Area Action Plans**. Within this context a programme of consultation events for each AAP has been prepared and ongoing delivery of these has taken place within the reporting period, with further Regulation 25 consultation work scheduled to continue after 31 March 2006.
- 3.1.7 With regard to the **West Leeds Gateway Area Action Plan**, pre-production work on an emerging regeneration framework (commissioned by Area Management, Neighbourhoods & Housing Dept.) has continued, with a view to undertake Regulation 25 consultation in Autumn 2006.
- 3.1.8 Preproduction work has been completed or is underway across Supplementary Planning Documents identified in the LDS programme although there has been slippage in some areas due to technical and resourcing issues. The **Eastgate and Harewood Quarter SPD** was been adopted by the City Council following approval by Executive Board in October 2005. The **Biodiversity & Waterfront Development and City Centre Public Realm Contributions SPDs** were prepared and were subject to formal consultation 26 January – 9 March 2006. A draft **“Designing for Community Safety – A Residential Guide” SPD** has also been prepared (for consultation in May 2006) and a draft **Advertising Design Guide** for consultation in summer 2006. Technical work is under way in the preparation of the **Householder Design Guide, Highways Design Guide** and **Public Transport Improvements – Developer Contributions SPDs**.
- 3.1.9 Associated with the preparation of Local Development Documents has been the continued development of the Sustainability Appraisal methodology to support the preparation of the various planning documents through the different production stages.
- 3.1.10 In the continued development of the LDF evidence base, a Leeds Employment Land Review has been undertaken and was completed in March 2006. Work is also underway to commission two key pieces of work

(post March 2006). These are a district wide Strategic Flood Risk Assessment and a Housing Market Assessment.

3.1.11 In setting a context for the Leeds LDF, work has continued to seek to influence the scope and content of the emerging Regional Spatial Strategy (RSS), as a basis to manage and anticipate the policy implications for Leeds. Within this context, the City Council made formal representations to the draft RSS (published for consultation in December 2005) and will continue to participate in the development of the RSS including participation in the Examination in Public which took place in September and October 2006.

3.2 Reporting Period 1 April 2006 – 31 March 2007

3.2.1 Looking ahead to the next AMR reporting period (1 April 2006 – 31 March 2007) are a number of challenges and opportunities for the Leeds LDF. These include:

- The need to conclude the UDP Review process to final Adoption,
- The need to continue to 'bed down' the new LDF in terms of both the City Council and wider stakeholders in order to gain greater familiarity with the operation of the new system,
- To continue to work closely with the Government Office for Yorkshire & the Humber (GOYH) to take the LDF process forward in Leeds,
- The need to continue to integrate Development Plan and regeneration work, where appropriate and where this adds value,
- The need to progress Area Action Plans through the Preferred Options stages and initial 'issues and options' for the Core Strategy,
- To continue to progress the programme of Supplementary Planning Documents,
- To continue to participate in the preparation of the Regional Spatial Strategy, including the scheduled Examination in Public,
- To continue to project and project manage resources to deliver the LDS work programme and evidence base,
- To continue to develop the systems and processes to support the LDF and the monitoring requirements of the AMR,
- To continue to monitor progress against milestones and to adjustments where appropriate.

4 Monitoring Information

4.0.1 This section sets out information available from what is being monitored currently. This year's AMR concentrates on material required by DCLG and the Regional Assembly. Although some of it is discussed in this part of the report for convenience the required information is also grouped in the Appendix. For many of these topics / indicators either no information or

incomplete counts exist. The monitoring work programme over the next year or so will have to address this.

- 4.0.2 This part of the AMR will be expanded each year as LDF policies and their related monitoring sources are developed. It is intended that the monitoring range will be expanded to include matters of local interest reflected in LDF policies. There are, however, three concerns that affect the way in which this monitor will develop.
- 4.0.3 Firstly, the usability of data on any particular topic sent to the Regional Assembly and DCLG depends a lot on whether or not all authorities make returns or whether returns are made using consistent definitions. This is proving difficult at present and it may take some years for practices to converge.
- 4.0.4 Secondly, the Good Practice Guide points out that there can be adverse effects from supporting too many indicators, often leading to information overload and confusion. The Guide recommends that initial monitoring frameworks should have a maximum of 50 indicators. The combined requirement of the Regional Assembly and DCLG this year is 39 indicators and other items of information. During development of the LDF the number and range of indicators will have to be closely watched although an arbitrary limit of 50 will not be used.
- 4.0.5 Thirdly, it is felt that some of the national indicators are not as well framed as they might be. While it is the intention to try to produce information for each of these indicators the issue of redrafting a few of them will be taken up at regional and national level. The nature of policy development and monitoring requirements is dynamic and, therefore, DCLG will update their guidance on a regular basis. The first update was published in October 2005.⁵ This included definitional changes to indicators in the Business Development, Transport and Local Services categories.
- 4.0.6 Topics covered in this AMR include:
- housebuilding performance
 - the supply of employment land
 - the monitoring of changes in retail, office and leisure developments in Leeds as a whole and in the City Centre and town centres, together with vacancy rates
 - transport - measuring the accessibility of new residential developments to a range of facilities and the level of compliance with car parking standards in non-residential developments
 - various aspects of green space provision

5

http://www.DCLG.gov.uk/stellent/groups/DCLG_planning/documents/page/DCLG_plan_609973.pdf

- various matters relating to mineral aggregate production, waste management and other environmental concerns

4.0.7 There are other documents that include information which helps monitor the development of Leeds, chiefly the City Centre Audit⁶, the Leeds Economy Handbook⁷ and the Local Transport Plan⁸. The relationship of these to the LDF monitoring effort will evolve and be tightened as work on the LDF develops. Different production objectives mean that it is not practical to incorporate them entirely into the AMR. To do so would also make the AMR unwieldy and less focused. In future years it will prove useful to partially merge or cross-link these reports.

4.1 Housing Trajectory

4.1.1 The core housing indicators are summarised in the Appendix.

4.1.2 The housing requirement for Leeds is set in the Regional Spatial Strategy (RSS) for Yorkshire & the Humber. RSS currently requires the completion of 1930 dwellings a year in Leeds over the period 1998-2016. This is a gross figure, which includes an allowance for the replacement of an unspecified number of dwellings assumed to be cleared. As such, it is not directly comparable with the net housing figures reported here, although it clearly overstates the net housebuilding performance required.

4.1.3 Draft proposals to review RSS were published in December 2005 and were subject to Public Examination in September 2006. The review proposes a net housing target of 2260 dwellings a year in Leeds over the period 2004-16. Although not yet policy and subject to change, this target is also used here to assess performance.

4.1.4 Over the last 5 years, output has exceeded the current RSS requirement by 49% gross and 30% net, and in 2005-6 these surpluses rose to 91% and 78% respectively. The draft RSS Review net housing target has also been surpassed, by 11% over the last 5 years and by 52% in 2005-6.

4.1.5 This over supply is the result partly of a boom in planning consents following the revision of PPG3 in March 2000. This introduced a virtual presumption in favour of housing development on most brownfield sites and has brought sites onto the local housing land market in unprecedented quantities. Combined with strong demand and a concentration on the bulk development of flats, this has led to substantial increases in output.

4.1.6 Future housebuilding will be managed initially in the context of the Unitary Development Plan Review, adopted in August 2006. This Plan proposes to meet housing requirements for as long as possible from brownfield windfall sites brought forward by developers, together with a package of allocations

⁶ <http://www.leeds.gov.uk/> then Business, then Town centre management links

⁷ <http://www.leeds.gov.uk/> then Business, then Business support and advice, then Local economy – reports and forecasts links

⁸ <http://www.wyltp.com/> West Yorkshire Local Transport Plan 2: - 2006 - 2011

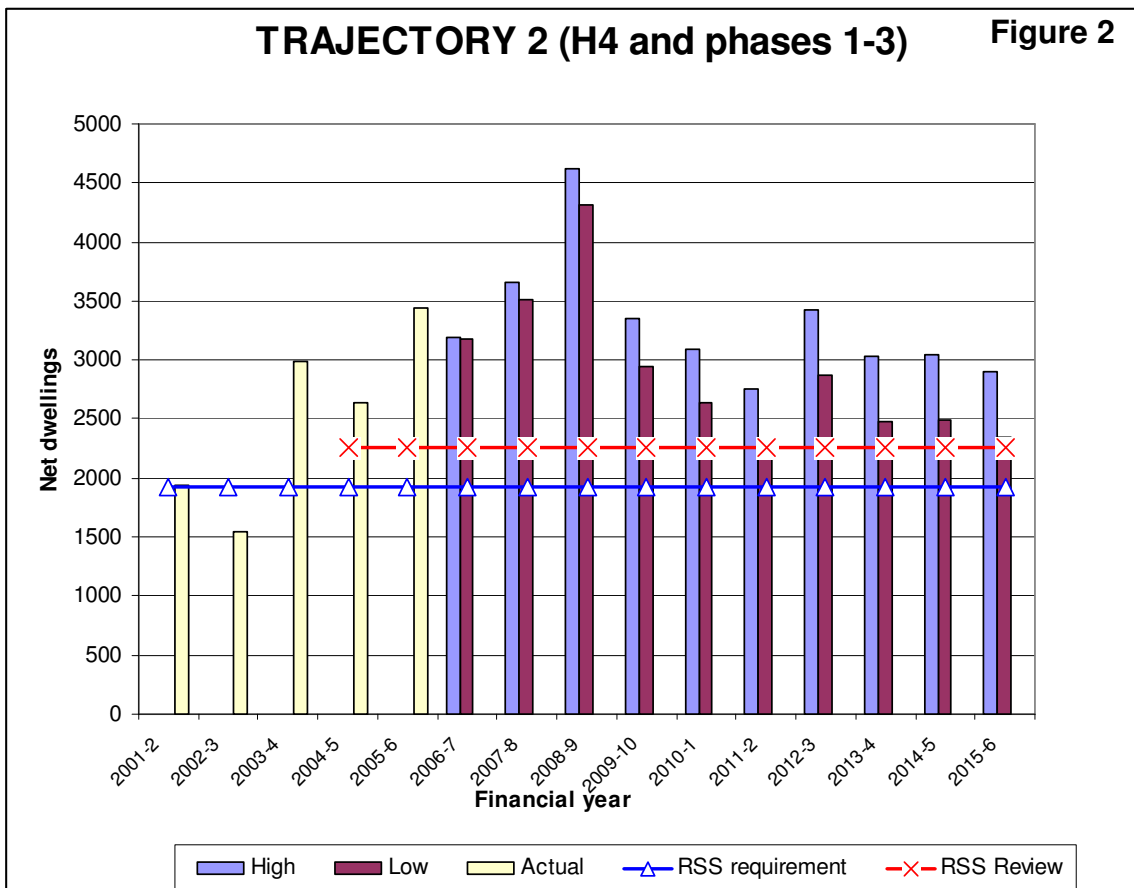
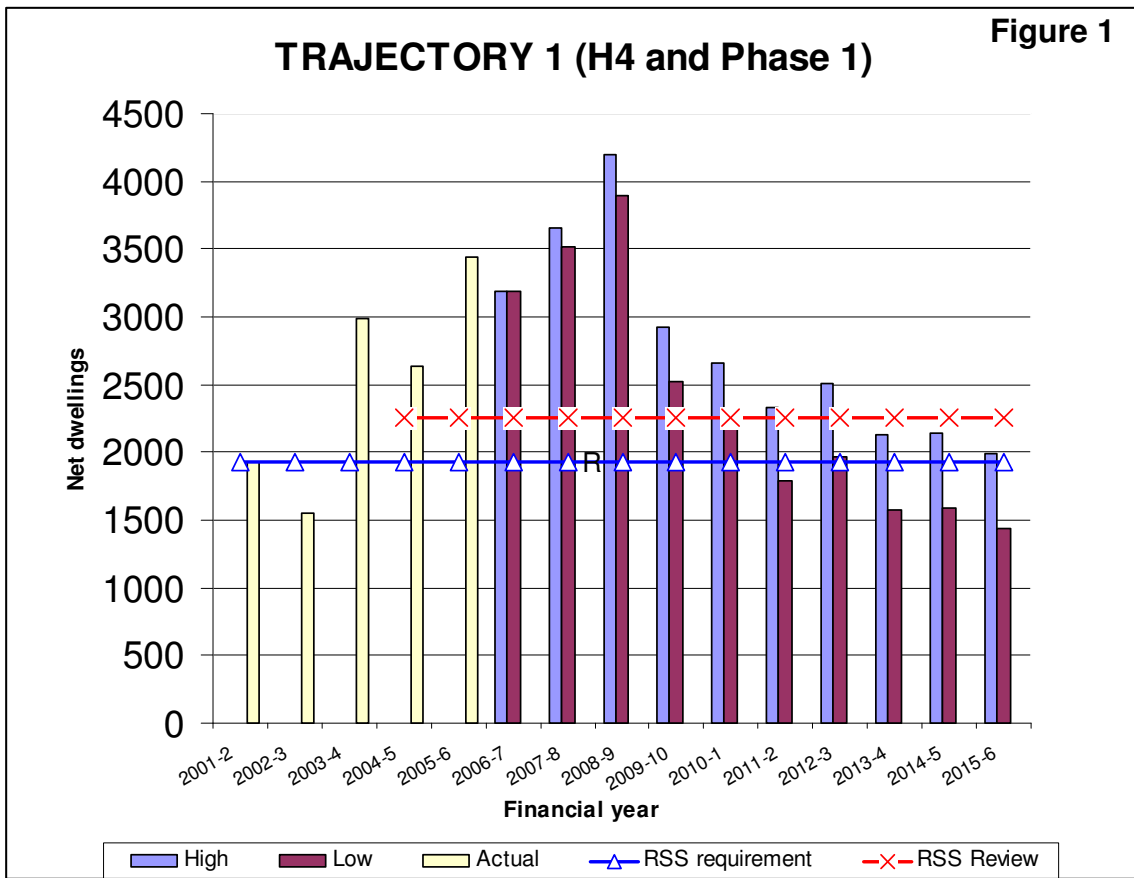
identified for release in the first phase of the plan. Further allocations (phases 2 and 3) are held in reserve for release if and when the supply from other sources becomes deficient. The actual dates of release of these phases will be determined by criteria defined in the plan, and cannot at present be predicted.

- 4.1.7 This uncertainty makes it difficult to construct a housing trajectory, as this requires events to be given precise timings. This difficulty has been dealt with by preparing two trajectories, one assuming that housebuilding is determined by windfall and phase 1 allocations alone, and the second assuming additionally that phase 2 allocations are released in 2008-12 and phase 3 allocations in 2012-16. These release dates are arbitrary assumptions, but show the maximum output possible under present policies.
- 4.1.8 Both trajectories also assume that windfall will continue at levels related to past trends. A range of windfall output is assumed, the upper limit based on continuation of the higher windfall rates since mid 2000, and the lower on the long-term average since 1991. More details about these and other assumptions are given in the Housing Land Monitor for 31 March 2006. Both trajectories also assume that clearance will continue at the average annual rate for the 5 years 2001 - 6.
- 4.1.9 Trajectory 1 (Figure 1) suggests that windfall and phase 1 allocations could be sufficient to meet the existing RSS requirement (1930 pa) until about 2012 - 3, but might start to fall short of the Review figure (2260 p.a.) a couple of years earlier. However, it is also clear that there is potential for considerable over supply in the first 3 years of the trajectory period. Were this to materialise, the effect would be to reduce the residual requirement (indicator 2a(v) below). The role of "residual arithmetic" in current housing land policy is unclear, but if applied, its effect in Leeds would probably be to enhance the adequacy of the projected land supply in later years.
- 4.1.10 Trajectory 2 (Figure 2) indicates that with the addition of phase 2 allocations from 2008 and phase 3 from 2012, there should be sufficient land to meet both existing and Review RSS requirements right down to 2016. There is potential for large surpluses in the early years, and significant over provision thereafter. It should be emphasised that this trajectory is unlikely to happen, because Trajectory 1 shows that phases 2 and 3 will probably not be needed before 2010-1 at the earliest - but it does serve to underline the probable security of supply throughout the trajectory period.
- 4.1.11 As already indicated, past over performance against planned provision means that the residual requirement is substantially reduced. Taking into account past output, the RSS requirement has fallen by 29% from 1930 to 1378 dwellings a year, and even the higher draft RSS Review requirement has already been cut by 7% from 2260 to 2105 units a year. Although defined as a core indicator, it is not clear what role these residual figures have in the future management of the land supply.
- 4.1.12 The proportions of housebuilding on previously developed (brownfield) land have risen further, the 5 year average being up from 84% in 2000 - 5 to 89% in 2001 - 6. Last year 96% of completions were on brownfield sites.

The Council attaches considerable importance to maintaining these high rates of brownfield development, and expects them to continue certainly in the short to medium term.

- 4.1.13 Housing density also continues to rise. 82% of dwellings on sites completed in the last 5 years were at densities in excess of 30 to the hectare, while in 2005 - 6 this proportion rose to 97%. The average density achieved in the last 5 years (not actually a core indicator) was 53 per hectare, and in 2005 - 6, 122 per hectare. These averages are above the indicative ranges advised in PPG3 and are testimony to the efficient and economical use of land in Leeds at present. They are closely related to the preponderance of brownfield development, which stimulates the release of small sites particularly suited to high density flat development, but also reflect strong market demand.
- 4.1.14 Additions to the stock of affordable housing remain at relatively low levels, mainly due to the fact that the indicator takes no account of losses of existing affordable housing through Right-to-Buy sales and demolition. These losses dwarf the recorded gains. In 2005-6, for example, 1191 Council houses were sold, and a further 231 vacated prior to demolition. Numbers of affordable units secured through planning powers have increased, particularly since a revised annex to the SPG was published in July 2005⁹. The SPG will be reviewed as necessary in the light of a Housing Market Assessment currently being undertaken.

⁹ The policy is set out in Supplementary Planning Guidance (SPG) No.3 'Affordable Housing Policy Guidance Note' (Feb 2003) and 'Affordable Housing Policy Guidance Note Annex' (July 2005).



4.2 The Supply of Employment Land

Development Levels

- 4.2.1 As in 2004/05, the land taken up in completions of office and industrial schemes has been slightly lower than the previous year (17.9 ha in 2005 / 06 vs 19.2 ha.). This reflects the lower levels of starts in 2004 compared to the recent peak year of 2001 and above-average take-up in 2002 and 2003. In 2005 / 06 the amount of land on which a start has been made is well above the long-run average (34 ha vs 25 ha) and this should mean that the completion levels in 2006 / 07 will show a reversal of the past two years and will reflect a familiar cyclical pattern.
- 4.2.2 In terms of floorspace, however, completions during 2005 / 06 were significantly higher than the previous year. Almost 98,000 m² (1.054 m ft²) of employment floorspace was completed, a rise of 50% overall. Put simply, more floorspace has been produced from a smaller land take.
- 4.2.3 The sectoral pattern of developments this year shows a sharp contrast compared to last. In terms of land, office schemes accounted for 35% of development, whereas offices comprised 61% of the employment floorspace developed. Compared with 2004 / 05, office completions rose to 59,390 m² in the year, a 130% increase.

This rise is accounted for to a large extent by the completion of several large city-centre schemes including

- No. 3 Leeds City Office Park (7440 m² gross)
- No. 2 Wellington Place (14,630 m² gross)
- No. 2 City Walk (5,950, m² gross)
- “Lateral”, adjacent to City Walk (8,800 m² gross)

In all, city-centre office schemes totalled 41,900 m² on 2.5 ha.

Outside the city centre, lower density schemes predominated with a significant concentration at J46 of M1, where further phases of business park development occurred at Thorpe Park, Temple Point and Colton Mill. Out of centre schemes amounted to 17,490 m² on 3.8 ha.

- 4.2.4 Industrial completions were lower compared with last year (18,950 vs 30,745 m², but warehousing schemes showed a large proportionate rise (15,890 m² vs 4850 m²). Despite these variations, the overall level of B2 / B8 completions remained about the same at approximately 35,000 m².

LDF Core Indicator 1a: Land developed for employment by type								
Apr05 - Mar06							2004/05	
	Under 1000 m ²		1000 m ² & over		Total		Total	
Development Type	Area (ha.)	Floorspace (m ²)	Area (ha.)	Floorspace (m ²)	Area (ha.)	Floorspace (m ²)	Area (ha.)	Floorspace (m ²)
B1 Office	0.28	2780	5.992	56610	6.272	59390	8.02	26090
B1 Other			1.25	3660	1.25	3660	1.36	3680
B2 Industrial			3.604	18950	3.604	18950	8.581	30745
B8 Warehousing			6.74	15890	6.74	15890	1.213	4850
Total	0.28	2780	17.586	95110	17.866	97890	19.174	65365

Note: Extensions not included

Table 1

Regeneration Areas

4.2.5 Developments in Regeneration Areas (RAs) during 2005 / 06 were of an equivalent level to 2004 / 05 at about 25,000 m² in both years, with very similar scales of land-take (7.2 ha vs 7.7 ha). As last year, RAs attracted a bigger proportion of B2 / B8 schemes than other areas but no significant office completion was recorded in 2005 / 06 within a RA. However, within the first half of 2006 / 07 there has been the completion of Phase 2 of Leeds Valley Park, at Stourton, which lies within the Aire Valley Leeds RA.

Development on Previously Developed Land

LDF Core Indicator 1b: Land developed for employment by type in Regeneration Areas						
Apr05 - Mar06						
	Regeneration Areas				Total	
	In		Out			
Development Type	ha. Developed	m ² complete	ha. Developed	m ² complete	ha. Developed	m ² complete
B1 Office			6.27	59390	6.27	59390
B1 Other	1.25	3660			1.25	3660
B2 Industrial	1.94	14050	1.66	4900	3.60	18950
B8 Warehousing	4.01	7260	2.73	8630	6.74	15890
Total	7.20	24970	10.67	72920	17.87	97890
<i>2004/05</i>	<i>7.72</i>	<i>25420</i>	<i>11.45</i>	<i>39945</i>	<i>19.17</i>	<i>65365</i>

Regeneration Areas: as defined in the UDP Review

Table 2

4.2.6 Although completion levels are smaller this year, the proportion of the land take on Previously Developed Land (PDL) in 2005 / 06 rose slightly compared with 2004 / 05 (77.4% vs 75.7%). In terms of floorspace, however, the concentration of city centre office schemes has resulted in a sharp rise (85% vs 69%) in the percentage of floorspace completed on PDL. This was despite some significant greenfield developments at Thorpe Park, Temple Point and Colton Mill noted previously.

4.2.7 Unlike housing development, there is no target for the proportion of employment schemes that should be on PDL. Nevertheless there is a policy preference to use PDL before greenfield land. As recorded in Indicator 1c, 77% of employment development was on PDL and so the city's performance would appear to be consistent with such a policy ambition.

LDF Core Indicator 1c: Land developed for employment by type Analysis by Previously Developed Land (PDL)								
Apr05 - Mar06								
Development Type	PDL		Not PDL		Total Land		Total Floorsp	
	Area (ha)	Floorspace m ²	Area (ha)	Floorspace m ²	Area (ha)	% PDL	m ²	% PDL
B1 Office	4.3	52120	1.972	7270	6.272	68.6	59390	87.8
B1 Other	1.25	3660			1.25	100.0	3660	100.0
B2 Industrial	3.604	18950			3.604	100.0	18950	100.0
B8 Warehousing	4.67	8840	2.07	7050	6.74	69.3	15890	55.6
Total	13.824	83570	4.042	14320	17.866	77.4	97890	85.4
2004/05	14.514	45105	4.66	20260	19.174	75.7	65365	69.0

Table 3

4.2.8 The allocated supply which is still available for employment uses amounts to about 635 ha. Over the course of the UDP plan period, take-up of this supply has been restricted, owing in large measure to infrastructure constraints in the Aire Valley area, notably the delayed East Leeds Link to J45 of M1. But, following the announcement in Dec 2005 that the link road would go ahead, approximately 200 ha. of allocated and other sites have been released. Construction of the link road is expected to start in Nov 2006 and completion is scheduled for Oct/Nov 2008.

4.2.9 As a result of this, three major sites have gained outline consents in April and May 2006:

- AMEC's proposal for an employment park of 143,500 m² on 49.1 ha. with a supporting 120 bed hotel, crèche (700 m²) and retail uses (700

m²). Within the employment uses, class B1 is subject to a maximum floorspace limit of 43,050 m².

- Bell Wood Developments' twin proposals for 152,500 m² of B2 / B8 floorspace on 55.2 ha or for 275,000 m² of B8 floorspace on 90 ha. The latter proposal involves the release of part of the existing filter beds at Knostrop WWTW.
- Skelton Business Park, adjacent J45/M1: here outline consent on 65 ha. has been secured for 102,190 m² of B1 floorspace, plus a 200 bedroom hotel and 5000 m² of ancillary retail and leisure uses.

It is anticipated that early phases of all these proposals will be ready for the opening of the link road in late 2008. These schemes comprise the largest series of land releases in the city in the last thirty years and are acknowledged to have regional significance.

4.2.10 For allocated land, the amounts that are Previously Developed ("brownfield") and greenfield are broadly balanced at 334 ha vs 301 ha, but the greenfield supply is more concentrated upon providing for the B1 office sector rather than the B2 / B8 industrial sectors. This reflects the objectives of the UDP in providing market opportunities for sites for high quality peripheral office parks. In contrast the provision for B2 / B8 sectors is dominated by PDL sites, particularly the site of the former Skelton Grange Power Station and the land adjacent to the filter beds at Knostrop, which account for almost 150 ha.

4.2.11 The higher-than-average levels of starts of development seen in 2004 / 05 and especially in 2005 / 06 has begun to have an impact on the amount of allocated land available. About 47 ha. of allocated land were taken out of supply since March 2005 for employment and non-employment purposes and also by the "trimming" of allocation boundaries as sites became more precisely defined by planning permissions, infrastructure provision and partial development.

LDF Core Indicator: 1d Allocated Employment Land Supply by Type Analysis by Previously Developed Land (PDL)									
31-Mar-06	PDL			Not PDL			Total Land		
Type	ha.	% (2004/05)	No. sites	ha.	% (2004/05)	No. sites	ha.	% (2004/05)	No. sites
B1 Office	30.8	9.2 (8.3)	13	136.36	45.3 (52.7)	13	167.16	26.3 (29.3)	26
B1 Other	18.48	5.5 (5.5)	7	65.83	21.9 (15.8)	9	84.31	13.3 (10.4)	16
B2 & related	262.92	78.7 (79.6)	44	92.57	30.8 (29.4)	21	355.49	56.0 (55.8)	65
B8 & related	21.71	6.5 (6.7)	10	6.02	2.0 (2.1)	5	27.73	4.4 (4.5)	15
Total	333.91	100.0	74	300.78	100.0	48	634.69	100.0	122
<i>2004/05</i>	<i>359.1</i>		<i>80</i>	<i>322.5</i>		<i>55</i>	<i>681.6</i>		<i>135</i>

Table 4

LDF Core Indicator 1d: Allocated Employment Land Supply by Type and Size						
31 Mar 06						
Type	Under 0.4 ha		0.4 ha & over		ha.	No. sites
	ha.	No. sites	ha.	No. sites		
B1 Office	0.42	2	166.74	24	167.16	26
B1 Other	0.08	1	84.23	15	84.31	16
B2 & Related	1.82	9	353.67	56	355.49	65
B8 & Related	0.12	1	27.61	14	27.73	15
Grand Total	2.44	13	632.25	109	634.69	122

Table 5

4.2.12 As might be expected, windfall supply is almost entirely on Previously Developed Land - 92% at March 2006 – and shows a preponderance of small sites. Sites with office consents are more prominent this year, representing 50% of the windfall supply. However, this is a variable source of supply and its type, location and timing are uncertain. It provides a bonus rather than a supply that can be set against known sectors of demand.

LDF Core Indicator: 1d Windfall Employment Land Supply by Type Analysis by Previously Developed Land (PDL)									
31 Mar 06									
Type	PDL			Not PDL			Total Land		
	ha.	%	No. sites	ha.	%	No. sites	ha.	%	No. sites
B1 Office	44.25	49.3	76	4.54	61.5	4	48.79	50.3	80
B1 Other	5.76	6.4	12	1.848	25.0	2	7.608	7.8	14
B2 & related	7.704	8.6	14	1	13.5	1	8.704	9.0	15
B8 & related	31.978	35.7	11		0.0		31.978	32.9	11
Grand Total	89.692	100.0	113	7.388	100.0	7	97.08	100.0	120

Table 6

LDF Core Indicator 1d: Windfall Employment Land Supply by Type and Size						
31 Mar 06						
Type	Under 0.4 ha		0.4 ha & over		ha.	No. sites
	ha.	No. sites	ha.	No. sites		
B1 Office	1.77	9	5.84	5	7.61	14
B1 Other	0.90	6	7.80	9	8.70	15
B2 & Related	7.83	47	40.96	33	48.79	80
B8 & Related	1.90	8	30.08	3	31.98	11
Grand Total	12.40	70	84.68	50	97.08	120

Table 7

Loss of Employment Land to Non-Employment Uses

4.2.13 Table 8 sets out details of the loss of employment land to non-employment uses (Key Indicator 1e). There has been a slightly lower level of gross loss this year compared to last (12.7 ha vs 16.1 ha). This, coupled with more gains of employment land from green-field and previously-developed sites than last year, has resulted in a net gain of employment land across the city of roughly equal size to last year's loss (6.4 ha vs 5.3 ha).

4.2.14 A point made in last year's AMR is that Indicator 1e is a new monitoring instrument for which there is no historical series against which to judge "normal" fluctuations. It is possible that it will show an erratic path year-to-

year. Of greater interest in the short term are the gross losses and gains and the different geographical patterns they make.

4.2.15 Gains this year on green-field sites have featured new phases of peripheral Key Business Parks at Thorpe Park, Temple Point and Airport West, with the emphasis on office space. In contrast, losses have tended to feature small sites distributed broadly equally between the outer settlements, the outer suburbs and the inner core of the city.

4.2.16 It was reported in last year's Monitor that the Council's concern over the loss of employment land to housing had prompted some proposals to amend UDP Policy E7 – a saved policy in the LDF. However, the UDP Review Inspector did not accept the Council's proposals and this resulted in a modification that weakened Policy E7 in cases where housing is proposed on employment land.

4.2.17 So far, it is too soon to see the impact of this change to Policy E7, but in the past two years the Council has been successful in preventing the proposed loss of two allocated employment sites in Morley. It would appear that allocations can be protected where the Council can show clearly that their loss would undermine economic development or regeneration factors in local areas.

LDF Core Indicator: 1e Loss of Employment Land to non-employment uses, in Leeds MD and Regeneration Areas (1) 2005 - 2006				
Apr05 - Mar06				
	Leeds MD		Of which: Regen Areas	
Loss to	ha	No. sites	ha	No. sites
Housing	11.66	41	2.09	4
Retail / other commercial	.66	2	.17	1
Other	.39	1	.39	1
Total Loss 2005 / 06	12.71	44	2.65	6
<i>2004 - 05</i>	<i>16.06</i>	<i>47</i>	<i>3.10</i>	<i>5</i>
Gain from	ha	No. sites	ha	No. sites
Greenfield Sites	13.64	13	0	0
PDL not in employment use (2)	5.45	15	1.95	2
Total Gain 2005 / 06	19.09	28	1.95	2
<i>2004 / 05</i>	<i>10.72</i>	<i>14</i>	<i>4.31</i>	<i>1</i>
Net Loss (Gain) 2005 / 06	(6.38)		0.7	

Note: Losses / Gains are based on start of development

Table 8

(1) *Regeneration Areas: as defined in the UDP Review*

(2) *Employment Land re-used for employment purposes: 14.6 ha on 14 sites of which 5.0 ha in Regen Areas*

4.2.18 However, in cases where employment sites are unallocated it is much more difficult to prevent their loss to residential use. The losses to housing recorded in Indicator 1e are almost entirely on unallocated sites. These are mainly small sites where it is extremely difficult to show that the loss of the individual sites would undermine local economic strategies.

4.2.19 In his report, the UDP Review Inspector commented that he was not convinced that the losses of employment land to housing were yet a matter for concern and did not consider that the scale of loss justified the changes proposed to Policy E7. The Inspector's view raises an important issue about indicator 1e. The small annual incremental changes of the kind observed so far using this indicator will need to be seen in the light of their cumulative patterns. In future editions of the AMR, the presentation of this indicator will be supplemented by material on cumulative change and its geographical expression.

4.3 Retail, Office & Leisure Developments

- 4.3.1 DCLG Core Output Indicators 4a (amount of completed retail, office and leisure - Use Classes A1, B1a and A2 and D2 respectively in the Use Classes Order as amended^{10, 11}) and 4b (percentage of completed retail, office and leisure development respectively in town centres and out of town centres) can not be met for the time period of the current AMR. Retail floorspace data has been collected for prior time periods (June 1998 - December 2002). In the case of leisure, floorspace data has never been collected for the whole district. Office (Class B1a) has been collected. It is intended that retail and leisure data will be available in future and the need to collect these data is being taken into account as a priority during a review of monitoring arrangements (Section 5.1).
- 4.3.2 The introduction of a new planning and Building Regulation application processing system has provided an opportunity to collect floorspace data in a more systematic and regular basis, subject to resources being available. The issue of resources is discussed in para 5.2.11
- 4.3.3 The Yorkshire & Humber Assembly had previously suggested potential alternative data sources for floorspace other than development control records, to include the Valuation Office Agency (VOA) and Goad Plans from Experian Ltd. The suitability of these sources is still under consideration. Closer working relationships with the VOA, a known source of floorspace data, could possibly lead to more floorspace data being made available locally. In Leeds further work is being undertaken with the VOA to develop the potential for using Non-Domestic Rate data to provide information on vacancies. Nationally the DCLG already use VOA floorspace data as a major component in their definition of Areas of Town Centre Activity.
- 4.3.4 Town Centre survey work was undertaken in the second half of 2006. This should give an up-to-date source of vacancy levels in the 28 Town and District Centres in Leeds. This is an important source of the performance and vitality of centres and will also provide an up-to-date picture of the types of uses present in these centres.
- 4.3.5 Vacancy rate is a coarse measure of how well a centre is considered to be performing. There is a wide variation in vacancy rates, measured as a percentage of the number of shop units, across the city from 0-30%. In general terms the highest vacancy rates tend to coincide with those centres that are not performing well and have major issues concerning vitality and viability. It is noticeable that the City Centre is in the mid teens in terms of vacant number of shops, and has been for the last few years, a higher level of vacancy than would be expected of a city centre that is considered to be an attractive shopping destination. A number of major redevelopment schemes at Trinity Quarter and Albion Street have contributed to the high

¹⁰ http://www.opsi.gov.uk/si/si1987/Uksi_19870764_en_2.htm

¹¹ <http://www.planningportal.gov.uk/england/professionals/en/1111424875869.html>

level of vacancies in the city centre pending future developments. However overall there is still a relatively high vacancy rate.

- 4.3.6 There are definitional issues that need to be discussed further with DCLG and the Regional Assembly. These involve the classification of floorspace and ways in which it is measured. No progress has been made during the last year but recent strengthening of monitoring resources at the Regional Assembly will present the opportunity to work towards regional agreement on a consistent measure.

4.4 Transport

Accessibility

- 4.4.1 Two key indicators relate to transport issues - accessibility of new homes to various facilities and the level of compliance with non-residential car parking standards.
- 4.4.2 The accessibility measure, "percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre" is not currently monitored. It is an ambiguously worded indicator. As drafted it is not clear whether it refers to six separate indicators of accessibility or whether, to meet it, development has to be within 30 minutes public transport time of all six sub-indicators. No work has yet been done on using this measure in development plan terms.
- 4.4.3 Some work on accessibility is done within the ambit of the West Yorkshire Local Transport Plan (LTP). This uses Department for Transport (DfT) core accessibility indicators for residents of Leeds District. The indicators were calculated using public transport data for autumn 2004 and Population Census data from 2001.

Access to further education

85.4% and 99.9% of 16 – 19 year olds are within 30 and 60 minutes of a further education establishment by public transport.

Access to work

98.9% and 99.9% of people of working age are within 20 and 40 minutes of an employment centre by public transport.

99.6% and 99.9% of people in receipt of Jobseekers allowance are within 20 and 40 minutes of an employment centre by public transport.

Access to hospitals

87.1% and 99.9% of all households are within 30 and 60 minutes of a hospital by public transport.

92.2% and 99.9% of households without a car are within 30 and 60 minutes of a hospital by public transport.

Access to GPs

97.6% and 99.8% of all households are within 15 and 30 minutes of a GP by public transport.

99.1% and 99.9% of households without a car are within 15 and 30 minutes of a GP by public transport.

Access to primary schools

99.5% and 99.9% of all 5 - 11 year olds are within 15 and 30 minutes of the nearest primary school by public transport.

Access to secondary schools

95.9% and 99.8% of all 12 – 17 year olds are within 20 and 40 minutes of the nearest secondary school by public transport.

- 4.4.4 The bulk of Leeds is heavily urbanised and it has a dense public transport network. Consequently, at current service levels a very high proportion of the population falls within the 30 minute accessibility standard in the Key Indicator. For example, according to the figures set out above 99.9% of 5 -11 year olds live within 30 minutes of the nearest primary school. Even if this measure is tightened to 15 minutes most of the District, and 99.5% of pupils, are covered.
- 4.4.5 As LDF policies are developed different local accessibility standards will be considered more appropriate to support local aspirations such as those contained in the Vision for Leeds. Accessibility to a range of facilities is one of the objectives in the Sustainability Appraisal framework against which every LDF policy option is assessed. Considerable work will be needed to develop ways of measuring accessibility and this is covered further at paras. 5.2.8 – 5.2.10

Parking

- 4.4.6 The parking standard indicator "percentage of completed non-residential development complying with car-parking standards set out in the local development framework (in the Regional Transport Strategy for the Regional Assembly)" is not measured. It is considered that the majority of developments comply with the standards and only in special circumstances are the guidelines exceeded. Due to the large number of applications and the very infrequent proposed over-provision it is felt inappropriate to devote further resources to this issue.

4.5 Green Space

- 4.5.1 One of DCLG's Core Indicators is the "percentage of eligible open spaces managed to green flag award standard" (Indicator 4c) related to total open space. This is defined as 'all accessible open space, whether public or privately owned'.

- 4.5.2 The City Council's Parks and Countryside Division (Department of Learning & Leisure) manage around 150 sites that would be eligible for Green Flag assessment. There is a programme in place to assess about 50 of these sites a year. An assessment of 46 sites was conducted in 2005 against the Green Flag standard, and a further batch of assessments was been carried out in 2006. There is also a planned assessment for 2007.
- 4.5.3 A performance indicator has been developed and in 2005 13% of sites assessed met the standard for the field based assessment only, against a target of 12%. The performance indicator for 2006 has been set at 14%. In order for a site to meet the full Green Flag assessment the site must have a management plan. This is a time consuming process to develop and given the number of eligible sites. A rolling programme of preparing management plans for key sites is therefore necessary.
- 4.5.4 Five sites were awarded Green Flag status in 2006:
- Lotherton Hall
 - Temple Newsam
 - Golden Acre Park
 - Pudsey Park
 - Roundhay Park
- 4.5.5 Quantitative information on green space and countryside character is not currently available. Planning Policy Guidance Note 17¹² requires local authorities to carry out an audit of open space, sport and recreation facilities and to assess existing and future needs of local communities. This work has not yet been done owing to other urgent commitments in progressing Development Plan Documents included in the Council's LDS and approved by the Government Office. A scoping exercise has been completed but, in view of current resource difficulties, the precise timing for doing this work has not been finalised. It is anticipated that the survey work required for the PPG17 audit may be carried out in the Summer of 2007.
- 4.5.6 As part of the Council's preparation for undertaking this audit, work is underway to agree a common data set from the information held by the Development Department and Learning & Leisure Department. This will provide the initial data for a desk top study to be carried out at the initial stage of the PPG17 audit. This data capture will be completed by January 2007. Completion of the PPG17 audit will inform work being undertaken as part of the Green Flag scheme but also influence priorities for spending Section 106 receipts from developers for investment in greenspace.

12

4.5.7 In appropriate cases the City Council has an active programme of seeking commuted sums under Section 106 of the Town & Country Planning Act 1990. The payments arise for various reasons. Some have related to areas closely affected by the Supertram Scheme which has now been formally abandoned. Developer contributions continue to be sought to deliver other public transport infrastructure projects. Other payments help fund affordable housing or greenspace not provided in full or part on the sites of planning applications or where residential schemes are located in areas of greenspace deficiency as measured against Policy N2 of the Adopted UDP. Table 9 gives an indication of the scale of this programme in 2005 / 6. The largest proportion of this is used to secure new or improved green space and recreational facilities in those locations which are in close proximity (i.e. same community area) as the developments that generated the funding. Apart from on residential schemes themselves, the opportunity to create new greenspace is rare and the majority of greenspace S.106 receipts is invested in raising the quality of existing greenspace. This balance may change in the light of future policy directions.

	Income 2002 / 03	Income 2003 / 04	Income 2004 / 05	Income 2005 / 06	% of Income 2005 / 2006
Greenspace	£1,358	£1,384	£1,169	£975	37
Supertram	£665	£218	£483	£639	24
Affordable Housing	£371	£1,584	£299	£779	30
Community Benefits	£319	£241	£89	£92	3
Other	£603	£725	£352	£165	6
TOTAL	£3,316	£4,152	£2,392	£2,650	100

Money in £1,000s

Table 9

4.5.8 There has been a significant increase in performance in spending greenspace sums. A sum of £975,000 was received in 2005/6 but, against that, £1,060,829 was approved for spending by using funds carried forward from the previous year. This compares with approval for £634,000 in 2004/5. However, it must be appreciated that maintaining growth in spending year on year is not guaranteed. This is due to:

- The size of projects undertaken
- The need to hold funding back in some years until other finance becomes available to deliver a particular scheme in a particular location. This may involve funding from external agencies such as Sport England and the National Lottery.
- The seasonal nature of some of the work and the effects of a particular cold Winter / wet Spring.

- 4.5.9 Information on these monies is held in disparate ways. The capability of monitoring the effect of this work in detail is under development and it is intended to incorporate more information in future AMRs. It is intended to design a database to better coordinate the handling of Section 106 monies. The recent appointment of a Planning Agreement Manager should improve the coordination of the overall Section 106 process and continued improvements are being sought.
- 4.5.10 As part of its work the Regional Assembly is bringing together information on the scale of Landscape Character Assessments within the Region. The UDP contains areas designated as Special Landscape Areas but no Landscape Character Assessment has been carried out in Leeds since these were defined in the early 1990s and currently there is no intention to do another one.
- 4.5.11 The City Council proposed additions to the Green Belt in the UDP Review as an Alteration to the Adopted UDP. This would have entailed returning areas to the Green Belt presently designated for potential longer term development as Protected Areas of Search (PAS). These areas of land were formerly in the Green Belt in earlier Local Plans. This proposal affected around 352 hectares. However, it was rejected by the Inspector in his decision received by the Council in Nov. 2005 and his recommendations have been accepted by the Council. The Green Belt boundary therefore remains unchanged.

4.6 Environmental Issues

State of the Environment Report

- 4.6.1 The Environment Agency is responsible for monitoring and acting on a wide range of environmental issues¹³. The Agency is keen to find ways of sharing data on these in a meaningful way with Local Authorities, who also have many environmental responsibilities. It is currently looking at ways in which information can be reported at a more local level and in a timely manner. It is hoped to gradually include some of this material in this section of LDF Annual Monitoring Reports and to relate it to environmental work carried out by the City Council and to LDF policies that seek to improve the City's environment.

Minerals

- 4.6.2 Two DCLG Core Indicators relate aggregate production. Eight sites in Leeds contributed towards the production of 755,990 tonnes of primary land won aggregates (Indicator 5a), the latest figures the City Council has provided to the Regional Aggregates Working Party (RAWP).
- 4.6.3 Core Indicator 5b covers the production of secondary and recycled aggregates. No secondary aggregates were produced in Leeds. It is estimated that about 250,000 tonnes of recycled aggregates were produced

¹³ <http://www.environment-agency.gov.uk/yourenv/>

but this estimate is subject to wide margins of error. There is likely to have been an increase on the previous year. It is considered that production capacity has been increasing recently. However, this is an area where there is no process for obtaining accurate production figures.

- 4.6.4 The City Council is assisting the contractor currently working on a two-stage study of sand and gravel resources at regional level. Phase 1, which has investigated resource levels, has been completed. Phase 2 will be carried out in 2007. This will assist the drafting of a strategy on how best to exploit these resources and where to source sand and gravel within the region.

Waste Management

- 4.6.5 There are two DCLG Core Indicators relating to waste management. Indicator 6a covers the capacity of new waste management facilities, by type. Recent studies commissioned by the North East Environment Agency will, when completed, establish a baseline position to which new facilities can be related. In Leeds two new waste management facilities were approved:
- Arthington Quarry – a large composting facility with a capacity of 70,000 tonnes per annum. It will take some time to achieve the maximum capacity.
 - Howley Park, Morley – an above ground land forming site with an ultimate capacity of 80,000 m³.
- 4.6.6 Leeds has reviewed its first integrated municipal waste strategy and produced a draft strategy for the period 2005 - 2035. The strategy outlines the context for and principles of the Council's strategic vision for waste management over the next 30 years and informs the action plan that accompanies the strategy.
- 4.6.7 The review of the strategy was undertaken from December 2005 to June 2006 in an extensive consultation with the people of Leeds and other key stakeholders. The responses to the consultation have all been considered and incorporated where appropriate into the final version of the Strategy which has now been approved¹⁴. The strategy will inform the procurement of an integrated waste management contract for the Council which will span the life of the strategy.
- 4.6.8 Key principles of the strategy are sustainability, partnership and being realistic & responsive. There are nine key themes for taking these principles forward and policies to ensure that the City Council delivers sustainable waste management. These policies link directly into the Strategy's action plan.
- 4.6.9 Ensuring sustainable development forms part of a city-wide response to the concern to achieve a better balance between economic prosperity, social

¹⁴ Integrated Waste Strategy for Leeds 2005 – 2035, Leeds City Council, October 2006

equity and environmental protection – making sure that sustainable development takes place in the context of living today with tomorrow in mind. This links into the work of the Leeds Initiative and the Vision for Leeds II.

4.6.10 Concern over growing environmental damage has led to international targets to reduce greenhouse gas emissions and other environmentally harmful effects. Through the strategy the City Council is working to further reduce the amount of biodegradable waste being sent to landfill and reduce Leeds' impact on climate change. The aim is to stimulate new and emerging businesses across Leeds whose primary purpose is to re-use items or reprocess materials. This will move waste management up the waste hierarchy with particular focus on reduction. The Council's specific aim is to reduce annual growth in municipal waste in Leeds to 0.5% per household by 2016.

4.6.11 In terms of planning the strategy looks to assist with meeting the requirements of sustainable waste by exploring the development of a sustainable energy park which could include, as well as a Materials Recycling Facility and Energy from Waste Facility, an education centre and business incubation units. Work also continues to ensure recycling opportunities are available across the City and that appropriate requirements are contained within the LDF to facilitate this.

4.6.12 Tables 10 and 11 show the amount of municipal waste arising for 2005 / 6 compared with recent years. It shows a small decrease in the total waste arisings. The Landfill Allowance Trading Scheme (LATS)¹⁵ has brought about a decrease in the amount of waste being landfilled and there has been a small rise in waste recycled. The aim through the Strategy is to recycle 40% by 2020.

Management Type	1999 – 2000	2000 – 2001	2001 – 2002	2002 – 2003	2003 – 2004	2004 - 2005	2005 - 2006
Green (Compost)	1,363	1,852	4,965	8,006	7,953	12,644	13,540
Other Recycled	20,618	22,308	32,737	33,888	40,357	53,570	57,389
<i>Total Recycled</i>	<i>21,981</i>	<i>24,160</i>	<i>37,702</i>	<i>41,894</i>	<i>48,310</i>	<i>66,214</i>	<i>70,929</i>
Waste Incinerated	0	0	0	1,293	113	100	87
Waste Landfilled	254,206	275,080	280,143	284,690	283,828	271,677*	261,439
Total	276,187	299,240	317,845	327,877	332,250	337,990*	332,455

Figures in tonnes

* amended from previous AMR

Table 10

¹⁵ <http://www.letsrecycle.com/legislation/landfillallowances.jsp>

Management Type	1999 – 2000	2000 – 2001	2001 – 2002	2002 – 2003	2003 – 2004	2004 - 2005	2005 - 2006
Green (Compost)	0.5	0.6	1.6	2.4	2.4	3.8*	4.1
Other Recycled	7.5	7.5	10.3	10.3	12.1	16.1*	17.3
<i>Total Recycled</i>	<i>8.0</i>	<i>8.1</i>	<i>11.9</i>	<i>12.8</i>	<i>14.5</i>	<i>19.9*</i>	<i>21.3</i>
Waste Incinerated	0	0	0	0.4	<0.0	<0.0*	<0.0
Waste Landfilled	92.0	91.9	88.1	86.8	85.4	80.1*	78.6
Total	100	100	100	100	100	100	100

Percentages of total waste

* amended from previous AMR

Table 11

Flooding / Water Quality

4.6.13 DCLG's Core Indicator 7 consists of the number of planning permissions granted contrary to the advice of the Environment Agency (EA) on either flood defence grounds or water quality grounds. This indicator is intended as a proxy measure both of inappropriate development in flood plains and development that could adversely affect water quality. It is considered that while the indicator may be adequate at national and regional levels as giving a broad picture of development pressures affected by flood and water quality issues it is unhelpful at detailed local level.

4.6.14 In Leeds during the monitoring period there were 18 planning applications that the EA objected to although there is no record of the City Council having received 6 of these. In 10 of the 18 cases the objection was because a Flood Risk Assessment had not been supplied and in eight cases the Agency considered that the Assessment that had been supplied was not adequate. The position at the end of November for those cases where Council records of objections exist is shown in Table 12.

Status	% of all	Major application	Minor application
Approved – initial EA objection overcome	33	4	0
Approved	0	0	0
Refused	25	0	3
Withdrawn	33	2	2
Undecided	8	1	0
Total	100	7	5

Table 12

4.6.15 The City Council would require a flood risk assessment in cases where the Environment Agency has drawn attention to this. However, any flood risk identified would be weighed in the overall balance of planning considerations on development proposals, and due weight accorded depending on the degree of risk.

Biodiversity

4.6.16 DCLG have two core indicators on biodiversity, both relating to recording change in areas and populations of biodiversity importance.

4.6.17 Indicator 8(i) covers change in priority habitats and species (by type). In Leeds there is currently no systematic recording of changes to priority species and habitats as a result of development activity. This issue will be reviewed in the light of future work on Sustainability Appraisals.

4.6.18 Indicator 8(ii) relates to change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance. In the year 2005 – 6 there was no change affecting any such areas. One case still in progress concerns the South Leeds School PFI project and its effect on Middleton Woods Local Nature Reserve. This will be reported in the appropriate edition of the AMR when it is resolved.

Renewable Energy

4.6.19 DCLG Core Indicator 9 covers data on renewable energy capacity installed by type, such as bio fuels, onshore wind, water, solar energy and geothermal energy. No information is currently available for Leeds. This issue is covered in the new Regional Spatial Strategy which underwent its Examination in Public in September and October 2006. The RSS policy ENV5 includes suggested targets for each local authority in the Region. The indicative renewable energy potential in Leeds is suggested by the RSS as 11.3MW by 2010. The establishment of appropriate monitoring arrangements will be considered by the Regional Monitoring Group convened by the Regional Assembly

4.6.20 The City Council is developing a policy which would require a percentage of the energy needs of new developments to come from on-site renewable sources. It is hoped to explore this as part of the LDF Core Strategy in 2010, through earlier in the Area Action Plans currently in hand and also as part of work in relation to preparation of a Supplementary Planning Document on Sustainable Design & Construction. Such an approach will make planning permission dependent on a developer being able to show that they have met the required percentage of renewable energy. This data will form the basis of monitoring the performance of the policy.

4.6.21 Such a policy will take some time to have any significant effect because the bulk of the built stock will not be directly affected. A range of approaches is needed to secure renewable energy and to improve the efficiency of the energy demands of all buildings and transport. The City Council now

employs a Climate Change Officer who will look at ways in which the Council can tackle climate change through other means.

5 Developing the Monitoring System

5.1 Overall Approach

5.1.1 The approach to monitoring in the new LDF system is considerably more prescriptive and complex than that used for previous development plan systems. Inevitably it is involving a period in which its implications are absorbed and new monitoring arrangements are developed. Over time the AMR will become more comprehensive and will grow in line with the production of new LDF documents and policies developed with the new arrangements in mind.

5.1.2 In Leeds the outlines of enhanced monitoring arrangements are taking shape. This section of the AMR describes briefly some important features and section 5.3 outlines progress since the previous Annual Monitoring Report. The principle arrangements will comprise:

- a policy testing routine
- a 'data pool'
- an accessible location for information
- stakeholder involvement

Policy Testing Routine

5.1.3 A 'tool kit' of advice for policy developers is being developed which will help them to make these checks. An early stage in preparing this involved the development of a flow chart which showed the links between the drafting of policies and the need to carry out Sustainability Appraisals and to ensure that policy performance can be monitored. It will form the basis of a series of policy development processes on which a start has been made. These will form part of the tool kit and should help make sure that LDF document production is carried out consistently over time.

Data Pool

5.1.4 Policy monitoring has resource implications. There is a premium on making the best use of any information collected by the City Council or made available by other agencies. It will often be possible to use the same information in different contexts. This should avoid cases arising where essentially the same information is collected for different purpose using slightly different definitions.

5.1.5 To ensure that people can easily find out what data is being collected the concept of a data pool is being adopted. Because of the likely differing nature of the material collected the pool will consist essentially of a web-based metadata system. Ways of providing links to the information via this system are being investigated. The data pool will not be confined to information collated by the City Council. There are many agencies

generating information relevant to Leeds and its LDF such as the Environment Agency¹⁶ ¹⁷, the Audit Commission¹⁸ and the Office for National Statistics (ONS). In particular, ONS is developing a statistical facility called Neighbourhood Statistics¹⁹ which contains an increasing volume of data on small areas such as electoral wards.

- 5.1.6 Part of the advice in the policy testing tool-kit will be on the steps to take to research and / or develop new information sources if nothing suitable exists in the pool. This advice will cover resourcing issues. There can be a risk that commitment to monitoring any particular policy can be hampered because the likely cost of gathering relevant monitoring information is excessive or not budgeted for.

Accessible Evidence

- 5.1.7 In order to develop an evidence-based, 'robust' LDF easy access should be provided to the evidence contained in the data pool and used in a wide variety of working documents and databases. There is a need to develop an accessible system in depth.
- 5.1.8 The AMR model currently envisaged will be to present a fairly slim document acting as an 'executive summary' of the monitored position. Links will be provided to working documents and, at the most detailed level, access to the data pool. This will most easily be done in a web access environment but it needs to be backed up by a well referenced set of documentary evidence.
- 5.1.9 The proposed work programme for developing LDF monitoring includes investigations into how this can best be done. One possibility may be to link the LDF information to one of the other public map access projects being developed by the City Council.

Sustainability Appraisals

- 5.1.10 All Local Development Documents will be subject to sustainability appraisals. This will help identify the significant effects that policies in LDDs are likely to have on the social, environmental and economic objectives by which sustainability is defined.
- 5.1.11 The LDF monitoring framework must help identify whether the implementation of policies affects an area as intended. Sustainability Appraisal targets have been developed. They are linked to sustainability objectives and related indicators to provide a benchmark for measuring policy effects. A wide range of indicators is needed to ensure a robust assessment of policy implementation. Where possible, Sustainability

¹⁶ <http://www.environment-agency.gov.uk/yourenv/eff/>

¹⁷ <http://www.magic.gov.uk/>

¹⁸ <http://www.audit-commission.gov.uk/performance/dataprovision.asp>

¹⁹ <http://www.neighbourhood.statistics.gov.uk/dissemination/>

Appraisal indicators will draw upon a common LDF data pool to make the best use of available resources.

5.2 Monitoring Issues

5.2.1 There are many issues that relate to data collection. Some of these were identified many years ago but have so far proved resistant to solution. Certain key ones are discussed next as they significantly influence any work programme designed to improve the range and depth of future Annual Monitoring Reports. This work will be carried out in cooperation with the Regional Assembly and with advice from DCLG. Any decisions taken on developing the Council's monitoring system will have to ensure that the information requirements of these two bodies can be met as far as is practicable.

Data Definition

5.2.2 Definitional issues become particularly problematic when transferring information between authorities, in particular between a local authority and regional or national bodies who have a wider monitoring remit. As has already been noted the AMR has sought to provide information to satisfy the needs of DCLG and the Regional Assembly, not always successfully.

5.2.3 Data definition issues are being investigated as part of the Government supported Planning & Regulatory Services Online (PARSOL) project²⁰. PARSOL seeks to develop a common way of transferring data online but the scope of the project is being widened to include issues of data definition. There is little point in agreeing a common computer standard for data transfer if there is no agreement on what information should be collected and how it should be defined. The City Council will attempt to adapt its monitoring work to any consensus that emerges from the PARSOL project.

Collectability

5.2.4 In its Good Practice Guide the Government (*op cit*) asked for each AMR to include data for a set of 28 indicators. In its first AMR the City Council information was not available to provide returns on 11 of these. In a few cases this was because the necessary data aren't collected systematically in Leeds. In other cases it is difficult to understand how such data could be measured. In at least 2 cases data were returned but is not clear how much use the information would be. These problems affect the credibility of new emphasis on evidence-based policy development and they need tackling (re. para. 5.3.8).

²⁰ <http://www.parsol.gov.uk/index.html>

Spatial Differentiation

- 5.2.5 There is a need to use monitoring information in various contexts. It is recognised that monitoring will need to be done for a variety of areas of Leeds as well as for the city as a whole. For example:
- LDF policies will often relate to specific Local Development Documents (LDDs) or Supplementary Planning Documents (SPDs). These sometimes relate to sub-areas of Leeds such as Area Action Plans and town centres.
 - Individual wards and groups of wards such as those covered by an Area Committee.
 - Zones with particular levels of accessibility to specified facilities. Accessibility will be an important measure of spatial strategies and measuring it will be an important area of monitoring development.
- 5.2.6 Existing monitoring systems are not capable of providing data with sufficiently flexible ways of grouping the information spatially. The City Council is committed to improving the quality of its Local Land & Property Gazetteer (LLPG), which will form the central point of reference for the City Council's address-based information. Work is underway to link such Council information to specific addresses including, most importantly for LDF monitoring, the new business system that processes planning and Building Regulation applications. This is the principal source of information on new development. It is used to provide data on housing stock and commercial land-use commitments, employment land development and provision of leisure facilities.
- 5.2.7 By referencing individual planning commitments at land parcel / property level the ability to monitor development over a range of spatial areas of interest will be significantly enhanced. In addition to this improvement an investigation has been started into how the use of GIS can be harnessed to handle these improvements in data referencing.

Accessibility Within Leeds

- 5.2.8 One of the key tests for any developing spatial strategy will be the level of accessibility to various types of land use. There is only one explicit accessibility indicator in the current DCLG Core Indicator list. Indicator 3b requires information on the percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre. There is currently no effective way of measuring this in Leeds.
- 5.2.9 The need for such indicators is high. Within the LDF it is anticipated that accessibility issues will be important and will relate to various modes of transport. Currently some work is done in West Yorkshire on accessibility by public transport as part of preparing and monitoring the Local Transport Plan. Examples of measures for Leeds residents include:
- **access to school** – 99.5% and 99.9% of primary school pupils respectively within 15 minutes and 30 minutes access by public transport to the nearest primary school

- **access to a hospital** – 87.1% of households are within 30 minutes by public transport

5.2.10 Figures are calculated by West Yorkshire PTE (Metro) in conjunction with the Metropolitan Districts using a relatively simple model to measure public transport accessibility. The residential end of trip calculations uses Census Output Areas. Any development work will need to include other modes of travel, including walking and cycling. This will be a major item in the work programme.

Resources

5.2.11 A major issue in the development of LDF monitoring will be the cost and availability of resources to do the work. In a city as large and dynamic as Leeds there is a large volume of material to be collected, collated and analysed. The City processes over 7000 planning applications and about 5000 Building Regulation applications each year. Some monitoring uses attributes of these applications. These are not always collected during the processing of the applications to produce decisions.

5.2.12 An example is floorspace. This is expensive in staff time to measure. Because proposals can change between being submitted and being approved it is not best practice to measure the plans in detail when they are submitted. This inevitably leads to a degree of double handling of plans.

5.2.13 DCLG recognises the resource issue in its Good Practice Guide. One element of the work programme described below will be to assess the resources needed to monitor policies and, where these are considered excessive, to agree a way of costing the work and of determining priorities. Additionally, the development of a data pool should encourage the use of material for a variety of purposes thus lowering its effective cost.

5.3 Progress Since the Last AMR

The Leeds Monitoring Process

5.3.1 Progress has been slow over the first year or so of the new working context. This has been largely due to three factors.

5.3.2 Firstly, the staff principally involved in drafting new DPDs have been heavily occupied in developing the new working arrangements needed to operate the new development plan system and to start work on the plans included in the Local Development Scheme (re. para 3.2). At the same time the final work on implementing the Inspector's recommendations for the review of the Unitary Development Plan (RUDP) has had priority (re. para. 3.4). This work had to follow a critical timetable to ensure that the RUDP could continue to act as the Leeds Development Plan while the initial LDF policy documents are produced and approved. This has slowed work on introducing effective routines to ensure that LDF policies are fully tested against supporting evidence.

5.3.3 Secondly, proposals have been agreed to increase the number of staff dedicated to provide monitoring support for LDF work and to support the

Council's Land & Property Gazetteer. Delays were experienced in getting these staff in place. This has now been achieved and the benefit of a strengthened monitoring resource should start to be felt during the next year.

- 5.3.4 Thirdly, while some of the LDF's Evidence Base is available on-line it is not yet adequately indexed or accessible. Responsibility for maintaining and developing evidence rests with different parts of the City Council and coordination of this effort will take time.
- 5.3.5 The first and third of these delays has also hampered efforts to ensure that monitoring issues are raised at stakeholder meetings.
- 5.3.6 Work has started on inter-departmental coordination of this evidence so that people based, land based and transport based evidence can be accessed from one place. Wherever possible, access will be made available to the general public as well as to staff working on the LDF and.
- 5.3.7 Issues relating to the spatial organisation of evidence are being addressed as part of this work (re. para. 5.2.5) particularly through the work being done to establish a corporate Land & Property Gazetteer. This is designed to hold records of every address in Leeds and their map locations. Eventually the Gazetteer will be used as a common source of reference for all address-based City Council records. Great improvements in Gazetteer data quality have been made and the work continues. The increase in staff resources to do this work will contribute to this work. In addition, across the Council work on reconciling various City Council databases to the Gazetteer is well underway. This will assist the referencing of events of importance to the LDF evidence base, particularly new housing and commercial properties.

National Monitoring Issues

- 5.3.8 Some of the Core Output Indicators asked for by DCLG are uncollectable or have definitional faults (re. para. 5.2.4). These issues have been raised with DCLG through an appropriate forum – the part of the Central & Local Government Information Partnership (CLIP) which deals with planning statistics). Discussions are continuing and issues relating to defining indicators remain unresolved.

Appendix – DCLG Key Indicators

1a: Amount of land developed for employment by type. (B1, B2, B8 for 2005 / 6)

Development Type	Area (ha.)	Floorspace (m ²)
B1 Office	6.272	59390
B1 Other	1.25	3660
B2 Industrial	3.604	18950
B8 Warehousing	6.74	15890
Total	17.866	97890
<i>Note: Extensions not included</i>		

1b: Amount of land developed for employment, by type, which is in development and / or regeneration areas defined in the local development framework

Development Type	ha. Developed	m ² complete
B1 Office		
B1 Other	1.25	3660
B2 Industrial	1.94	14050
B8 Warehousing	4.01	7260
Total	7.20	24970
<i>Regeneration Areas: as defined in the UDP Review</i>		

1c: Percentage of 1a, by type, which is on previously developed land.

Development Type	Total Land		Total Floorspace	
	Area (ha)	% PDL	m ²	% PDL
B1 Office	6.272	68.6	59390	87.8
B1 Other	1.25	100.0	3660	100.0
B2 Industrial	3.604	100.0	18950	100.0
B8 Warehousing	6.74	69.3	15890	55.6
Total	17.866	77.4	97890	85.4

1d: Employment land supply by type.

Type	ha.	%
B1 Office	167.16	26
B1 Other	84.31	16
B2 & related	355.49	65
B8 & related	27.73	15
Total	634.69	122

1e: Losses of employment land in (i) development / regeneration areas and (ii) local authority area

LDF Core Indicator: 1e Loss of Employment Land to non-employment uses, in Leeds MD and Regeneration Areas (1) 2005 / 06				
Apr05 - Mar06				
	Leeds MD		Of which: Regen Areas	
Loss to	ha	No. sites	ha	No. sites
Housing	11.66	41	2.09	4
Retail/other commercial	.66	2	.17	1
Other	.39	1	.39	1
Total Loss 2005 / 06	12.71	44	2.65	6
2004 / 05	16.06	47	3.10	5
Gain from	ha	No. sites	ha	No. sites
Greenfield Sites	13.64	13	0	0
PDL not in empty use (2)	5.45	15	1.95	2
Total Gain 2005 / 06	19.09	28	1.95	2
2004 / 05	10.72	14	4.31	1
Net Loss (Gain) 2005 / 06	(6.38)		0.7	

Note: Losses / Gains are based on start of development

(3) Regeneration Areas: as defined in the UDP Review

(4) Employment Land re-used for employment purposes: 14.6 ha on 14 sites of which 5.0 ha in Regen Areas

1f: Amount of employment land lost to residential development.

11.66 ha.

2a: Housing Trajectory

Net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer. Start of RSS period in the case of RA.

Net additional dwellings for the current year

Indicators 2A (i & ii) Output 2001-2006			
	2001-2006		2005 - 6
	Total	Annual average	Total
New build	12611	2522	3306
Conversion	1790	358	388
Demolition	1862	372	257
Net change	12539	2508	3437

Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer. End date of RSS in the case of RA.

Indicator 2A (iii) Output 2006-16

Trajectory 1	Total	Annual Average
New build & conversion	27374 - 31453	2737 - 3145
Demolition	3720	372
Net change	23654 - 27733	2365 - 2773

Trajectory 2

New build & conversion	32712 - 36791	3271 - 3679
Demolition	3720	372
Net change	28992 - 33071	2899 - 3307

The annual net additional dwelling requirement (as set out in the RSS).

Indicator 2A (iv) Annual average development plan requirement

1930 dwellings per annum **gross** 1998-2016 (current RSS)

2260 dwellings per annum **net** 2004-16 (draft RSS Review)

Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance (to meet the overall RSS requirement).

Indicator 2A (v) Residual annual development plan requirement

1378 dwellings per annum gross 2006-16 (current RSS)

2105 dwellings per annum net 2006-2016 (draft RSS Review)

2b: Percentage of new and converted dwellings on previously developed land.

2001 – 2006 89%

2005 – 2006 96%

2c: Dwellings - Density of completed development (%)

	2001 - 2006	2005 - 2006
Fewer than 30 dwellings per hectare	17	3
30-50 dwellings per hectare	24	12
Over 50 dwellings per hectare	58	85

2d: Affordable housing completions. Gross and net additional affordable housing units completed.

New build and conversion (annual average)

2001 – 2006 207

2005 – 2006 235

3a: Percentage of completed non-residential development complying with car-parking standards set out in the local development framework

No data available for Leeds, re. para. 4.4.6 of AMR

3b: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre

No data available for Leeds, re. para. 4.4.2 of AMR

4a: Amount of completed retail, office and leisure development respectively. Retail A1, Office B1a and A2, Leisure D2.

No data available for Leeds, re. para. 4.3.1 of AMR

4b: Percentage of completed retail, office and leisure development respectively in town centres

No data available for Leeds, re. para. 4.3.1 of AMR

4c: Percentage of eligible open spaces managed to green flag award standard

No data available for Leeds, re. para. 4.5.2 of AMR

5a: Production of primary land won aggregates

755,990 tonnes

5b: Production of secondary / recycled aggregates

It is estimated that 250,000 tonnes of recycled aggregates were produced but this estimate is subject to wide margins of error (re. para. 4.6.3)

6a: Capacity of new waste management facilities by type

- Arthington Quarry – a large composting facility with a capacity of 70,000 tonnes per annum. It will take some time to achieve the maximum capacity.
- Howley Park – an above ground land forming site with an ultimate capacity of 80,000 m³.

6b: Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

Management Type	2004 - 2005	% 2004 2005
Green (Compost)	13,540	4.1
Other Recycled	57,389	17.3
<i>Total Recycled</i>	<i>70,929</i>	<i>21.3</i>
Waste Incinerated	87	<0.0
Waste Landfilled	261,439	78.6
Total	332,455	100

7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Nil. See commentary in para. 4.6.14 of AMR

8: Change in areas and populations of biodiversity importance

(i) change in priority habitats and species (by type)

No data available for Leeds, re. para. 4.6.17 of AMR

(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

No changes in 2005 - 6

9: Renewable energy capacity installed by type

No data available for Leeds, re. para. 4.6.19 of AMR

Report of the Head of Scrutiny and Member Development

Scrutiny Board (Development)

Date: 19th December 2006

Subject: Work Programme

Electoral Wards Affected: All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

1.0 Introduction

- 1.1 The Board's current Work Programme for 2006/2007 is attached as appendix 1 and incorporates the decisions made at the last Board meeting.
- 1.2 A copy of the Forward Plan of Key Decisions is also attached as appendix 2. This is for Members reference and covers the period 1st December 2006 to 31st March 2007. It details those 'key decisions' pertaining to this Board's terms of reference.

2.0 Recommendations

- 2.1 The Board is requested to:
- (i) Consider and make any changes to the attached Work Programme following decisions made at today's meeting.
 - (ii) Receive and note the Forward Plan of Key Decisions

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SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

Appendix 1

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Meeting date: 23rd January 2007 - The deadline for reports for this meeting is 10am 4th January 2007			
Chief Planning Officer	To hear from the new Chief Planning Officer	Members requested to meet and hear from the newly appointed Chief Officer	October 2006
Meeting date: 20th February 2007 - The deadline for reports for this meeting is 10am 1st February 2007			
Performance Management and Financial Health Monitoring	To monitor the performance and financial health of the Council	This has been introduced following a report to the Overview and Scrutiny Committee on 6 th November 2006	November 2006
Planning a Better Future – Planning and Development Services	To scrutinise progress on implementing the solutions agreed by the Executive Board	The Scrutiny Board (City Development) considered a report on this matter on 25 th April 2006 and agreed that progress on the solutions to the issues as outlined in the Director’s report to the Board be scrutinised at a future meeting of the Board	June 2006
Softer Transport Measures	To consider a progress report on the Leeds TravelWise Scheme which aims to promote sustainable travel through public transport and alternatives to travel by car	Raised as part of the transport discussions following the decision on supertram	June 2006
Worklessness	To consider a further progress report for tackling worklessness	The Scrutiny Board received a report in November 2006 on worklessness and requested a further paper in February in order to be kept informed of progress.	November 2006

SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

ITEM	DESCRIPTION	NOTES	DATE ENTERED INTO WORK PROGRAMME
Meeting date: 20th March 2007 - The deadline for reports for this meeting is 10am 1st March 2007			
Sustainable Construction Design Guide	To receive a progress report on the development of a Sustainable Construction Design Guide for the Department	The Board is supportive of developing this strategy through the planning process to ensure that future construction techniques have less environmental impact	June 2006
Night Time and Evening Economy	To consider a report reviewing the <ul style="list-style-type: none"> • impact of new licensing laws and whether partners are working effectively together • the lack of facilities for the new burgeoning residential community in the city centre 	To be discussed further with Paul Stephens in the Autumn 2006	June 2006
Meeting date: 24th April 2007 - The deadline for reports for this meeting is 10am 29th March 2007			
Parking in Town and District Centres	To consider the framework and prioritisation for introducing parking policies in our 28 town and district centres		June 2006
Climate Change Strategy	To consider a progress report on the Department's submission to the Council's Working Group established to develop a climate change strategy for the Council	The initial scope and timetable for this work was considered by the Board in October 2006. All Council departments are contributing to the development of this strategy	June 2006
Annual Report	To consider the Board's submission to the Scrutiny Boards Annual Report	In accordance with Council Procedure Rules the Overview and Scrutiny Committee co-ordinates submission of the Annual Report to Council	June 2006

SCRUTINY BOARD (DEVELOPMENT) - WORK PROGRAMME

Other Issues identified but not Included in Work Programme
Environmental Management and Audit System (EMAS)
Consideration of the detailed budget of Development (Consideration of the overall budget is within the remit of the Overview & Scrutiny Committee but individual Boards can look at the details if they wish)
Monitor delivery of major highways schemes-Inner Ring Road stage 7 and the East Leeds Link Road
City Centre Public Realm
Regeneration initiatives within Neighbourhoods and Housing which have an economic development aspect to them: the Lower Aire Valley and the West Leeds Gateway.
Super Casino
Marketing Leeds – Carry forward from previous Scrutiny Board
New Technologies - To receive details of new technologies aiding the planning and use of transport facilities including Smart and Oyster cards be provided to Members, and information as to when and where these new technologies will become available. Requested by Scrutiny Board on 12 th September 2006
City Region - That further information be provided to Members on other city regions particularly regarding their governance arrangements and an update in 12 months time or sooner if there is something to report. That the response sent to the letter received from the Rt Hon Ruth Kelly MP be shared with the Board. Agreed by Scrutiny Board on 12 th September 2006.
That Members be kept informed regarding developments with the Otley telecommunication phone mast cases. Agreed by Scrutiny Board on 12 th September 2006
London 2012 Olympic Games – The Board agreed on 10 th October 2006 to receive a further progress report on the London Olympic Games at a future Board meeting.

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LEEDS CITY COUNCIL

FORWARD PLAN OF KEY DECISIONS

For the period 1 December 2006 to 31 March 2007

APPENDIX2

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Leeds Bus Rapid Transit- Initial Funding Submission	Executive Board (Portfolio: Development)	13/12/06	This Initial Business Case, developed using existing data and transport models, will be used to seek more formal feedback from DfT and to initiate the process of formal consultation by the Regional Transport Board. Public and stakeholder consultation will take place during 2007 as part of the development of the full bid, subject to positive feedback from the DfT.	The report to be issued to the decision maker with the agenda for the meeting	Director of Development

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Leeds Local Development Framework Annual Monitoring Report 2006 To agree to the LDF AMR in order to meet the statutory deadline of 31 December 2006.	Executive Board (Portfolio: Development)	13/12/06	Development Department and CMT as appropriate	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Headingley Primary School To dispose of the property on the open market.	Executive Board (Portfolio: Development)	13/12/06	Ward Members	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Otley Heavy Goods Vehicle Traffic To seek approval for proposals for HGV management in the Otley area	Executive Board (Portfolio: Development)	24/1/07	Neighbouring Local Authorities	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Capital Strategy and Asset Management Plan 2006 To approve the Council's Capital Strategy and Asset Management Plan 2006.	Executive Board (Portfolio: Development)	24/1/07	Asset Management Group	The report to be issued to the decision maker with the agenda for the meeting	Director of Development

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
Land at Portland Gate, Leeds 1 To consider and approve the terms provisionally agreed with Leeds Metropolitan University for the University's acquisition of Council owned land at Portland Gate, Leeds 1 (to the rear of Civic Hall).	Executive Board (Portfolio: Development)	24/1/07	Members of the Council	The report to be issued to the decision maker with the agenda for the meeting	Director of Development
Bridge Capital Maintenance 2007/08- To approve the programme designed implementation of strengthening and maintenance schemes and authority to incur expenditure	Director of Development	1/2/07	Ward Members will be consulted at the appropriate time prior to the construction.	LTP Settlement 2007/08	Director of Development
Highway Maintenance To approve the Local Transport Plan: Highway Maintenance Programme 2007/2008	Director of Development	5/2/07	Ward Members will be informed of arrangements for each project prior to the work commencing	Report to the Director of City Services	Director of Development

NOTES

Key decisions are those executive decisions:

- which result in the authority incurring expenditure or making savings over £500,000 per annum, or
- are likely to have a significant effect on communities living or working in an area comprising two or more wards

Executive Board Portfolios

Executive Member

Central and Corporate

Councillor Mark Harris

Development

Councillor Andrew Carter

City Services

Councillor Steve Smith

Neighbourhoods and Housing

Councillor John Leslie Carter

Leisure

Councillor John Procter

Children's Services (Lead)

Councillor Richard Brett

Children's Services (Support)

Councillor Richard Harker

Adult Health and Social Care

Councillor Peter Harrand

Customer Services

Councillor David Blackburn

Leader of the Labour Group

Councillor Keith Wakefield

Advisory Member

Councillor Judith Blake

In cases where Key Decisions to be taken by the Executive Board are not included in the Plan, 5 days notice of the intention to take such decisions will be given by way of the agenda for the Executive Board meeting.