

Report of the Director of City Development

Executive Board

Date: 14 December 2011

Subject: Leeds Local Development Framework: Annual Monitoring Report 2011

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): All	<input checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes	<input 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 is concerned with this year's Local Development Framework (LDF) Annual Monitoring Report (AMR), with a recommendation for Development Plan Panel to refer the report to 14 December Executive Board for approval (to submit to the Secretary of State for the 31 December 2011 deadline).
2. Following the introduction of the Local Development Framework, consistent with the regulations, the City Council has prepared the LDF Annual Monitoring Report 2011 which is included with Members' agenda papers and also available upon request from the clerk named on the front of the agenda. Consistent with previous AMRs, a series of core areas 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.

Recommendations

3. To approve for submission to the Secretary of State by 31 December 2011, the Leeds Local Development Framework Annual Monitoring Report, pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

1. Purpose Of This Report

- 1.1. 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). The AMR is meant to provide an opportunity for local authorities to review delivery progress of the planning policies adopted through the LDF process and update, delete or revise Local Development Documents as necessary.
- 1.2. The reporting period for this AMR covers the period 1 April 2010 – 31 March 2011 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2011.
- 1.3. It is therefore necessary to secure approval to submit the to the Secretary of State by 31 December 2011, the Leeds Local Development Framework Annual Monitoring Report, pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

2. Background Information

- 2.1. 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 2011 submission for Members' consideration (Appendix 1).
- 2.2. Following the General Election in May 2010, the coalition government has introduced a number of changes to the Planning System. In 2011, the Core Output Indicators, which were developed to ensure consistency of reporting across the country on a number of key topic areas, were withdrawn. Authorities no longer have a duty to report on these indicators, nor do they have a requirement to ensure that their monitoring processes align with other authorities to enable cross comparison of data and performance.
- 2.3. At this stage it is still a requirement for Local Planning Authorities to prepare AMRs as set out in the Planning Legislation. In the future the Annual Monitoring Report will become part of an Authority's Monitoring Report. This new style of report removes the requirement to report to the Secretary of State but retains a requirement to report and monitor progress and implementation of the Local Development Framework.

3. Main Issues

- 3.1. The 2011 LDF AMR is the seventh 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 noted above, the requirement to report on delivery of the Core Output Indicators has been removed. Despite their removal, the Council continue to see merit in reporting progress against these indicators (as the indicators relate to key development areas and a timeseries of

data has now been established). As such, this report continues to use the Core Output Indicators and will likely do so for the foreseeable future.

- 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 Core Strategy, the Natural Resources and Waste Development Plan Document and the Aire Valley Leeds AAP.
- 3.3. The Planning System has been subject to a number of sweeping changes in recent months, with the Regional Spatial Strategy due to be replaced with the assent of the Localism Bill in the future. However, at present and until formally abolished the Regional Spatial Strategy remains part of the planning system.
- 3.4. Over the past year, a significant amount of progress has been made to update the evidence base that will inform the publication of the Core Strategy. The Strategic Housing Market Assessment, the Retail and Town Centres Study and the Employment Land Review Update all were published post May 2011. The Strategic Housing Land Availability Assessment 2011 Update (SHLAA) is due to be published shortly. These pieces of work have contributed to the development of the Core Strategy. It is anticipated that the Core Strategy will be submitted for publication in Spring 2012 with examination and adoption to follow later in the year.
- 3.5. Following on from the 2008/09 monitoring year, where housing delivery was at an all time high (3828 net units), housing completions have continued to drop significantly. Housing delivery reached a new low during 2010/11, with 1686 net units developed (1839 unit gross). Worryingly, market housing delivery only accounted for 1060 gross units, with the rest being affordable. Section 106 funding delivered 40 units, meaning that government funded initiatives delivered 739 gross units. Such low levels of completions from the housing market industry indicates the weak market and the scale of the challenge in delivering housing completions to meet the RSS housing requirement of 4300 units/annum.
- 3.6. The drop in housing delivery was anticipated in AMR2009 and carried forward in AMR2010. The level of start data reached a low in 2009/10 and recovered slightly in 2010/11. However starts remain low, and combined with units under construction, there still is not enough development activity to enable delivery to meet the annual requirement nor for the coming five years (as outlined in the five year supply section).
- 3.7. Gross affordable housing delivery is also monitored in the report. 779 units were completed in the past year, which is an 89% increase from 2009/10. Of the 779 units, just 40 were delivered through Section 106 Agreements with 413 through grant assisted schemes and 326 through Government initiatives. Whilst affordable housing delivery has increased, the expected target of 927 units for 2010/11 was not met. The reasons for not meeting the target is due in part to some anticipated completions slipping into 2011/12 together with the end of the Homebuy Direct programme in September 2010.
- 3.8. The downward trend of completions in employment floorspace has continued again this year registering the lowest level of space completed (11 906 sqm) since AMR

reporting began in 2003. Office completions in the City Centre only measured 220 sq m, due to some large schemes (such as South Parade and Indigo Blu) completing after the 31 March 2011. Only 500 sq m of new warehousing completed over the past year. The contribution of within curtilage development (Extensions to existing developments/etc) was increased, and accounted for an additional 7612 sq m).

3.9. In the retailing sector there was an increase in floorspace completed as compared to last year. This is due to replacement of food stores, notably the Waitrose in Meanwood and the Morrisons in Harehills. There has been a large increase in the number of convenience retail applications over the past year, and it is anticipated that combined with ongoing development of the Trinity scheme, retail completions will remain steady and increase over the next few years.

3.10. For the first time since 2006/07, waste arisings have increased as compared to the previous year. Whilst this is discouraging, recycling and composting continue to increase in their total percentage share of Leeds' waste management type. This has contributed to the continued decline in the total amount of waste sent to landfill. Following a significant dip in the 2008/09 monitoring year, incineration as a management method continues to increase.

4. Corporate Considerations

4.1 Consultation and Engagement

4.1.1 The Annual Monitoring Report is not subject to consultation and engagement as it is reporting tool. The figures in the Annual Monitoring Report should, however, be used to identify if policies set out in the development plan are being implemented correctly and having the desired effect.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 An equality, diversity, cohesion and integration screening exercise has not been carried out. This is because it is felt that Annual Monitoring Report is a reporting back mechanism and by itself, does not have an impact on community groups. Instead, the Annual Monitoring Report is meant to highlight what and where change is happening and how that relates to policies in the development plan.

4.2.2 Once the Core Strategy is formally adopted, the monitoring framework that it will contain will set out the proposed actions if monitoring identifies that the policies and objectives of the development plan are not being met. It is these actions that will need to be screened against their overall impact on equality and diversity, cohesion and integration.

4.3 Council Policies and City Priorities

4.3.1 The Annual Monitoring Report reflects on the Council's policies as it relates to the development Plan.

4.4 Resources and Value for Money

4.4.1 No implication.

4.5 Legal Implications, Access to Information and Call In

4.5.1 There is a legal requirement for the Council to submit an Annual Monitoring Report to the Secretary of State by 31 December each year.

4.5.2 The report does not contain any exempt or confidential information.

4.5.3 The report is eligible for call-in.

5. Risk Management

5.1 Not applicable.

6. Conclusions

6.1 The Annual Monitoring Report identifies that there are a number of key development areas (specifically in relation to meeting housing targets) in which the Council is falling short. Although it is considered that this is predominantly the result of economic conditions beyond the Council's control. However the figures also identify an improved forecast, as housing starts and units under construction have increased from the previous year.

7. Recommendations

7.1 To note the content of the report and to approve the Leeds Local Development Framework Annual Monitoring Report 2011 for submission to the Secretary of State for 31 December 2011.

8. Appendix

8.1 Leeds Local Development Framework Annual Monitoring Report 2011.

9. Background documents

9.1 None