

Report of the Chief Planning Officer

Report to Development Plan Panel

Date: 5th April 2016

Subject: Strategic Housing Land Availability Assessment Update 2015 and Five Year Land Supply 2016 to 2021

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): All	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. This report details the final version of the Leeds Strategic Housing Land Availability Assessment 2015 Update, which sets out that a considerable stock of deliverable and developable land supply exists in Leeds. The deliverable short term land supply is sufficient to provide for a 6.5 year land supply against requirements and backlog as required by the NPPF.
2. The recent decisions and judgements of the Inspectorate, Secretary of State and High Court concerning land at Bagley Lane all support the Council's approach to the SHLAA and 5 Year Supply conclusions. However, the Secretary of State has chosen to re-open this inquiry, at the request of the landowner. Meanwhile, three further housing appeals are underway and a fourth is due to be held in the Summer.
3. A meeting of the Leeds SHLAA Partnership with a revised membership has been held. The Council continues to face resistance from volume house builders to its methodology. At issue is the reflection of an improving housing market, felt especially in the City Centre and Inner areas, which is central to the SHLAA and reflects that these localities are a prime focus for development in the Council's Adopted Core Strategy.

Recommendation

5. Development Plan Panel is recommended to agree the contents of this report.

1. Purpose of this Report

- 1.1. To update Development Plan Panel on the progress of the SHLAA 2015 Update and housing land supply appeals.

2. Background Information

- 2.1. Development Plan Panel received a report at its meeting on 19th January 2016, which detailed the approach to the SHLAA Update 2015, its methodology and the total list of sites within it.
- 2.2. Since that time a meeting of the SHLAA Partnership has been held, the SHLAA Update has been finalised and a 5 year supply position has been calculated.

3. Main Issues

Final Draft SHLAA 2015 Update Position

- 3.1. The draft SHLAA Update 2015 was prepared during the late summer and autumn of 2015 and aligned with the Publication Draft Site Allocations Plan (SAP) and Aire Valley Leeds Area Action Plan (AVLAAP) in October 2015. The final draft position taking into account comments received via the SHLAA Partnership is as follows:

	SHLAA 2015 Update
Short (2015/16 to 2019/20)	33,831
Medium (2020/21 to 2024/25)	18,545
Long (2025/26+)	5,758
Total	58,134

The Council's 5 Year Supply Position 1st April 2016 – 31st March 2021

- 3.2. The Council's five year supply picture for the period 2016 to 2021 is sourced from the 'short term' SHLAA 2015 update plus supply in the year 2020/21. The 5 year supply is slightly different from the SHLAA short term because the five year supply does not include all the short term sites in the draft 2015 SHLAA update – it does not include any sites which are:-
 - Safeguarded Land but proposed for release through the SAP in the short term
 - Green Belt but proposed for release through the SAP and AVLAAP in the short term
 - Zone 3 flood risk where it is acknowledged that flood risk appraisal needs to be undertaken through the SAP and AVLAAP
- 3.3. Accompanying the Council's Position Statement on 5 Year Housing Land Supply is a Site Schedule (**Appendix 1**) identifying sites which are;
 - Under Construction
 - Sites With Planning Permission
 - Allocated Sites
 - Sites with expired planning Permission

- Sites with no Planning Permission

Type	Total 2016-21	%
Sites under construction	2,784	9
Sites with planning permission	11,986	38
Allocated sites	2,601	8
Sites with expired planning permission	2,991	9
Sites with no planning permission	11,499	36
Total	31,861	100

3.4. The five year supply on an HMCA basis is set out in the table below.

HMCA	Number of Dwellings	% Total	Core Strategy Distribution (Policy SP7)
1. Aireborough	481	2%	3%
2. City Centre	9,044	28%	15.5%
3. East Leeds	3,380	11%	17%
4. Inner Area	9,417	30%	15%
5. North	2,909	9%	9%
6. Outer North East	736	2%	8%
7. Outer North West	639	2%	3%
8. Outer South	530	2%	4%
9. Outer South East	780	2%	7%
10. Outer South West	2,015	6%	11%
11. Outer West	1,930	6%	7%
Total	31,861		

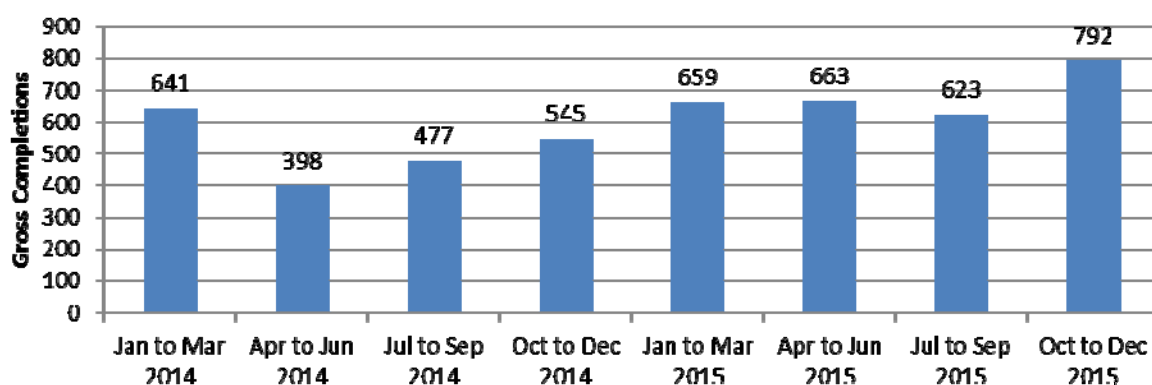
3.5. The current five year housing land supply is made up of a variety of sites throughout the city but with an accepted focus on the City Centre and Inner Area. The sources of supply represent the Council's implementation of the NPPF and National Planning Practice Guidance on assessments of land. The Council particularly considers that the sites meet the tests of paragraph 47 footnote 11 of the NPPF which requires that sites are suitable, available now and achievable with a realistic prospect of delivery within the next five years.

3.6. The five year supply also includes three windfall categories. The Council's view is that the tests of the NPPF are satisfied by historic performance and monitoring of these homes which are to be expected for a large metropolitan authority like Leeds. They were all accepted by the Bagley Lane Inspector.

Element	1 st Apr 2016 – 31 st Mar 2021
SHLAA sites	31,861
Smaller windfall (lower than SHLAA threshold)	2,500
Empty Homes	1,000
Larger windfall (new SHLAA sites from planning permissions)	500
Demolitions (at a rate of minus 45 dpa)	-225
Total	35,636

The Requirement

- 3.7. The Five Year Supply is a calculation of supply measured against requirement. The housing requirement is not simply the annual Core Strategy requirement.
- 3.8. The five year supply should be calculated from 1st April 2016; therefore it is necessary to make an assumption on the likely level of delivery in the year 1st April 2015 to 31st March 2016. Officers do not consider that it is possible to predict the performance for the period 2015/16 as it is dependent on quarter 4 figures (which will be available by mid-April) and upon the level of empty properties which will be returned. Officers forecast that completions will fall in the region of 3,660 homes depending on build out rates in Q4 and the performance of empty homes. Graph 1 below shows that gross completions from new and converted homes totalling 2,078 by end of December, with Q3 of 2015/16 seeing the highest level of completions since the recession at 792 homes. This strong performance is anticipated to be maintained or exceeded on the basis of the number of starts in Leeds and their outstanding capacity to be delivered.



- 3.9. Assuming that the Core Strategy target of 3,660 for the period 2015/16 is met the calculation of a five year requirement would be as follows:

Element	Calculation	Figure	Rate pa
Base requirement 2016 to 2021	$(3,660 \times 1) + (4,700 \times 4)$	22,460	
Backlog against 2012-2016	$(14,640 - 10,882)$	3,758	
Base requirement + under delivery	$(22,460 + 3,758)$	26,218	
5% buffer (required by NPPF)	$26,218 \times 0.05$	1,311	
		27,529	5,506
20% buffer scenario	5,244	31,462	6,292

Conclusions on 5 year supply

- 3.10. The requirement on an annual basis would be 5,506 homes per annum for 2016 to 2021, which means that the Council's identified supply of 35,636 homes would provide for a 6.5 year supply on the basis of a 5% buffer and a 5.7 year supply on the basis of a 20% buffer.

SHLAA Partnership Meeting

- 3.11. The SHLAA Partnership was reconvened to discuss the 2015 Update. A meeting was held in February 2016. The HBF put forward three new house builder members from Linden Homes (a housing consortium member), Gleeson Homes (a low cost provider who is active in the Inner area) and Bellway Homes (who operate across both prime and tertiary markets).
- 3.12. The meeting agreed the methodology for the SHLAA 2015 Update and in general felt that it was appropriate to place more confidence on the City Centre and Inner area markets. Gleeson Homes in particular pointed to their ability to make sites work in lower market areas in Leeds. The Homes and Communities Agency indicated that they were persuaded by the PRS model in the City Centre to the extent that they no longer expected to provide support to move sites forward in the City Centre and that their focus could move to other areas.
- 3.13. Following the meeting and opportunity for Partnership members to amend the minutes the Council received a letter from the HBF detailing its concerns about the SHLAA process. This is similar to the past three SHLAA Updates where such letters have been received.

Views of the volume housebuilders

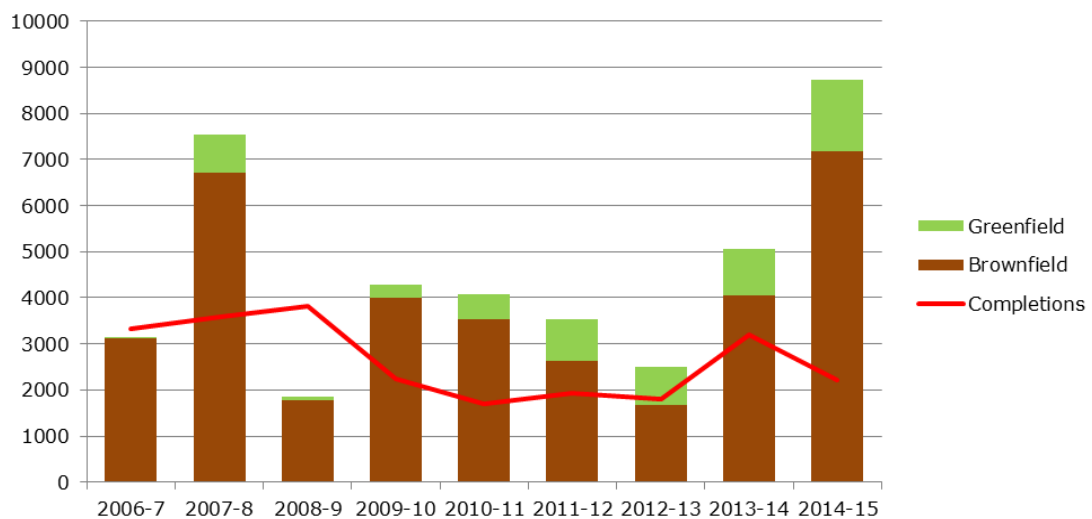
- 3.14. Updated assessment tables, including new sites and permissions, were sent to the Home Builders Federation (HBF) for comment in mid-December. To date only one comment has been received from a house builder relating to one site.
- 3.15. The Council received, outside of the SHLAA Partnership process, a detailed critique prepared by Johnson Brook Associates. This set out arguments from the Leeds Housing Consortium (a lobby group of speculative volume house builders) and their agents as follows:
 - i. Assumption that sites in the Inner area were not viable (with no accompanying evidence) and that volumes of house building would be considerably lower than suggested by the Council
 - ii. Conjecture that sites in the City Centre were not viable, that models of delivery such as Private Rented Schemes (PRS) were untested in Leeds and that volumes of house building would be considerably lower than suggested by the Council
 - iii. Arguments that criteria around build out rates were too optimistic to be used generally
 - iv. Concerns that lead in times were under-estimated and that 3 years to obtain permission and commence on sites without permission was too short a period of time
- 3.16. These are familiar and well-rehearsed arguments which were considered and dismissed by the Bagley Lane Planning Inspector. Members are well aware that the objective of the volume house builders and their agents is to seek to demonstrate a lack of a five year supply in Leeds. This would then under the terms of the National Planning Policy Framework have the following effects:

- i. Render recently adopted Core Strategy Policies for the supply of housing out of date and ensure an easier prospect of promoting housing development to sites which are currently not allocated for housing
- ii. Weaken the protection that the Council can give to the stock of safeguarded land sites (Protected Areas of Search) in Leeds, which are currently being assessed for allocation via the Site Allocations Plan process – some of which are proposed for development in the plan period but many others are proposed to remain as long term development options given their comparative sustainability scores alongside other opportunities
- iii. Take decisions on which sites are to be allocated for the plan period out of the hands of the SAP and AVLAAP Inspector who will need to consider the Council's evidence alongside that of other parties including local people. So far approximately 40,000 individual representations have been made on the Publication SAP documents.

3.17. The volume housebuilders are clear that they have no interest in building homes in the City Centre or Inner areas of Leeds which they see as risky and/or unable to provide the 20-22% profit which their model requires.

3.18. The Council's five year supply is fully in line with recent Government ambitions for brownfield land and the desire that 90% of all suitable brownfield land should have permission by 2020. Leeds is well positioned to support this national ambition and has recently been invited to help shape the development of a brownfield land register.

3.19. It remains a priority to progress the Site Allocations Plan to Adoption so as to ensure the release of a range and type of sites across the City by 2028. That said, the Council is not preventing the release of greenfield sites which are not awaiting decisions via the SAP. In 2013 over 1,200 homes were released on greenfield sites and the proportion of greenfield permissions has recently increased, reflecting the need to deliver homes throughout Leeds whilst retaining a prime focus on the Main Urban Area. The following graph details planning permissions approved on brownfield and greenfield sites against completions since 2006/07.



Housing Appeals Update

- 3.20. Whilst the SHLAA partnership has been meeting over the past three years there have been concurrent S78 planning appeals concerning the refusal of permission for housing proposals on safeguarded land. In these cases (land at Grove Road in 2014 and land off Bagley Lane in 2014) the SHLAA was fundamental to the Council's case, demonstrating a 5YS. These cases, and forthcoming appeals, remain unresolved and the SHLAA 2015 Update is important to them.

Bagley Lane, Calverley (inquiry November 2014)

- Secretary of State determined that appeal be dismissed in March 2015 and endorsed the Council's approach to the SHLAA and Five Year Supply
- case heard in the High Court in October 2015
- although the decision of the Secretary of State was quashed by the High Court the grounds of challenge concerning the Inspector's Report and relating to the Council's methodology re: SHLAA and the 5YS were all dismissed by the court
- Secretary of State has, following an invitation for further evidence from all parties on an up to date position, decided to re-open the inquiry before making a final decision

Grove Road, Boston Spa (inquiry May 2014)

- Secretary of State recovered appeal delayed several times
- further evidence requested by Secretary of State on housing delivery and land supply before release of a decision
- awaiting decision

Land off Bradford Road, East Ardsley (inquiry February 2016)

- Secretary of State recovered appeal for 370 homes on safeguarded land
- Site specific evidence heard
- Housing Land Supply evidence to be heard between 19th – 21st April

Land at Leeds Road, Collingham & Land at Breary Lane East, Leeds (inquiry April 2016)

- conjoined Secretary of State recovered appeal for 150 and 380 homes respectively on safeguarded land and Phase 3 SAP allocated land
- Site specific evidence to be heard 12th April onwards
- Housing Land Supply evidence to be heard between 19th – 21st April

Land at Sandgate Drive, Kippax (inquiry July 2016)

- appeal for 156 homes on safeguarded land

4. Consultation and Engagement

- 4.1. Evidence reports such as the SHLAA are not subject to the need for public consultation. Evidence reports are informed largely by factual investigation and may have limited involvement of particular specialist interests. In the case of the SHLAA, it has been prepared by officers from across City Development as a draft for consultation with partnership members including the house

builders. The Council's website contains advice for anybody wishing to submit a site for inclusion in a SHLAA update although these have mainly been via the Site Allocations Plans process, which has been subject of extensive consultation and engagement.

5. Equality and Diversity / Cohesion and Integration

- 5.1. It is considered that the publication of the SHLAA Update raises no issues about equality.

6. Council Policies and City Priorities

- 6.1. Keeping the SHLAA and Five Year Supply up-to-date helps implement the Development Plan i.e. the Core Strategy and emerging SAP and AVLAAP. The Development Plan plays a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to the 'the Best City in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, these Plans seek to implement key City Council priorities. These include the Best Council Plan (2013-17) (in particular Objective 2: to 'promote sustainable and inclusive economic growth'). The SHLAA also supports the delivery of breakthrough projects on the delivery of housing.

7. Resources and value for money

- 7.1. The in-house technical exercise of preparing the SHLAA Update 2015 and Five Year Supply has been achieved within the City Council's budget for the Local Development Framework.

8. Legal Implications, Access to Information and Call In

- 8.1. Preparation and upkeep of a SHLAA and Five Year land Supply is a requirement of national government planning policy and informs consideration of planning applications. The report is not eligible for call in as no decision is being taken.

9. Risk Management

- 9.1. The evidence of the SHLAA has in the past been subject to challenge from the development industry, seeking to overturn decisions to refuse planning permission for housing development at appeal, and objecting to development plan policies and proposals concerning the quantity and distribution of housing in Leeds. These issues will be played out in particular at the Examination into the Site Allocations Plan and Aire Valley Leeds Area Action Plan.

10. Conclusion

- 10.1. The report sets out the final SHLAA Update 2015 which has been undertaken in-house, considered by the SHLAA Partnership and will support the Council's position at current and forthcoming housing land appeals. The SHLAA provides for a five year land supply position between 2016 and 2021 of 6.5 years' worth of deliverable housing land supply. This meets the requirements of the NPPF.

11. Recommendation

11.1. Development Plan Panel is recommended to agree the contents of this report.

Appendix 1 – Five Year Supply Schedules

Appendix 2 – Minutes of SHLAA partnership meeting

Draft SHLAA Partnership Meeting	
Date:	12 th February 2016
Time:	10:00 to 12:00
Location:	Level 2 Conference Room, Leonardo Buildings, Rossington Street, Leeds
Attendance	
Cllr David Congreve	LCC (Elected Member) – Chair
Martin Elliot	LCC (SHLAA Lead Officer)
Bryan Reynolds	Gleeson Homes
Ian Hall	Homes and Communities Agency
Adam Brannen	LCC (Officer)
Anup Sharma	LCC (Officer)
Cllr Caroline Gruen	LCC (Elected Member)
Cllr Jim McKenna	LCC (Elected Member)
Cllr John Procter	LCC (Elected Member)
David Feeney	LCC (Officer)
Matthew Brook	LCC (Officer)
Bethany McQue	Turley Associates (on behalf of John Brooks)
Jennifer Wynyard	Linden Homes
Mark Finch	Rushbond
Apologies	
Sarah Mustill	Bellway Homes
Cllr Neil Walshaw	LCC (Elected Member)
Cllr Colin Campbell	LCC (Elected Member)
Justin Wilson	Leeds City Region
John England	Strata Homes
John Brooks	Turley Associates (Chair of the Leeds Planning & Developers Forum)

1. Introductions

Cllr C welcomed everyone. Attendees then introduced themselves. Apologies for the meeting were given.

2. Understanding of the role of the partnership and welcome to new members

ME explained how the methodology is established in national planning policy and that the SHLAA process has developed between the 2009 and 2014 SHLAA. The 2014 Report was a comprehensive assessment carried out with a SHLAA partnership. The current SHLAA methodology used in the 2014 Report and in the 2015 Update was upheld by the Planning Inspectorate. The SHLAA is a key part of the Council's evidence base for the adopted Core Strategy and the emerging Site Allocations Plan (SAP). ME explained how the SHLAA is important not only for the Council's housing land supply position but also for infrastructure providers to be able to make investment decisions.

ME provided an update on the progress of the SAP towards submission. The intelligence from the SAP process prior to the Publication Draft consultation has fed into the 2015 SHLAA. The Publication Draft SAP consultation intelligence will be used to inform the 2016 SHLAA.

ME outlined the 2015 methodology as a progression from the 2014 SHLAA and explained the background on housing market changes since 2014 which were important to the SHLAA including details of development happening on the ground, interest in the Inner area of the city and the resurgence of the City Centre.

ME presented the draft SHLAA report setting out the methodology in Appendix 1. ME clarified that all attendees has been provided with the necessary documentation some of which had been sent out by the Council and some of which had come directly from the Home Builders Federation.

ME explained that the 2015 SHLAA would add and remove sites to reflect construction activity, new intelligence/evidence, the SAP process and new sites from planning permissions. ME explained that the draft SHLAA document is a large document which includes details of over 1,200 sites each with an assessment pro forma. He presented the summary table setting out the totals by Housing Market Characteristic Area.

It was agreed that the purpose of the SHLAA Partnership group was to share information on sites and to agree the methodology of the assessment. It was agreed that whilst evidence on specific sites was welcomed (and could be submitted by e-mail), given the scale of the SHLAA the Partnership meeting would focus on methodology and broad evidence. ME reminded housebuilder members that their role, as in previous years was to represent their industry on the partnership.

3. Methodology

ME outlined the assessment of sites in terms of the tests of suitability, availability and achievability and described the difference in views in previous SHLAAs concentrated on achievability with viability the main focus on sites being delivered.

3A. Sources of data

ME described how and why the SHLAA Partnership is an important source of data. ME introduced the sources of sites to the 2015 SHLAA as (i) previous SHLAA (submitted via call for sites or planning permission), (ii) SAP update to reflect consultation representations for landowners and agents (iii) SHLAA Partnership information on new sites and movement on existing sites.

The Partnership agreed the approach to suitability.

3B. (I) Factors on suitability: Alignment with the Site Allocations and AVLAAP

The factors governing suitability were explored. ME outlined how the proposed allocations in the Aire Valley Leeds Area Action Plan (AVLAAP) and the Site Allocations Plan (SAP) informed the suitability criteria for the 2015 SHLAA. The land supply is therefore consistent with the Council's development plan (including Adopted Core Strategy).

JW described that Linden Homes has looked closely at the draft SHLAA records and had an interest in some sites outside of the short term. However, they are able to take a balanced view on the sites based on the likely interest of others. It was recognised that the SAP process is the means by which the suitability of additional sites outside of the current plan period can be debated.

BR confirmed that Gleeson Homes had made representations on sites in the short term with comments on the likely build out rates. ME noted that these had been taken into account and the SHLAA amended as a result.

MF questioned whether the summary totals took into account responses to comments on the SAP and AVLAAP consultation. ME confirmed that the figures reflected comments up to September 2015. Once Publication SAP representations have been processed they will form a part of the 2016 update which the SHLAA Partnership can discuss in due course.

The Partnership agreed this approach to suitability.

3B. (II) Factors on suitability: New planning permissions

ME outlined how planning permissions whether new, current, outline or recently expired are an expression of the suitability of the site. ME explained that planning activity would be made up-to-date and sites amended accordingly. Proposals approved on sites for other uses would be made dormant.

The Partnership agreed this approach to suitability.

3C. Factors on availability: Liaison with landowners and progressing work of Housing Growth Team

ME set out that given the source of sites as discussed above unless there is evidence to the contrary the SHLAA approach is to assume that sites are available which have been submitted to the Council as part of the SHLAA process or identified through the approval of a planning application.

ME noted how the chief factor governing availability was around land ownership. The issues of multiple landowners can be a factor on large schemes, but the majority of the SHLAA sites are single landowners. He noted some examples of where known availability issues on large sites have been reflected to delay sites in the SHLAA.

MF stated that where sites have not come forward this is generally an achievability issue and the assumptions on availability are fair in his view.

ME stated that work with the Housing Growth Team of the Council had managed to unlock sites with historic planning permission that landowners had not brought forward. The Council has put together a Private Sector Acceleration Programme to help address viability concerns and bring forward the delivery of housing. ME outlined examples of where this was proving successful.

ME described the resurgence in the Private Rented Sector (PRS) model in the City Centre and 100s/1000s of units on sites that were previously stuck are beginning to be realised.

3D (I) Factors on achievability: dealing with an improving market in Leeds

ME set out that there were visible signs of improvement to the housing market, which in previous years had had effects on achievability in Leeds. He sought views as to whether this was the case in the opinion of the partnership.

IH set out the HCA's understanding that the market prospects are picking up in Leeds on long-standing sites that have been stuck since the height of the market. The result is schemes starting to come forward such as Tower Works in Holbeck. This demonstrates an opportunity in the expansion of the City Centre (south) for residential that is backed up by investment in HS2 and the South Bank. IH noted that this requires brave developments that when successful will create wider confidence. He noted that it is the HCA's policy to not intervene in PRS at the moment as they consider that it can support itself in viability terms because confidence is high. He noted that the HCA is looking less to Leeds City Centre to support schemes than elsewhere.

IH noted that the PRS model has developed in London and Manchester for a few years now and the sector is now seen as an opportunity in Leeds, partly as investment in London has become too expensive.

MF expressed cautious optimism over the prospects of PRS in Leeds and described how development funding had changed the model from sales to rent. He noted that schemes still need investment support and construction costs mean that risk still remains in the industry (due to the need to build out large numbers at a time). MF described the dynamic between high demand and high construction costs, which in his opinion are the reason conversion schemes are attractive at the moment.

IH agreed the dynamic of funding arrangements is significant and that two schemes funded in different ways will come forward at different rates.

BR described how Gleeson are able to build anywhere across Leeds as they operate in a different market with a different product. As long as there are no ownership issues then they will be able to raise a land value and deliver a scheme.

JW noted that the market in the prime areas was improving and that demand was high.

3D (II) Factors on achievability: Specific impacts on City Centre potential

ME welcomed views on the total potential for the City Centre set out in the SHLAA summary.

Cllr McK described how after planning permission was granted, schemes seemed to be building quickly, such as Whitehall Road. He noted that the City Centre was important to deliver the 1 and 2 bedroom properties that Leeds needed but which, at the moment, were not being achieved in outer market areas. He stated that there are currently 16 schemes moving in the City Centre and brave decisions continue to be made in Leeds, for example, the construction of the Trinity Centre during the recession. He noted that the pace of development was a little behind that of Manchester and that as Chair of City Plans Panel it was his intention that Leeds continue to increase the pace of development to match other Core Cities.

MF agreed that the City Centre was definitely moving and ME confirmed the need for this to continue as the SHLAA needs to reflect the strategy and the needs identified within it i.e. think about who the houses are to be provided for. The need is in the City Centre where jobs are being created and where a young population with many single households choose to live. ME welcomed views on whether members shared that view of delivery.

MF stated that rents in Leeds are high but when measured against other cities such as Manchester are not yet high enough. This is difficult as raising rents would make schemes more viable but could cause affordability issues. BR suggested that volume housebuilders now fear apartment schemes and IH agreed that the City Centre is now a specialist market due to the memory volume developers have of failed 'City Living' schemes during the recession.

JW put forward that the focus of volume housebuilders is still the prime areas in the outer markets in north Leeds.

3D. (III) Factors on achievability: Specific impacts on Inner area potential

ME described the diverse nature of the Inner area market and welcomed views on the total potential for the Inner area set out in the SHLAA summary.

AB described bright spots of activity in the Inner area such as a 120 unit scheme at the Asketts and confirmed that the Council will do everything to help with site preparation in terms of infrastructure requirements and technical work in order to support sites being delivered.

MF suggested sales rates in Inner area are slow for investment and that planning is not the blockage. BR stated that Gleeson is comfortable building as much traditional housing as possible in Leeds and would like more sites in the Inner area. BR stated that Gleeson does not have any viability problems and is able to make schemes work in any market. There is an opportunity to build a lot of housing.

Cllr P said that it was encouraging that there are housebuilders able and willing to deliver the right type of housing the city needs in the right locations to meet the ambitious plan targets. He noted that the main problem was not the lack of sites but the lack of the right sort of housebuilder.

3E. Build out rates

ME presented monitoring evidence that housing-led schemes over 50 units average 70 units per annum on each outlet and welcomed views on the current SHLAA method of applying 50 units per annum. The group agreed that the monitoring should support a broad build out rate.

Cllr McK described how quickly some sites are building out such as Otter Island. BR noted that some sites might build at around 40 dpa and that sales rates often determine build out rates, but that a broad rule of thumb approach was acceptable. ME noted that it was acceptable for housebuilders to come back to him with evidence as to why build out rates should be amended from the standard rate. He also noted that smaller schemes i.e. <50 dwellings tend to build out across more

than one year. ME also noted that flatted schemes were different and based on intelligence and/or experience in the local area.

IH described how sales rates were bolstered by Help To Buy which is the highest in Leeds coupled with low interest rates which are making schemes affordable. This is expected to continue.

Cllr C welcomed views on whether the SHLAA standard should be increased. There was agreement that the SHLAA should be informed by monitoring evidence and that it could be presented to the HBF for comment if the rate was to be increased from 50 per outlet but that at the present time there was no intent to increase the figure. .

4. Responses to recent consultation with HBF and members on draft 2015 SHLAA

ME described the level of response so far and invited members to look at the sites and provide any comments in due course.

5. Next steps

Cllr C thanked members for an interesting and valuable discussion and confirmed intention to move forwards towards a final 2015 SHLAA once all comments had been received and considered.

6. 2016 SHLAA update

ME expressed wish to move on quickly with the SHLAA 2016 update and to that end arrange a meeting to look in detail at sites together with relevant SAP responses in May. ME will e-mail a choice of dates to members. Members agreed that not all SAP sites need be assessed prior to consideration and that the meeting could usefully consider batches of sites.

7. Date of next meeting

Cllr C thanked attendees and confirmed that the date of the next meeting would be arranged for May 2016.