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## Report of the Director of City Development

### Executive Board

Date: 9 December 2009

Subject: Leeds Local Development Framework : Annual Monitoring Report 2009

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#### Electoral Wards Affected:

All

Ward Members consulted  
(referred to in report)

#### 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)

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## Executive Summary

1. This report seeks approval of this year's Local Development Framework (LDF) Annual Monitoring Report (AMR), for submission to the Secretary of State (31 December 2009 deadline).
2. Following the introduction of the Local Development Framework, consistent with the regulations the City Council has prepared an LDF Annual Monitoring Report. Incorporated as Appendix 1 to this covering report, a 2009 report has been prepared. Consistent with previous AMRs, a series of core areas (including housing) have been monitored. In addition, the AMR records a summary of progress against the Local Development Scheme, identifies a number of areas where monitoring work continues to be established and also areas of further work where the LDF evidence base is to be developed.

## **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 the Secretary of State (Communities and Local Government). Attached to this covering report is a copy of the 2009 submission for Members' consideration (Appendix 1).

## **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 (LDS). Following this, Government advice promotes the need for local authorities to review planning policies through the LDF process where appropriate. Within this context (and with regard to the LDS), where adjustments are necessary to update, delete or inject Local Development Documents as part of the overall programme, these need to be incorporated into future updates for submission to the Secretary of State.
- 2.2 Within the context of the LDF Regulations and Government Guidance, the reporting period for this AMR covers the period 1 April 2008 – 31 March 2009 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2009.

## **3.0 Main issues**

- 3.1 The 2009 LDF AMR is the fifth of an annual series of reports as required within the Development Plan System. Over the past years, the Core Output Indicators, as required by Communities and Local Government (CLG) have formed the basis for much of the monitoring document. As the LDF progresses and new statutory documents are adopted, their policies will be framed in such a way to monitor performance. However the Core Output Indicators provide a comprehensive coverage of key issues affecting the Leeds District. These are summarised below.
- 3.2 Progression on the Local Development Framework is outlined through the Local Development Statement (LDS). The LDS highlights that much work was undertaken on various LDF documents, including the Area Action Plans for Aire Valley Leeds, East and South East Leeds and West Leeds Gateway. Progression on the City Centre Area Action Plan was suspended in order to progress the Core Strategy. During the 1 April 2008 to 31 March 2009 monitoring year, the EASEL AAP underwent Preferred Options consultation and the West Leeds Gateway Area Action Plan underwent Preferred Options consultation.
- 3.3 Housing delivery in Leeds was at an all time high for the period ending 31 March 2009, with 3828 net units built. This figure is based on the number of developments that had already started before the current recession, and is not expected to be maintained in the upcoming years. Currently housing starts are averaging at about 80 per month, which tallies to potential completion figures running at less than 1000 per annum in future years, falling well short of the 4,300 average net annual completions outlined in the Regional Spatial Strategy. This is a concern for the Council as housing delivery is expected to meet the targets set out in the RSS over the plan period. Any under-delivery against the target will need to be made up for in future years. However, overdelivery against the target for the first four years of the RSS has meant that Leeds has a surplus of 3460 dwellings to date.

- 3.4 In the wake of the deep economic recession affecting the national economy, development activity in the employment sectors has remained at the low levels reported in last year's AMR. At just over 10 ha. the amount of land developed was one of the lowest on record. Activity in the industrial sectors has slowed to a trickle – some agents are reporting that speculative development is not viable at present, given the low levels of rent per square metre that can be achieved. Completions in the office sector accounted for 80% of the floorspace finished this year, featuring two major speculative city centre schemes at Lattitude Red (Whitehall Road) and The Mint (Sweet Street). These comprise over half the space completed. Slack demand over the past two years means that the city's employment land supply remains unchanged from last year. However, the opening of the East Leeds Link road to J45 of M1 in Feb2009 has removed one of the major constraints that has held back the release of over 200 ha. of land in the Aire Valley.
- 3.5 In the retail and leisure sectors, there have been several notable schemes completed this year. In the city centre, the largest developments include the reconstruction and remodeling of the former Alders/Lewis's store on The Headrow and the latest phase of new shops plus the casino at Clarence Dock. In other town and district centres the first two phases of the redevelopment of Rothwell town centre have finished, including the replacement of Morrison's store. In Otley, Sainsbury have developed a new supermarket. These developments are in accordance with the strong policy emphasis in RSS (Yorkshire and Humber Plan) that new retail and leisure schemes should be concentrated within existing city, town and district centres. For this year's AMR, the proportion of new floorspace in such centres reached 87%.
- 3.6 Waste arisings have increased significantly over the past year, which counters the trends from previous years. Of the waste arisings, over 30% of it was managed through recycling or composting, which is up from previous years.
- 3.7 The Statement of Community Involvement, is the only development plan document to have been formally adopted. Through monitoring the implementation of the document, it has become apparent that further work is needed to gauge whether consultation exercises are effective in ensuring that normally excluded groups are participating in the consultation process.

#### **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 the Secretary of State (Communities and Local Government) by 31<sup>st</sup> December 2009.
- 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'.

## **6.0 Conclusions**

6.1 This report provides an overview of the 2009 LDF AMR with the detailed report included as Appendix 1.

## **7.0 Recommendations**

7.1 Executive Board is recommended to:

- i) Approve the Leeds Local Development Framework Annual Monitoring Report 2009 for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

## **Background Papers**

None