

**LEEDS LOCAL DEVELOPMENT FRAMEWORK
ANNUAL MONITORING REPORT
DECEMBER 2011**

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Executive summary

This Leeds City Council Annual Monitoring Report (AMR) is the seventh report to be submitted to Government in accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and its associated Regulations.

The AMR seeks to assess the extent to which development in Leeds is contributing to national, regional, sub-regional and local policies and targets, and to the delivery of sustainable development. In particular, the AMR charts the progress towards the delivery of infrastructure, jobs and housing in accordance with the priorities and requirements of existing and emerging plans and strategies.

The monitoring period covered by this AMR is 1st April 2010 to 31st March 2011. In undertaking the tasks set out above, the report also looks at progress of some indicators since the publication of the first AMR for 2004/05 in December 2005.

The document is set out in seven sections:

- Section 1 provides an introduction to the report and explains its purpose.
- Section 2 examines the context for the AMR including characteristics of the city and the key issues, challenges and opportunities relating to development in Leeds that have arisen over recent years.
- Section 3 discusses progress on the plan preparation in relation to existing and emerging national, regional, sub-regional and local plans. This includes an assessment of implementation to date of the Council's Local Development Scheme (LDS), specifically its programme and timetable for preparation of the Local Development Documents (LDDs) making up the Local Development Framework.
- Section 4 details monitoring of progress through the provision of data and commentary on a range of key indicators - core, local and contextual. Data on jobs and business development, transport, local services including retail, office, leisure and open space, and housing are looked at in some detail together with information on core and local indicators for minerals and waste, flood protection and water quality, biodiversity and renewable energy.
- Section 5 sets out details of the Statement of Community Involvement (SCI) and provides an update on consultations undertaken during the reporting period.
- Section 6 seeks to bring all the above information together into an overall assessment of progress since the 2009/10 AMR.
- Section 7 is a series of Appendices that summarize progress. These appendices include detailed analysis of the Five Year Housing Supply and Housing Trajectory to 2028 as well as an Update of Appendix One of the

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Public Transport and Developer Contributions Supplementary Planning Document (to October 2011).

The main findings of this AMR are that:

- 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 remainder of units 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 inability to deliver housing completions to meet the housing requirement of 4300 units/annum.
- The drop in housing delivery was anticipated in 2009/10 AMR and carried forward in 2010/11 AMR. The level of start data reached a low in 2009/10 and recovered slightly in 2010/11. Starts remain low and combined with units under construction, there is still not enough development activity to enable delivery to meet the annual requirement.
- The downward trend of completions in employment floorspace has continued again this year, registering the lowest level of space completed (11,906 sq m) 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.
- 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 and Eastgate schemes, retail completions will remain steady and increase over the next few years.
- 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 waste management type in Leeds. 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.
- The Localism Act will introduce new measures for infrastructure delivery, giving new powers to local communities to decide the types of facilities they need and new mechanisms to deliver them. Delivery of development funded infrastructure secured through planning obligations, Section 106 agreements and the community infrastructure levy (CIL) will be critical to these proposals.

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The main conclusions of this 2010/11 monitoring review are:

- Good progress has been made in plan preparation, with a number of documents reaching key stages and undergoing preparation following the completion of evidence base documents.
- In 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 were all published post May 2011. The Strategic Housing Land Availability Assessment 2011 Update is due to be published shortly. These pieces of work have all fed into the development of policies contained within the Core Strategy. At this stage 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.

1 Introduction

- 1.0.1 This is the seventh Annual Monitoring Report (AMR) to be prepared by Leeds City Council covering the year between 1 April 2010 and 31 March 2011. It reports the progress of the Local Development Framework and includes information on the timetable for the preparation of documents specified in the Local Development Scheme (LDS). It also reports on targets and indicators in line with UK & EU legislation and includes an update of the housing trajectory. The primary purpose is to share the performance and achievements of the planning service with the local community.

Monitoring context

- 1.0.2 The Localism Bill was introduced in the House of Commons on 13 December 2010. Reform of the planning system is a key element of the Bill with provisions to abolish regional strategies including the Yorkshire and Humber Plan Regional Spatial Strategy (RSS), provide for neighbourhood plans, make pre-application consultation compulsory, make changes to planning enforcement and in relation to nationally significant infrastructure. As of November 2011, the Localism Bill is now an Act.
- 1.0.3 The Localism Act proposes to amend section 35 of the Planning and Compulsory Purchase Act 2004. Section 35 requires local planning authorities to make an annual report to the Secretary of State about the implementation of their local development schemes and local development policies. This clause will amend this requirement so that local planning authorities must publish this information direct to the public at least yearly in the interests of transparency. The local planning authority (LPA) is no longer required to send a report to the Secretary of State.
- 1.0.4 The Secretary of State wrote to authorities on 30 March 2011 announcing the withdrawal of guidance on local plan monitoring in advance of the enactment of the Localism Bill. The Bill proposes the removal of the requirement for the LPA to produce an annual monitoring report for Government, while retaining the overall duty to monitor. The Bill outlines that the duty to monitor will enable Local Authorities to monitor those issues which are most important to the authority. As such, the Council will continue to produce AMRs as good monitoring and reporting assists councillors in their scrutiny function, and helps communities to understand the impact of their own engagement in the planning process. It is also a useful tool for neighbourhood planning – encouraging communities to engage in future policy making.
- 1.0.5 The preparation of a LDS¹ is a key task for the Council. This document sets out a three year rolling programme including a timescale and milestones for the preparation of Local Development Documents (LDDs), which together will

¹ Leeds Local Development Scheme, April 2010 <http://www.leeds.gov.uk/> then Environment and Planning, then Planning, then Local Development Framework links

comprise the Local Development Framework (LDF). The LDF and its work programme is reviewed each year and the programme is rolled forward. At any given time the LDF will consist of a collection of policy documents at different stages of production.

- 1.0.6 The Local Development Framework documents provide the spatial planning framework for the city. It is the key mechanism to deliver the spatial objectives of the Community Strategy 'Vision for Leeds 2011-2030'. The emerging Core Strategy brings together the policies set out in the Vision for Leeds and provides a broad illustration of what the city will achieve by 2028. The Core Strategy will highlight how and where development will occur, and those development sites and areas which are key to delivering the vision. The AMR will assess the extent to which policies in LDFs are being implemented.

The Annual Monitoring Report

- 1.0.7 The AMR monitors the implementation of the Local Development Scheme, adoption of Local Development Orders and reports on the number of dwellings built in the authority. Monitoring is an important aspect of evidence based policy making.
- 1.0.8 Within the current planning context, monitoring is essential to establish what is happening now, what may happen in the future and compares trends against existing policies and targets to determine what needs to be done. Monitoring helps to address questions such as:
- how is planning is delivering corporate objectives?
 - are the targets being achieved?
 - are policies achieving their objectives?
 - what are the locally important issues?

The AMR covers:

Executive summary - a review of the key headlines emerging from the indicators data.

The Leeds policy context - a summary of the broader planning framework within which policy monitoring will be done.

The Local Development Scheme - a review of progress against the milestones in the Scheme and future adjustments.

Monitoring information - relating to 2010/11 indicators for housing, employment, retail and environmental issues.

The Statement of Community Involvement - update on how the SCI was implemented as part of the consultation process for the monitoring year.

Progress since the last AMR - a review of experience with monitoring indicators over the past year and an identification of any issues that have arisen and how they might be resolved in the coming year.

Five year housing land supply - appendices containing some detail on the five year housing land supply.

Update of Appendix One of the Public Transport and Developer Contributions Supplementary Planning Document (to October 2011) – appendices containing detail of schemes, costs and estimated timescale

2 The Leeds policy context

Leeds City Region

2.0.1 The Leeds City Region (LCR) Partnership brings together the eleven local authorities of Barnsley, Bradford, Calderdale, Craven, Harrogate, Kirklees, Leeds, Selby, Wakefield and York, along with North Yorkshire County Council. The LCR Partnership shares the common aim of a prosperous and sustainable city region and works together in areas such as transport, skills, housing, spatial planning and innovation.

2.0.2 The Government supports the creation of Local Enterprise Partnerships (LEPs), which are joint local authority and business bodies brought forward by local authorities themselves to promote local economic development - to replace Regional Development Agencies (RDAs). The Leeds City Region LEP draws on current city region arrangements and proposes taking on further responsibilities for strategy, funding, investment, planning and commissioning of economic development and regeneration activities. A business-led LEP Board has been established for the LCR and is responsible for developing the LEP business plan.

2.0.3 Leeds has also been successful in submitting a proposal to establish an Enterprise Zone. Enterprise Zones were announced as part of the 2011 Budget 2011 and LEPs were invited to come forward with proposals. Enterprise Zones are areas which intend through a combination of financial incentives and a simplified planning process to encourage businesses and generate jobs, helping to rebalance the economy and drive local and national growth. The Leeds Enterprise Zone encompasses four major sites in the Aire Valley Leeds regeneration area totalling 142 hectares of land. The Enterprise Zone will be integrated with the ongoing development of the Aire Valley Leeds Area Action Plan.

The Vision for Leeds

2.0.4 The Leeds Initiative is the city's Local Strategic Partnership (LSP). The LSP brings together a wide range of people and organisations from the public, private and third sectors to work together to improve the city and overcome problems for the benefit for everyone. The overall framework is set out the Community Strategy 'Vision for Leeds 2011-2030'. Our Vision for 2030 is to be the best city in the UK.

The Leeds Unitary Development Plan

2.0.5 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 undertook an early and selective review.

2.0.6 During the period between December 2002 to July 2006, the UDP Review progressed through the statutory stages, involving placing the plan on deposit for representations, a Public Inquiry, the receipt and response to the

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Inspector's Report and the Council's Proposed Modifications. Following public consultation on the Proposed Modifications in the spring of 2006, the Plan was adopted at a full Council meeting on 19 July 2006.

3 The Local Development Scheme

3.0.1 The Local Development Scheme (LDS) sets out the City Council's rolling work programme for the preparation of the LDF. The current LDS was submitted to the Secretary of Ste in April 2010 (following consideration by the City Council's Executive Board in March 2010). A series of revisions to the LDS were confirmed, including: renewed emphasis to the preparation of the Core Strategy (& Infrastructure Delivery Plan), the preparation of the Natural Resources & Waste Development Plan Document (DPD), the Aire Valley Leeds Area Action Plan, a commitment to the preparation of a future Site Allocations DPD, the preparation of the West Leeds Gateway proposals as a Supplementary Planning Document (SPD) and for the Easel, City Centre and West Leeds Gateway Area Action Plans to be formally withdrawn.

Reporting Period 1 April 2010 – 31 March 2011

3.0.2 This reporting period has coincided with the ongoing consequences of the economic downturn and the worldwide financial crisis. This has resulted in a slowing down of development activity (when compared to previous 2000 – 2010 levels). During the reporting period, emphasis has been given to progressing the LDS programme priorities, as a basis for supporting economic recovery and longer term housing and job growth, investment in infrastructure, continued environmental management and regeneration.

3.0.3 During the reporting period, several strands of work have been underway to continue to deliver the programme of Local Development Documents, as highlighted in the LDS. This work has entailed the detailed preparation of individual DPDs through the LDF production stages, in addition to the project management of key and necessary evidence based studies, to support policy monitoring and development as part of the LDF. The preparation of the evidence based work (as required by national guidance in response to issues raised during public consultation and as advised by the Planning Inspectorate) has been a major resource commitment.

3.0.4 Progress against LDS milestones can be summarised as follows:

Core Strategy

3.0.5 Throughout the monitoring year considerable work has been undertaken to progress the Core Strategy towards publication, submission and adoption. The Core Strategy "Preferred Approach", was subject to a 6 week consultation period during the previous monitoring year. The outcomes of the consultation were reported to the City Council's Development Plan Panel in February, May & June 2010. Whilst there was a significant measure of support for the overall approach, a number of comments have suggested the need for more explicit alignment to the Community Strategy (Vision for Leeds) and further clarity regarding the future scale and location of housing growth. These comments are being considered as part of the ongoing preparation of a draft Publication document.

3.0.6 A major issue for the Core Strategy relates to the scale of housing growth and how this growth will be delivered, given the ongoing and forecasted

consequences of the current economic downturn. A key focus of this reporting period has therefore been the ongoing development of the LDF evidence base, including the update of the Strategic Housing Market Assessment, as a basis to inform the Core Strategy.

- 3.0.7** The role of retail and town centres within the District was also examined over the reporting year. The Retail & Town Centres Study was developed over the monitoring period and was published in the summer of 2011. The outcomes of the study will be used to inform policies within the emerging Core Strategy.

Natural Resources and Waste DPD

- 3.0.8** During the reporting period, work continued on preparing the NRW DPD. The NRW DPD "Policy Position" document, was subject to a 6 week consultation period in the previous monitoring year (2009/10), with the consultation outcomes subsequently reported to the City Council's Development Plan Panel in May & June 2010 (current monitoring year). Following consideration of comments received, a Publication draft of the DPD was prepared and subject to formal consultation (15th December 2010 – 9th February 2011). The consultation responses (and the preparation of a schedule of proposed changes) were considered by Development Plan Panel, Executive Board and Full Council, with the DPD formally submitted to the Secretary of State on 25th July 2011 for independent examination. The Examination in Public of the DPD occurred in November 2011 with adoption anticipated in Spring 2012.

Aire Valley Leeds Area Action Plan (AAP)

- 3.0.9** Through the 2010-11 monitoring year, work on the Aire Valley AAP focused on consolidating the evidence base and investigating ways in which the AVL could be developed in a sustainable and innovative way. Significant steps have been to gain support for the lower Aire Valley as an "Urban Eco-Settlement" as part of the national Eco-Towns initiative and as a Leeds City Region priority. This has resulted in revisions to the AAP plan area, to reflect opportunities for improved connectivity to the city centre (including emerging proposals as part of the "South Bank" planning framework) and residential communities in Hunslet and Richmond Hill (A progress report and next steps has subsequently been by the City Council's Executive Board in July 2010). Following these changes, further informal consultation has been undertaken regarding the Urban Eco Settlement proposals and revised plan boundary (14th February – 25th March 2011).
- 3.0.10** In parallel with this progress, as part of the 2011 Budget, the Government announced its intention to establish 21 Enterprise Zones in England. In the first wave, eleven Local Enterprise Partnerships were invited to come forward with proposals for Enterprise Zones and in the second wave a further 10 Zones were sought through an open competition which closed on the 30 June 2011. In seeking to take advantage of this opportunity (to stimulate business growth and investment, create new jobs through the provision of lower tax levels and simplifies planning controls), the Local Enterprise Partnership (LEP) subsequently considered a number of proposals across the region. Following consideration at the LEP Board meeting in June 2011, Aire Valley Leeds was

submitted to Government as the City Region's Enterprise Zone (subsequently endorsed by the ministerial announcement in July 2011).

Supplementary Planning Documents (SPD)

- 3.0.11** Following revisions to national planning guidance (set out in PPS12, 2008), it is no longer a requirement for SPDs to be included within the LDS. Whilst the preparation of DPDs remains the overall priority within the LDS programme, a series of SPDs have also seen a variety of activity within the reporting period. The City Council's Tall Buildings and West Leeds Gateway SPDs have been adopted (April and October 2010). During this reporting period, work has also continued in the preparation of the Sustainable Design and Construction SPD.
- 3.0.12** A key feature and an ongoing aspect of SPD work is the interest of local communities in the preparation of local Design Guides and Statements and for their subsequent adoption as SPDs following public consultation (consistent with the requirements of the LDF Regulations). During the reporting period, the following Design Statements were Adopted as SPD: Headingley & Hyde Park Neighbourhood Design Statement (September 2010), Thorner Village Design Statement (February 2011) and the Little Woodhouse Neighbourhood Design Statement (March 2011).

Evidence base documents

- 3.0.13** As noted in 3.0.3 above, a critical aspect of LDF work over the reporting period has been the completion and on going preparation of evidence based studies (to reflect the requirements of national planning guidance in response to issues raised during public consultation and advice from the Planning Inspectorate). For a city the size and complexity of Leeds, this has been a major undertaking and remains a very resource intensive activity.
- 3.0.14** This work has included on going work in relation to the Strategic Housing Land Availability Assessment, an update of the 2007 Strategic Housing Market Assessment, the Retail & Town Centres Study (the focus of which is to review the retail capacity of Town, District & Local Centres across the District), an update of the 2006 Employment Land Review and on going work in relation to the preparation of an Infrastructure Delivery Plan to underpin the Core Strategy.

Reporting Period 1 April 2011 – 31 March 2012

- 3.0.15** Looking ahead to the next AMR reporting period (1 April 2011 – 31 March 2012) there are a number of challenges and opportunities for the Leeds LDF. These are linked to national reforms to the planning system (including the implications of the National Planning Policy Framework, Localism Bill & Neighbourhood planning).
- At the time of compiling the 2011 AMR, the draft National Planning Policy Framework had been issued for consultation (closing in October 2011), with the final framework anticipated in April 2012.
 - Within this overall strategic context also, the Localism Bill gained Royal Assent in November 2011 and became an Act.

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- The progression of the Natural Resources & Waste DPD through the formal Examination process.
- The on going preparation of the Core Strategy for Publication, Submission & Public Examination (and linked to this the preparation of the Community Infrastructure Levy).
- The on going preparation of the Aire Valley Leeds Area Action Plan (APP) for Publication, Submission & Examination.
- Further scoping and commencement of the Site Allocations DPD.
- Managing the resourcing pressures associated with Neighbourhood planning, whilst preparing Development Plan Documents to agreed timescales.
- The on going consolidation, completion and monitoring of the evidence base work described in this report.
- To continue to develop the systems and processes to support the LDF and the monitoring requirements of the AMR and to continue to monitor progress against milestones with adjustments where appropriate.

4 Monitoring information

- 4.0.1 This AMR concentrates on material previously required by DCLG using definitions of Core Indicators issued by CLG in July 2008. The AMR will change as LDF policies and their related monitoring sources are developed. Authorities can now choose which targets and indicators to include in the report as long as they are in line with the relevant UK and EU legislation. Their primary purpose is to share the performance and achievements of the planning service with the local community.
- 4.0.2 It is intended that the monitoring range will be expanded to include matters of local interest reflected in LDF policies which will improve how we report on our achievements in planning policy and development management. Future monitoring should draw out what actions need to be done to achieve the vision in the Core Strategy.
- 4.0.3 There are other documents that include information which helps monitor the development of Leeds, chiefly the City Centre Audit⁴, the Leeds Economy Handbook² and the Local Transport Plan³.
- 4.0.4 Topics covered in the 2010/11 AMR include:
- housebuilding performance and housing land supply indicators
 - the supply of employment land
 - changes in retail, office and leisure developments across Leeds
 - transport accessibility of new developments to a range of facilities
 - environmental issues relating to mineral aggregate production, waste management and renewable energy generation capacity
 - monitoring of the adopted Statement of Community Involvement
- 4.0.5 The AMR also analyses where development is located for housing, employment and town centre uses. The Core Strategy Preferred Approach identified a Settlement and Centres Hierarchy to direct different forms of growth to the most appropriate settlements and centres, based on existing provision of facilities and services and ability to accommodate future development.
- 4.0.6 Delivering development through established hierarchies will help to ensure that the provision of necessary services is available to new development. The Settlement Hierarchy is set out in Figure 1 with a map shown in Figure 2.

⁴ <http://www.leeds.gov.uk/> then Business, then Town centre management links

⁵ <http://www.leeds.gov.uk/> then Business, then Business support and advice, then Local economy – reports and forecasts links

⁶ <http://www.wyntp.com/> West Yorkshire Local Transport Plan 2: - 2006 - 2011

Figure 1: Leeds Settlement Hierarchy

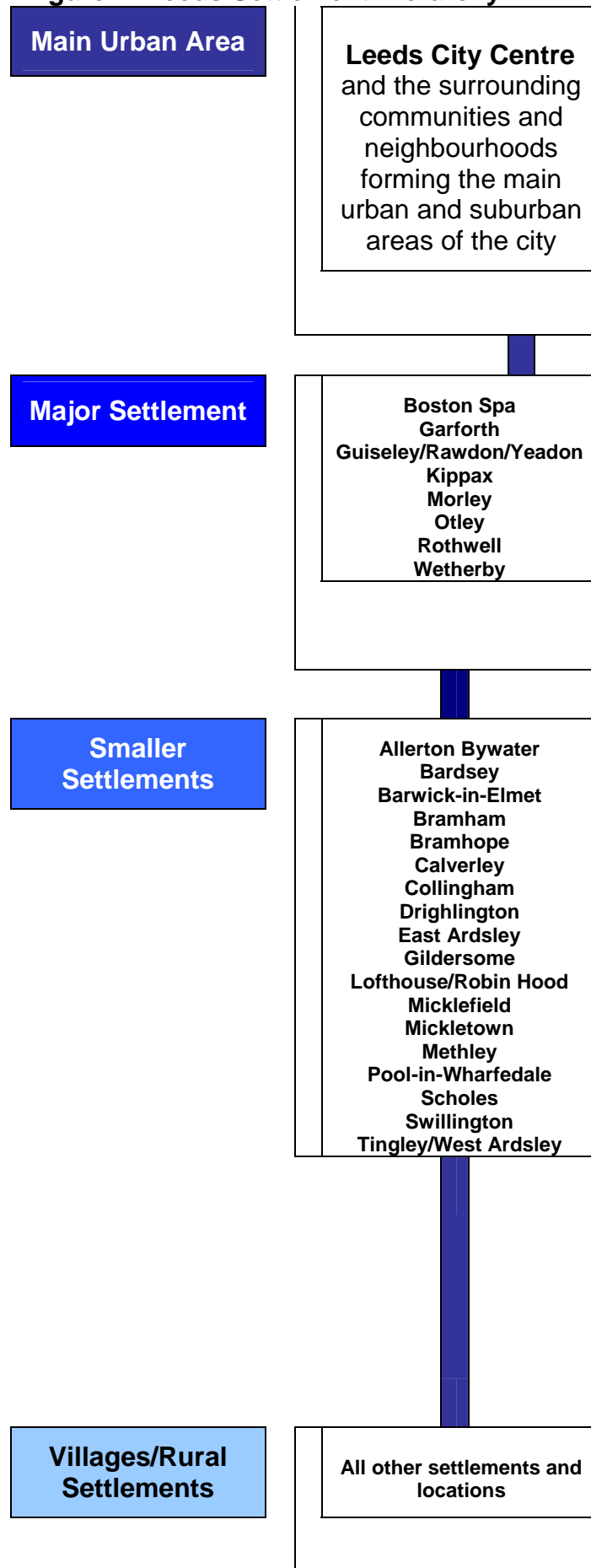
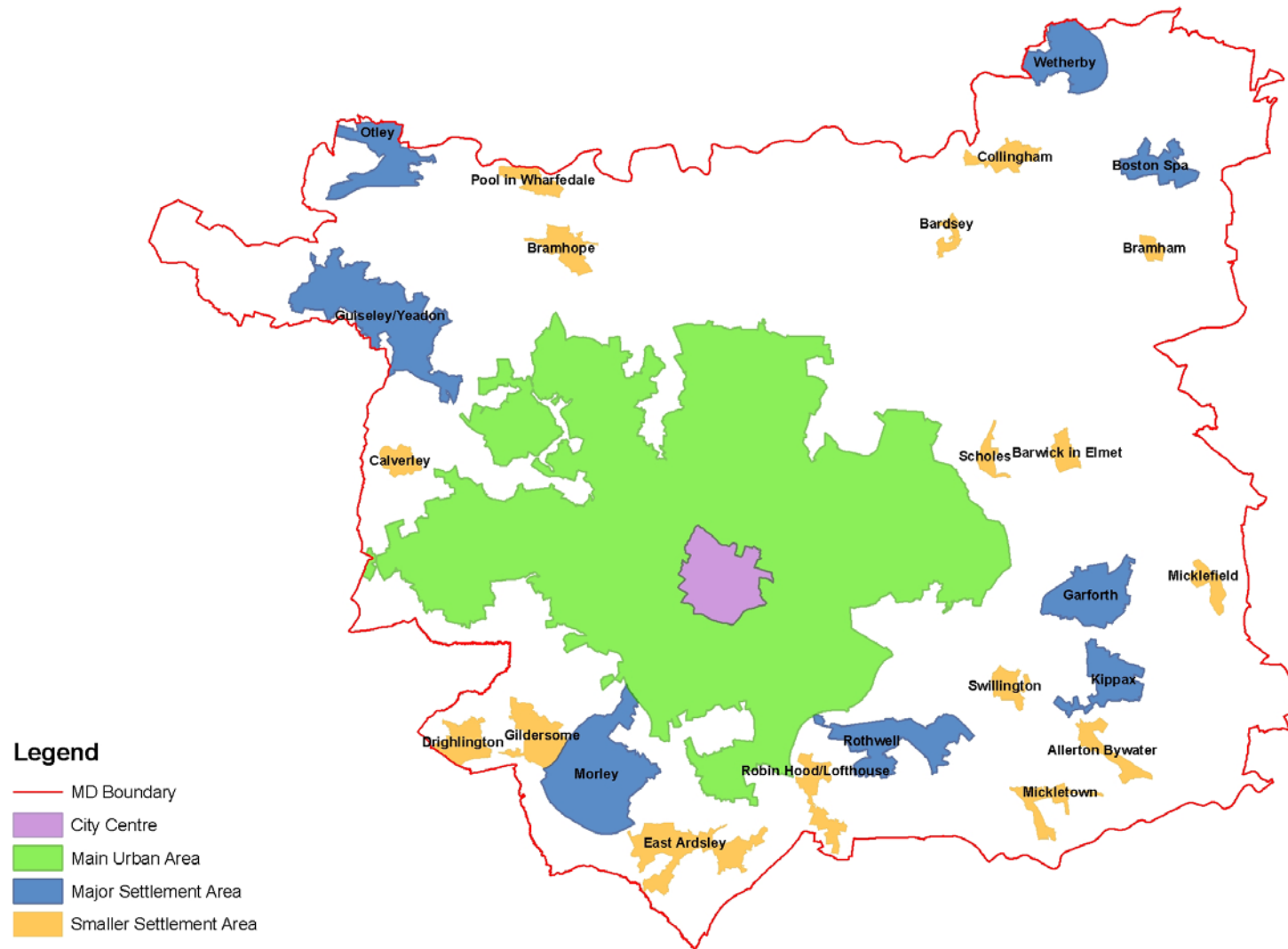


Figure 2: Leeds Settlement Hierarchy map



4.1 Housing

The supply of housing

4.1.1 Housing requirements for Leeds are set out in the RSS adopted in May 2008 and are summarised in Core Indicator H1.

Table 1: H1 Plan period and net housing targets

Start of period	End of period	Total housing required	Source
1/4/2004	31/3/2026	86440	RSS

4.1.2 The figures in the table are net figures, and it is estimated that in future years that the gross figure will be about 250 units/annum above the net figure. This aggregate requirement is made up of annual average net increases of 2260 in 2004-8 and 4300 from 2008 to 2026, estimated in RSS to be equivalent respectively to 2700 and 4740 gross.

Table 2: Net housing requirement 2004 - 2026

Year	Net average annual requirement
2004 - 2008	2260
2008 - 2026	4300

4.1.3 The LDF will provide the strategy for which future growth and development will occur. It will be within the Core Strategy that a long term housing requirement will be set and the Site Allocations Development Plan Document will identify locations and sites which will help to deliver the housing requirement.

4.1.4 In setting a housing requirement in the Core Strategy, a full analysis of all factors listed in PPS3 alongside additional factors used in the setting of the RSS requirement will be considered. These include:

- Strategic Housing Land Availability Assessment (SHLAA)
- Strategic Housing Market Assessments (SHMA)
- Household projections
- Evidence of current and future levels of housing need and demand
- Economic growth forecasts
- Infrastructure impacts and needs
- Advice from the National Housing and Planning Advice Unit (NHPAU) *(note: no longer operating)*
- Government policy ambitions

- Long term house prices
- Sustainability Appraisal (SA)
- Evidence of housing completions in recent years
- Evidence about low demand and vacancy rates

- 4.1.5 PPS3 requires that local planning authorities look forward and identify where future housing units are to be delivered, so as to be able to demonstrate progress is being made towards meeting the housing requirement. This is done by developing a 'five year supply' (FYS). A FYS assessment seeks to quantify the total number of housing units likely to be delivered over the upcoming five years, and compares that figure to the total housing requirement for the five years. This assessment is undertaken by using data provided in the Strategic Housing Land Availability Assessment (SHLAA), the Housing Land Availability Assessment, housing starts and completions dates and other sources as necessary.
- 4.1.6 A SHLAA is a technical exercise undertaken by the Council to meet the requirements of Planning Policy Statement 3 (PPS3) Housing and Practice Guidance issued by CLG. Leeds' original SHLAA worked to a base date of 31/3/09 and was published in February 2010. It was originally intended that the SHLAA would be updated annually, but work on the 2010 update was merged into the 2011 update. The SHLAA 2011 update includes a number of new sites and updated delivery information for existing sites working to a base date of 31/3/11 - see Appendix 1.
- 4.1.7 In the summer of 2011, Leeds City Council undertook a consultation exercised with key stakeholders of the Leeds communities and the development industry. The purpose of the exercise was to agree housing growth principles. The principles agreed were:
- Ensure housing growth is linked to the creation of sustainable neighbourhoods throughout the city
 - Set a realistic and phased target for the delivery of new homes
 - Ensure housing growth targets reflect local housing needs, now and in the future, in terms of tenure, type and size
 - Enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes
 - Facilitate the development of brownfield and regeneration sites
 - Agree a range of mechanisms to deliver additional affordable homes
 - Work in partnership to find ways to facilitate housing growth

Housing completion rates

4.1.7 During 2004-8, RSS required average net increases of 2260 dwellings per year, 9040 in total. Actual net output in this period totalled 12972, 43% in excess of the requirement. This was a period of strong housebuilding performance in Leeds. A combination of great demand and abundant land supply raised output to levels not seen in the city since the mid 1970s.

4.1.8 Completions over the past three years highlight the extent to which the development industry has slowed due to the recession. Dwellings under construction dropped continually from 5900 in June 2008 to 1792 in September 2010, but have recently picked up slightly to 1919 in March 2011. As a result of the relatively low level of recent starts, completions are set to remain low in the next few years and it may be much longer before output returns to pre-recession levels.

Table 3: H2a & b Actual net additional dwellings

2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11
2633	3436	3327	3576	3828	2238	1686

Table 4: Net additional dwellings – 2004/05 to 2010/11

Year	Total	Target	% Target	Balance	Total balance	Total requirement	Indicator
2004/05	2633	2260	116.5%	373	2633	2260	
2005/06	3436	2260	152.0%	1176	6069	4520	
2006/07	3327	2260	147.2%	1067	9396	6780	
2007/08	3576	2260	158.2%	1316	12972	9040	
2008/09	3828	4300	89.0%	-472	16800	13340	
2009/10	2238	4300	52.1%	-2062	19038	17640	
2010/11	1686	4300	39.2%	-2614	20724	21940	

Figure 3: Net additional dwellings

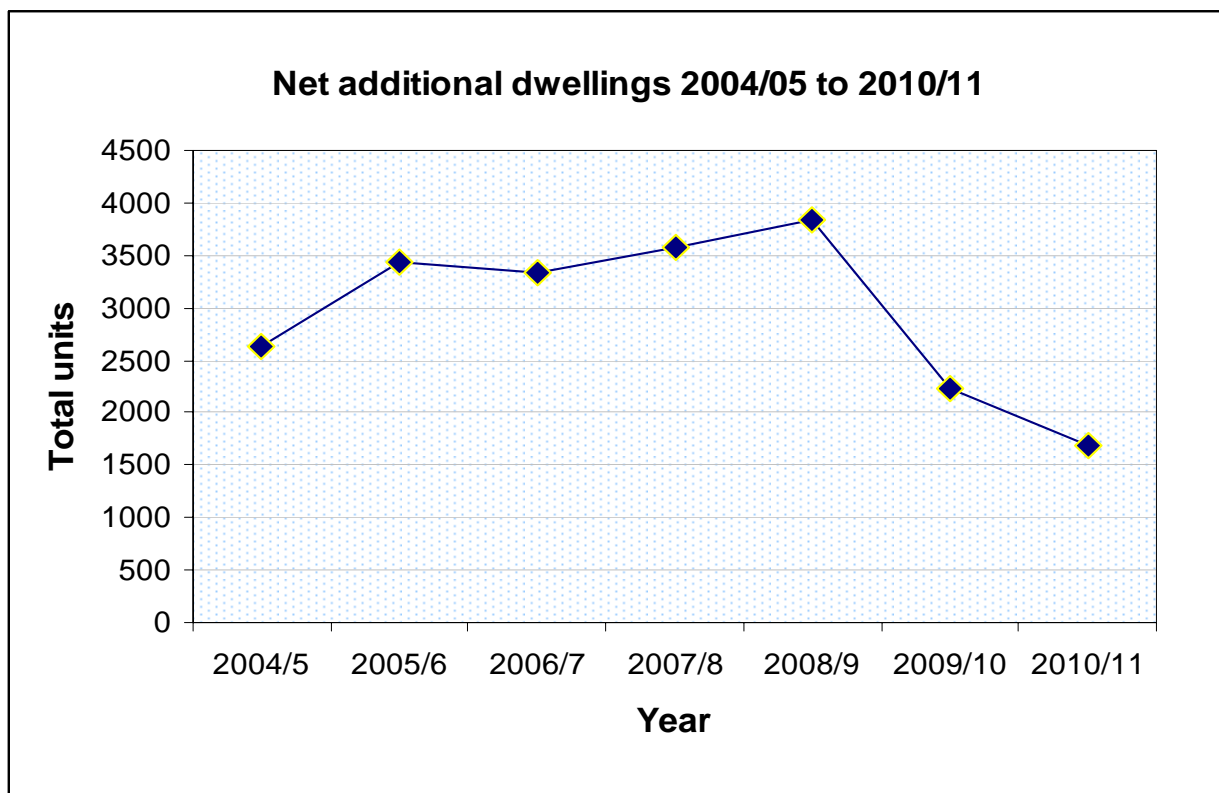


Table 5: Completions and demolitions in City Centre and Aire Valley – 2010/11

Location	Completions (gross)	Demolitions	Net gain
City Centre	158	74	84
Aire Valley	192	6	186

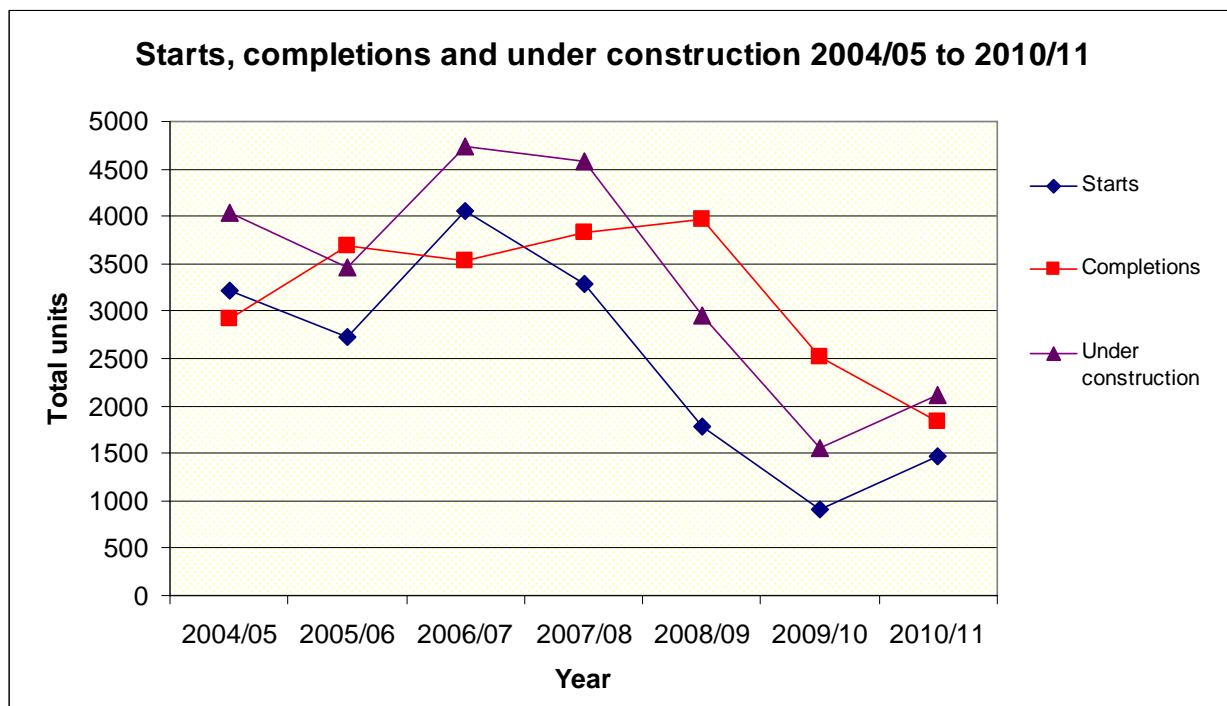
4.1.9 Housing starts decreased sharply in early summer 2008. Following July 2008, the rate of new starts dropped to an average of 80 units a month in March 2010. This rate of starts is equivalent to an annual completion rate below 1000 units and compared to an average of 330 starts/month in the four preceding years. However, in the twelve months up to the end of March 2011, 1476 units were started which indicates some uplift in development in recent months.

Table 6: Starts, completions and under construction - 2004/05 to 2010/11

Year	Starts	+/-	✓	Completions	+/-	✓	Under construction	+/-	✓
2004/05	3220		✓	2924		✓	4037		✓
2005/06	2722	-	✓	3694	+	✓	3453	-	✓
2006/07	4060	+	✓	3538	-	✓	4738	+	✓

2007/08	3290	-		3833	+		4589	-	
2008/09	1784	-		3976	+		2959	-	
2009/10	901	-		2518	-		1551	-	
2010/11	1476	+		1839	-		2107	+	

Figure 4: Starts, completions and under construction



4.1.10 Future housing delivery is also part of this report. Indicators H2(c) and (d) required planning authorities to track possible future output against the housing requirement and managed delivery targets over the life of the current plan or the next 15 years, whichever is the longer. The analysis is expected to be undertaken using data from the Strategic Housing Land Availability Assessment (SHLAA). The methodology and results tables A & B are set out in Appendix 1.

4.1.11 The methodology in developing the Five Year Supply has been undertaken using the following source materials:

- An assessment of supply over the period 2011/12 through to 2016/17. The main source of data for this are the conclusions made on sites by the SHLAA partnership as well as delivery information as contained in the Land Availability database (LA).
- Progress on sites has been updated to reflect conditions up to and including the 30 September 211 (LA).

- Smaller sites (between 0.2 and 0.4 ha) which have a current planning permission are now assessed by the SHLAA partnership and have been included in the schedule of sites.
- A windfall allowance has been included in each year of the trajectory. Windfall is meant to address the smaller sites (less than 0.2 ha) that are progressing through the system, or sites for which a permissions has been made but not yet assessed through the SHLAA.

4.1.12 Table 7 shows that 782 units delivered were classified as windfall (using the PPS3 definition rather than a straight forward assessment of allocated vs. non allocated) in the 2010/11 monitoring period. This makes up 42% of total completions across the district.

Table 7: 2010/2011 Completions by site classification

Classification of site	Completions	FYS category
New build < 5 units	125 (gross)	Windfall
Conversions < 5 units	136 (net)	Windfall
Land Availability sites	520 (gross)	Windfall
Total windfall	781 units	Windfall
Land Availability and SHLAA sites	1560 (gross)	Identified sites
Total	1839 (gross)*	
Windfall % of total	42%	

*Gross = gross new completions and net conversions

4.1.13 Only supply considered to be suitable, achievable and deliverable has been included in the housing trajectory shown in Table 6. The table seeks to identify the extent to which housing land supply might be a constraint on new housing delivery. However, the nature of market demand is linked to the trajectory through considerations of deliverability.

4.1.14 There is no shortage of suitable and available housing land with planning permission in Leeds. There are currently permissions to deliver over 20,000 housing units spread across the whole of the district. These sites are suitable for housing as demonstrated by the presence of a planning permission. Therefore it is not a shortage of housing land supply which is acting as a constraint on housing output but the severe recession. It is the recession that is impacting the 'deliverability' of sites.

NOTE 5YS NOT YET UPDATED

- 4.1.15 The first row of **Table A in Appendix 1: H2 (a)** shows the recent levels of housing delivery. **H2 (b)** is not identified in the trajectory, which is the number of units completed in the current year. This figure is 926 units (gross) as of 30 September 2010. Currently 99 units have been completed on sites smaller than five units. The Schedule also notes that an additional 91 units were completed on sites too small to be assessed by the SHLAA partnership, and that a further 159 units are expected to be delivered on these sites by the end of the year (from Neighbourhoods and Housing data). As such 349 windfall units have already been delivered in the current year. The windfall rate for the current year has been lowered to 400 units to reflect current and forecasted delivery rates.
- 4.1.16 **H2 (c)** summarises net housing additions potentially achievable from 2010-2027. Net site area is not shown. Both the Interim Housing Requirement and the RSS average requirement are shown. It is anticipated that both these requirements will change over the coming years, given changes to the planning system and progress being made on the Core Strategy.
- 4.1.17 Finally **H2 (d)** is the managed delivery target and is set to match the Interim Housing Requirement. This is because the July 2010 Executive Board Report reflects the most recent analysis by Leeds City Council to understand how likely levels of future housing are expected to come forward. The managed delivery target is expected to take into account influences on housing delivery including market trends.
- 4.1.18 Table A identifies that the 5 year land supply rests at approximately 12,466 dwellings (net). This supply assumes 250 units of demolition each year, which have been removed from the gross figure of 13,716 units. The supply figure includes 2500 units of windfall (500 units x 5 years). Removing windfall units the total identified supply is 9,966 units net. This is below the Interim Housing Requirement Figure of 11,300 for the same time period (but above it if windfall is included).
- 4.1.19 Also included is a trajectory which maps delivery on brownfield sites in Table B. For this analysis, all windfall units are considered to be brownfield, and sites labelled as 'mixed' are also counted as brownfield. This trajectory highlights the impact that large scale land releases will have in the future.
- 4.1.20 The five year supply period (2011 - 2016) sees Previously Developed Land delivery rates of approximately 90%. This drops dramatically in the years 2016 and beyond. Over the whole of the time period 2004 - 2026, it is anticipated that overall brownfield delivery will be approximately 67%. This is below the Core Strategy Preferred Approach's initial target of 75%. If windfall is removed from the supply equation, delivery on PDL drops to 64% over the time period. This is below the Regional Spatial Strategy target. The methodology and results tables A & B are set out in Appendix 1.
- 4.1.21 **Indicator H3** in Table 8 shows the volumes and percentages of gross housebuilding on previously developed land. Since 2004, the average rate of brownfield development has been 94%. The Council continues to attach considerable importance to maintaining these high rates of brownfield development, which is a prime objective of UDP policy and national planning

objectives. The Core Strategy Preferred Approach also identified that development on brownfield land was a key objective, and set an overall target of 75% for the plan period, with a higher target of 85-95% to be delivered during the first five years.

Table 8: H3 New and converted dwellings on previously developed land (PDL)

Period	Gross dwellings	Number PDL	% PDL	Indicator
2008/09	3976	3787	95%	
2009/10	2519	2341	93%	
2010/11	1839	1682	91%	
Last 5 years	15705	14753	94%	
Last 10 years	30106	27521	91%	

4.1.22 The RSS also places a key priority on brownfield delivery. To ensure delivery of the overall approach, which supports major regeneration projects, the RSS states that it expects urban areas like Leeds to deliver housing development on PDL in excess of 65%. As highlighted in Table A in Appendix 1, it is expected that anticipated high levels of future housing delivery will result in a dramatic decrease in delivery on brownfield sites. **Between 2004 and 2026 the current brownfield delivery estimate is 67%.**

4.1.23 **Indicator H4** reports changes in the net supply of gypsy and traveller pitches. There were no applications approved during the reporting period.

Table 9: H4 Net additional pitches (Gypsy & Traveller) - 2010-11

Permanent	Transit	Total
0	0	0

4.1.25 4.1.24 **Indicator H5** monitors gross affordable housing completions using data from the Housing Strategy Statistical Appendix (HSSA). 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 anticipation in build slippage into 2011/12 together with the end of the Homebuy Direct programme in September 2010.

4.1.26 The affordable housing delivery rates also place emphasis on the ability of the market to purchase housing. Overall 1839 units (gross) were completed in the

past year. If we deduct the number of units that were grant funded, we are left with a private market development rate of 1100 units (1839 – 413 grant assistance – 326 Government initiative). This means that only 60% of all housing completions were delivered through private schemes. The 2011 Strategic Housing Market Assessment reviewed ability to buy and noted that over the life of the plan, it is expected that only 65% of all housing need will be met by market forces. The data for 2010/11 clearly supports this finding.

Table 10: H5 Gross Affordable Housing Completions - 2008/09 to 2010/11

Period	Social rented	Intermediate	Total
2008/09	157	253	410
2009/10	84	329	413
2010/11	341	438	779

Table 11: Affordable housing completions by delivery sector - 2010/11

Period	Section 106	Grant assisted	Government initiative
2010/11	40	413	326
%	5%	53%	42%

4.1.26 Monitoring of housing type looks at **gross new** housing units only (excludes conversions). Between 2005 and 2010, housing mix had been characterised by a dominance of flats and apartment building. In 2010/11 more houses were completed than flats and apartments for the first time since the AMR began monitoring this indicator in 2005/6. 59.1% of all dwelling units were houses compared with 28% in 2009/10. Of the 817 houses, 44.5% were terrace, 29.9% detached and 25.6% semi-detached. The data from 2005/06 through to 2010/11 is shown in Figure 5.

Figure 5: New housing by type - 2005/06 to 2010/11

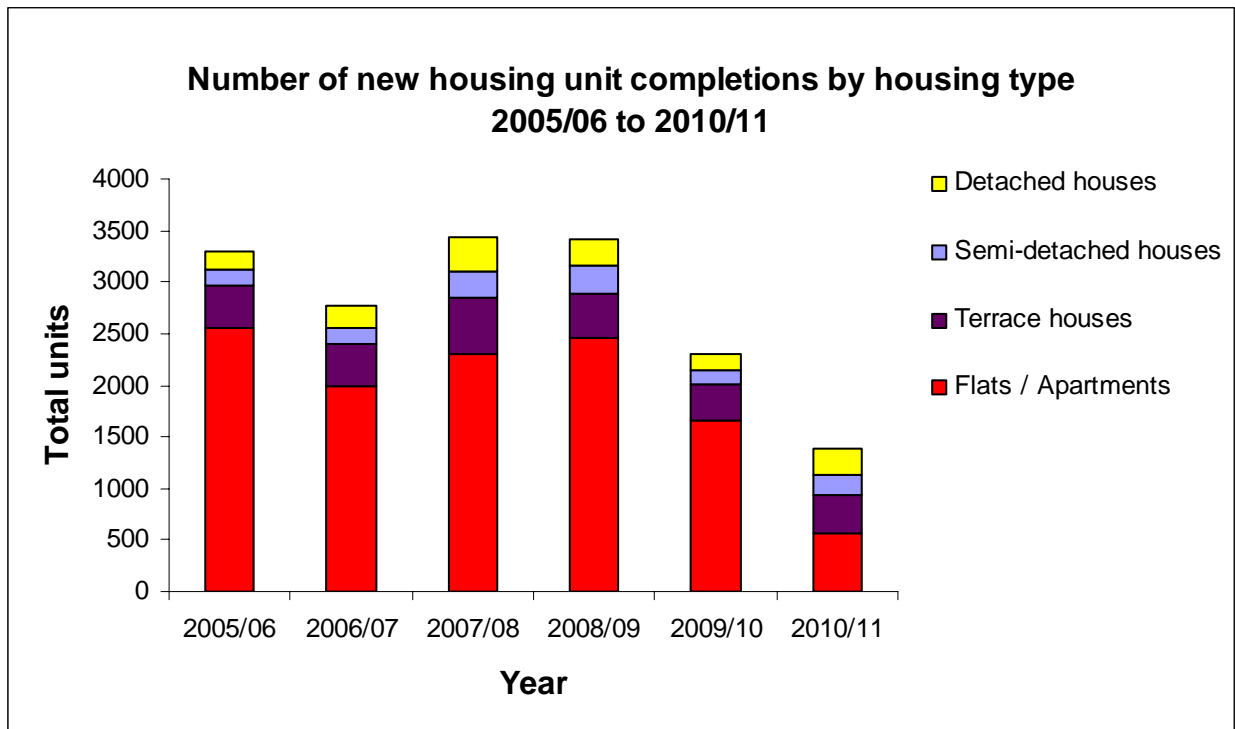
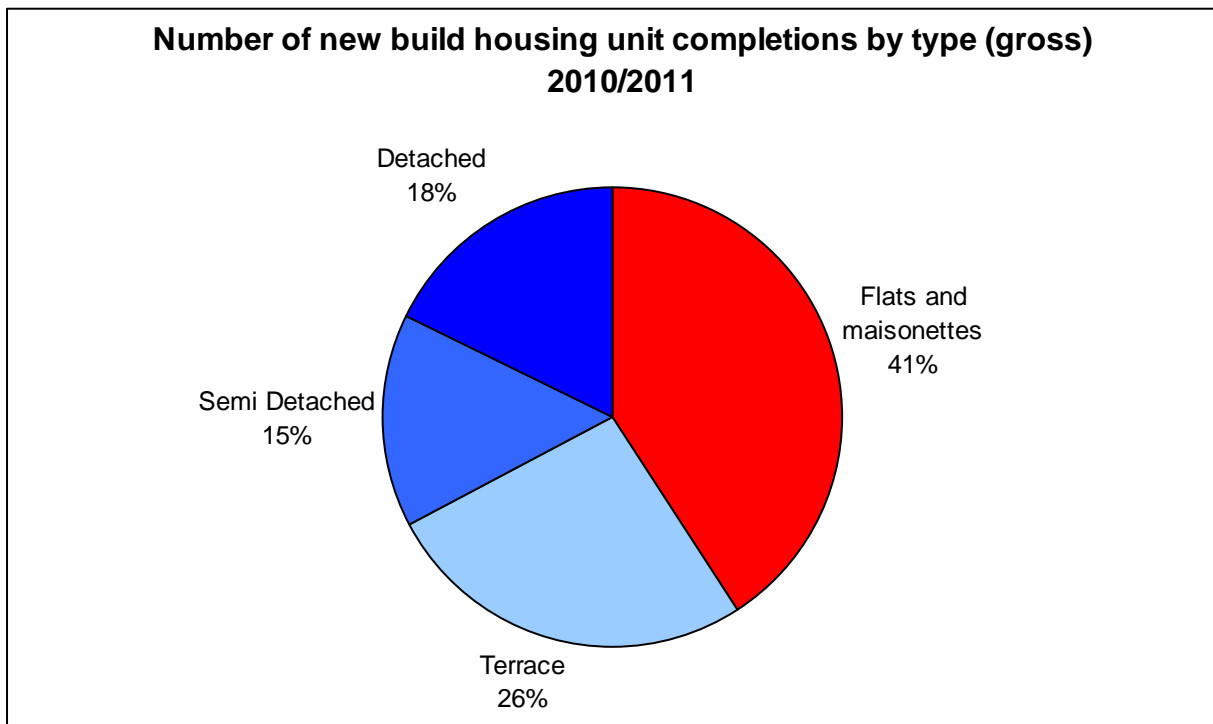


Figure 6: New housing by type – 2010/11



4.1.27 The number of bedrooms for new build dwellings is also monitored. This provides an indication of the size and type of dwelling developed. This information is important to ensure that the appropriate housing mix is being developed. Population forecasts suggest that average household size is decreasing and the number of individual households is increasing. The SHMA identifies housing need, based on forecasted demographic changes. The Strategic Housing Market Assessment (SHMA) assesses affordability issues and relates the findings to housing viability. The SHMA concluded that over the life time of the plan, that Leeds should look to deliver a range of housing sizes (as measured by bed types). This is outlined in Table 11.

4.1.28 Table 12 shows that in 2010/11, 3 and 4+ units represented a greater share of completions than they have in the past due to the higher level of houses and bungalow completions. Two bedroom properties continue to dominate development due to the developments of flats and apartment. As compared to the need identified in the SHMA, we see that there is a general overprovision in both the one and the four plus beds, as compared to the overall need.

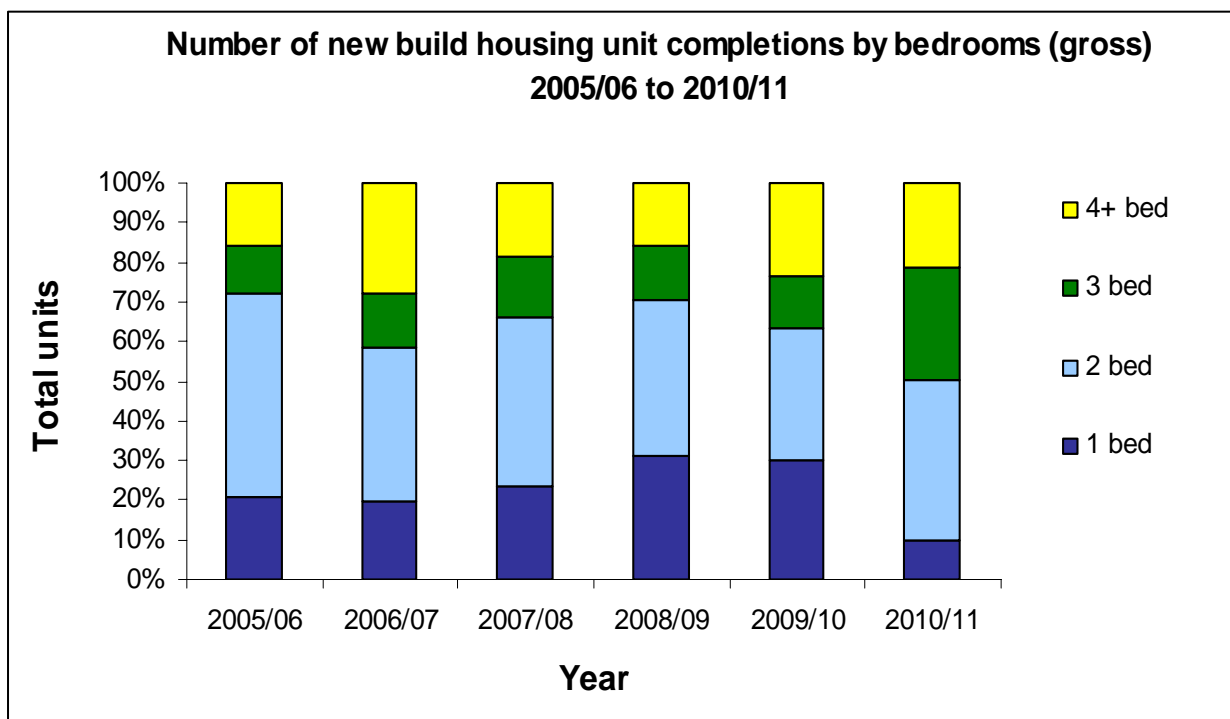
Table 12: Number of bedrooms by type of new housing unit completions

(gross) - 2010/11

Type	Number of bedrooms				Total
	1	2	3	4+	
Flats/Maisonettes	132	426	6	1	565
Houses/Bungalows	5	134	384	294	817
Total	137	560	390	295	1382
% Delivery	9.91	40.52	28.22	21.35	100
Strategic Housing Market Assessment Need Identified (%)	8.4	54.9	27.1	9.5	100

4.1.29 Figure 7 shows an increasing proportion of larger houses being built highlighting the movement away from the development of flats to show an increasing number of completions of family homes with 2, 3 and 4+ bedrooms. The housing mix data is set out in Appendix 1.

Figure 7: Number of new build by bedrooms – 2005/06 to 2010/11



4.1.32 As noted at the beginning of this chapter, the location of development should also be considered. Table 12 highlights the changes to the housing stock that has occurred within each of the settlements of the Settlement Hierarchy. As the Core Strategy moves towards adoption, it is intended that the monitoring of this

policy will be expanded to consider other parameters which will help to direct the most appropriate forms of housing development in particular settlements. This could include information on housing type and size.

4.1.33 The data presented in this table looks at total gross new housing, and therefore includes the gross rates of completion for conversions. The data shows that the Main Urban Area continues to accommodate the majority of the growth, with 70% of net completions. However, when compared to the previous two years, the data reveals that this represents a large drop in total completions. The main urban area has seen a decrease in completions of 47% in 2010/11. Villages and rural areas had the greatest decrease at 63% while development in Major Settlements dropped by 53%.

Table 13: Change to housing stock within the emerging Core Strategy Settlement Hierarchy - 2010/11

Location	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Leeds (Main Urban Area)	1456	589	867	70%
Major Settlements				
Garforth	15	0	15	1%
Otley	12	6	6	0%
Guiseley/Yeadon/Rawdon	56	3	53	4%
Wetherby	7	3	4	0%
Morley	40	3	37	3%
Rothwell	48	10	38	3%
Kippax	4	3	1	0%
Boston Spa	8	2	6	0%
Major Settlements	190	30	160	13%
Smaller Settlements	118	15	103	8%
Villages/Rural	130	25	105	9%
Total	1894	659	1235	100%

Table 14: Change to housing stock by Leeds Settlement Hierarchy - 2008/09 to 2010/11

Location	Net completions (% of total completions)		
	2008/09	2009/10	2010/11
Leeds (Main Urban Area)	75%	66%	70%
Major Settlements	10%	15%	13%
Smaller Settlements	4%	6%	8%
Villages/Rural	11%	13%	9%

4.1.34 The information set out in this housing section highlights the extent to which the development industry has slowed due to the recession. As a result the relatively low level of recent starts, completions are set to remain low in the next few years. However, the number of new starts has increased in 2010/11 but it may be much longer before output returns to pre-recession levels. Dwellings **under construction** had dropped continually from 4589 for the end of period in 2007/08 to 1551 in 2009/2010, but have recently picked up to 2107 in 2010/11. It is inevitable that there will be a period of some years in which the housing stock will not increase to or beyond the 2008/09 completion levels.

4.1.35 The most significant change has been the increased level of houses as a greater proportion of total new build over flats and apartments for the first time in an AMR reporting period. This figure does not look at converted units, where when included, mean that flats/apartments constitute a greater share. However this may be due to outstanding permissions working their way through to completion. Further analysis of housing type and size based on location would be helpful in identifying whether a balance of housing type is being delivered across the district.

4.2 Employment

The supply of employment land

- 4.2.1 As with housing, development activity for employment has slowed significantly over the past year and was much lower than in 2009/10. A large drop in development activity has resulted in 2010/11 registering the lowest level of space completed (11906 sq m) since AMR began reporting in 2003. This is just about a quarter of the total floorspace developed in the previous year. Land take for the year registered at 15.271 ha which was higher than in the previous year. The largest drop was in the Storage and Distribution category where only 500m² of new floorspace was developed.
- 4.2.2 Office completions continue to decrease and while accounting for close to half of the total floorspace completed, completions were only about a fifth of the previous year. Unlike previous years where city centre completions dominated the office market, only 220m² of office floorspace was completed in the City Centre this year. Instead a number of smaller schemes, mainly outside of centres, dominated completions.
- 4.2.3 Starts were also reduced this year at 9871 sq m on 12.74 ha across all employment sectors. These figures are dominated by a large site on Queen Street, Stourton where, if removed from the calculations, indicate starts of 9821 sq m on 3.96 ha across all employment sectors.
- 4.2.4 Only one of the office sites identified in AMR 2010 as likely to complete in the 2010/11 year has done so – that being development of 1450 sq m of office space at the Thorp Arch Estate. 10 South Parade completed after 31 March 2011 and therefore contributes to AMR 2012. Indigo Blu on Crown Point Road and the Industrial scheme on Jack Lane, Hunslet have yet to complete.
- 4.2.5 Despite the generally low level of activity, it is encouraging to record that all development that completed during the 2010/11 monitoring year has been on brownfield land.
- 4.2.7 Both office and industrial development have been characterised by about ten developments of minimal site size and floorspace. The largest office development was for just over 1600 sq m at Pool Mills in Otley, and the largest floorspace completion for industrial uses was 1450 sq m at Thorp Arch Estate. There was only one warehousing completion, on Gelderd Road, which was for 500 sq m.

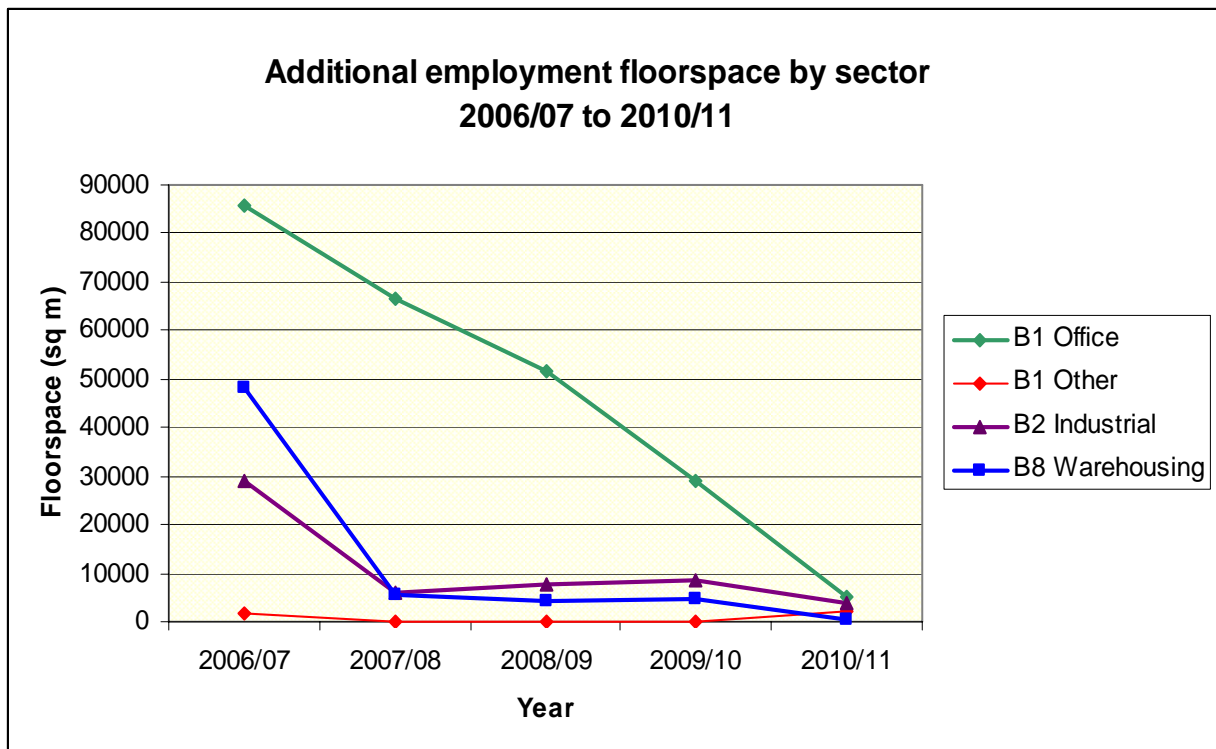
Table 15: LDF Core Indicator BD1 - Additional employment floorspace by sector

Year	B1 Office		B1 Other		B2 Industrial		B8 Warehousing		Total	
	Area (ha.)	Flrsp (sq m)	Area (ha.)	Flrsp (sq m)	Area (ha.)	Flrsp (sq m)	Area (ha.)	Flrsp (sq m)	Area (ha.)	Flrsp (sq m)
2006/07	16.44	85600	0.47	1730	7.92	28820	13.08	48095	37.91	164245
2007/08	9.51	66670	-	-	1.78	6060	2.13	5580	13.42	78310
2008/09	6.24	51475	0.11	190	2.17	7550	1.86	4200	10.38	63415
2009/10	3.40	29140	-	-	1.91	8410	1.34	4620	6.65	42170
2010/11	2.68	5166	0.86	2340	11.10	3900	0.63	500	15.27	11906
Total	38.27	238051	1.44	4260	24.88	54740	19.04	62995	83.63	360046
5 year avg.	7.65	47610	0.29	852	4.98	10948	3.81	12599	16.73	72009.2
2010/11*	35.0%	10.9%	298.6%	274.6%	223.1%	35.6%	16.6%	4.0%	91.3%	16.5%

Note: Floorspace figures are gross internal area. Extensions not included.

* Compared as % to 5 year average

Figure 8: Additional employment floorspace by sector



4.2.8 The table above only reports new employment land which does not include development that is considered to be 'within-curtilage'. This term describes extensions to existing premises, minor changes of use which result in additional employment space and new-build premises that are within the curtilages of existing buildings.

4.2.9 Within-curtilage development accounted for 39% of all new employment floorspace completed this year. With the contraction in the amount of new-build schemes, within-curtilage schemes continue to account for a higher proportion of all development – over a third as opposed to a quarter in 2008/09.

Table 16: LDF Core Indicator BD1 - Additional employment floorspace by sector & type

	New & redeveloped sites Floorspace (sq m)	Within-curtilage developments Floorspace (sq m)	Total Floorspace (sq m)
B1 Office	5166	1470	6636
B1 Other	2340	3504	5844
B2 Industrial	3900	2038	5938
B8 Warehousing	500	600	1100
Total	11906	7612	19518
%	61	39	100

Figure 9: Additional employment floorspace by sector - 2010/11

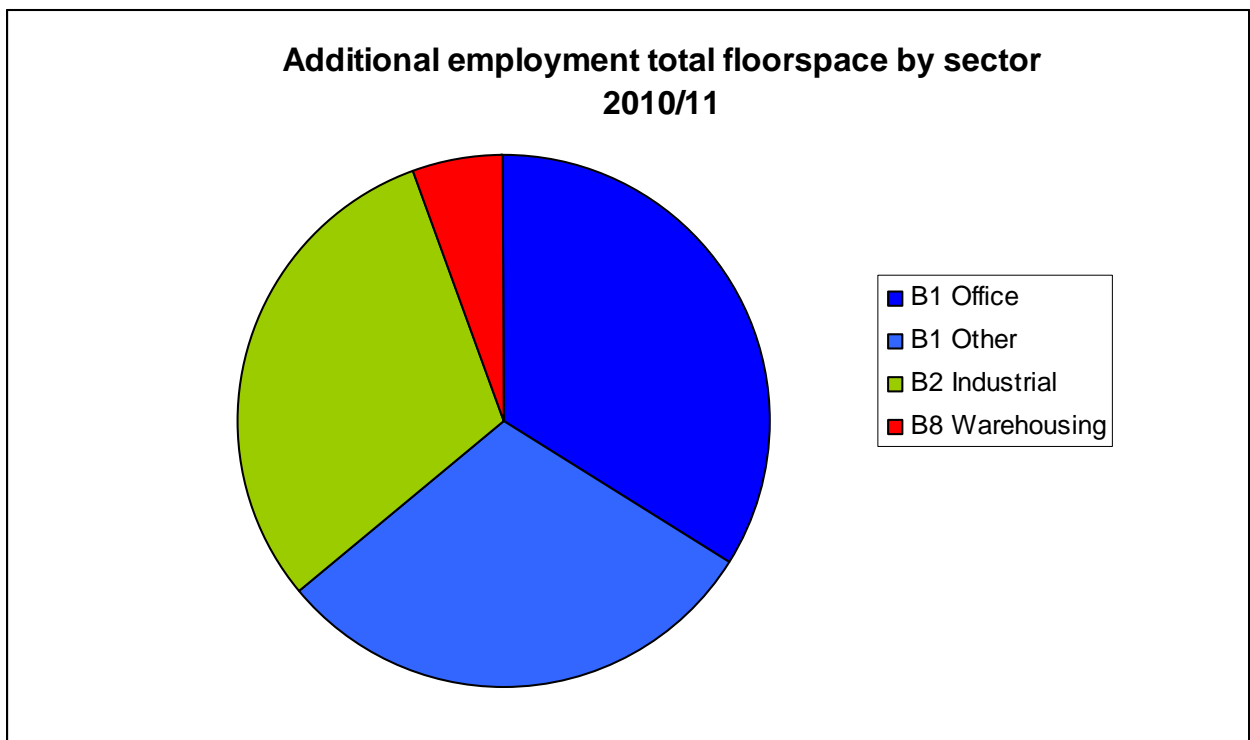


Table 17: Additional employment floorspace by year

Year	New & redeveloped sites		Within-curtilage developments		Total
	Floorspace (sq m)	%	Floorspace (sq m)	%	Floorspace (m ²)
2008/09	63415	73.6	22720	26.4	86135
2009/10	42170	64.2	23535	35.8	65705
2010/11	11906	61.0	7612	39.0	19518
Annual change	-30264	-71.77	-15923	-67.7	-46187

Contribution of the Aire Valley Eco-Settlement area

- 4.2.10 The Aire Valley Leeds (Urban Eco Settlement) area, covering part of the City Centre and to south east, is a strategically important location for accommodating the District's growth. To guide future development within the area and to supplement planning policies within the emerging Core Strategy, an Area Action Plan is being progressed (see paragraphs 3.09 and 3.10).
- 4.2.11 Up until 2011, the boundary for Aire Valley Leeds reflected that which was submitted in the 2007 Preferred Options Publication. However following on from the designation of the area as an Urban Eco Settlement within Leeds City Region, the boundary was redrawn to reflect emerging priorities. The new boundary incorporates portions of the City Centre and is approximately 300ha larger than the previous boundary. To accommodate this change, the figures presented in previous AMRs have been updated to reflect the new boundary. For this issue of AMR, we will present data as it relates to both the previous boundary and to the newly adopted boundary. Future versions of AMR will then only present data as it relates to the new boundary.
- 4.2.12 Developments in Aire Valley (Table 17) have mainly been of industrial property – over 80% of new floorspace has been in these sectors and this stands in marked contrast to the sectoral pattern in the rest of the city, where industrial development accounts for just over 50% of new floorspace completed.

Table 18: Contribution of developments in Aire Valley - 2003/04 to 2010/11

	New boundary				Old boundary		Leeds MD	
	Area (ha)	% MD	Sq m	% MD	% MD	Sq m	Area (ha)	Sq m
B1 Office	16.47	20.8	59120	14.4	11.9	31060	79.36	410886
B1 Other	0	0.0	0	0.0	0	0	5.5	19340
B2 Industrial	24.23	45.6	72860	42.7	24.2	72860	53.16	170695
B8 Warehousing	16.30	41.6	47180	40.1	16.3	47180	39.16	117715
Total	57.00	32.2	179160	24.9	52.4	151100	177.18	718636

Development on Previously Developed Land

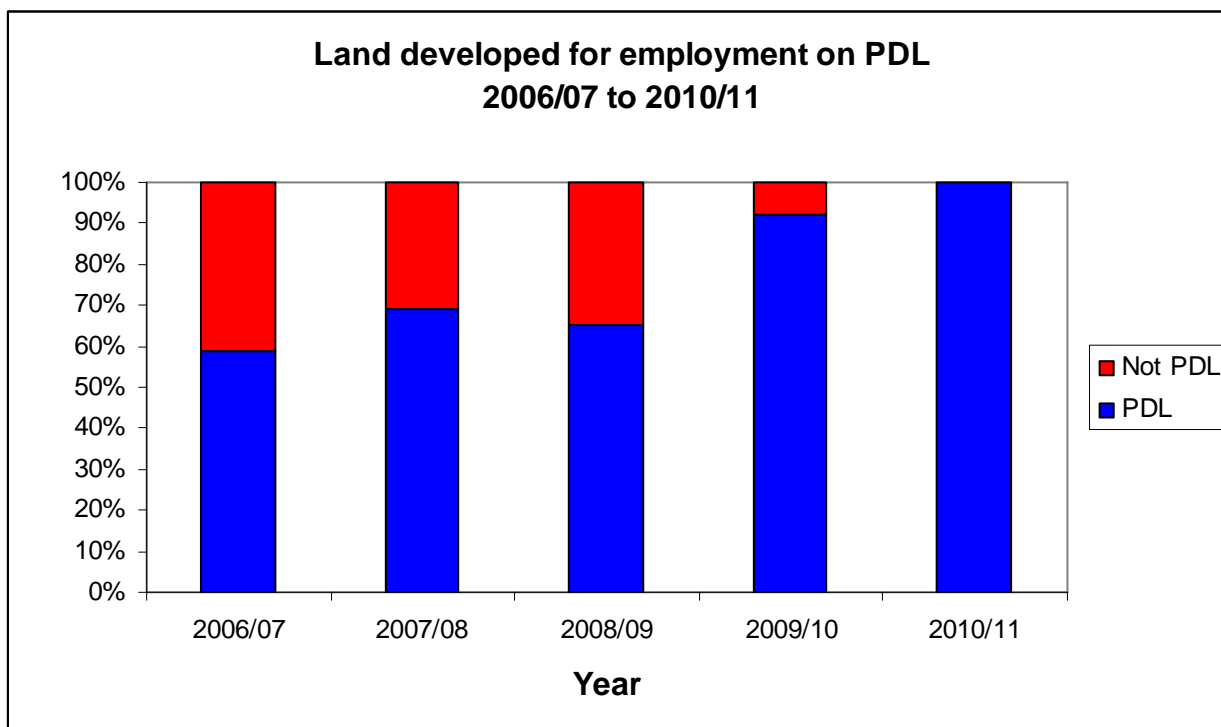
4.2.13 Due in part to the low levels of development activity, the proportion of development on Previously Developed Land (PDL) in 2010/11 was 100%. This is a considerable rise as compared to two years ago, in 2008/09 when the proportion was 65%. As 100% was completed on PDL, the % of floorspace completed on PDL was also 100%.

4.2.14 Although there is no target for the proportion of employment schemes that should be on PDL, there is nevertheless a policy preference, re-iterated in Policy EC2.1(d) of PPS4 issued in Dec 2009, to prioritise previously developed land which is suitable for re-use. As recorded in Indicator BD2, almost two-thirds of employment development was on PDL and so the city's performance would appear to remain consistent with such a policy ambition.

**Table 19: LDF Core Indicator BD2 - Land developed for employment by type
Analysis by Previously Developed Land (PDL)**

	PDL		Not PDL		Total land		Total floorspace	
	Area (ha)	Floorspace (sq m)	Area (ha)	Floorspace (sq m)	Area (ha)	% PDL	Sq m	% PDL
B1 Office	2.68	5166	0	0	2.68	100	5259	100
B1 Other	0.86	2340	0	0	0.86	100	2340	100
B2 Industrial	11.1	3900	0	0	11.1	100	3900	100
B8 Warehousing	0.63	500	0	0	0.631	100	500	100
Total	15.271	11906	0	0	15.271	100	11999	100
2009/10	6.14	40820	0.51	1350	6.65	92.3	42170	96.8
2008/09	6.75	52075	3.63	11340	10.38	65.0	63415	82.1
2007/08	9.29	63590	4.13	14720	13.42	69.2	78310	81.2
2006/07	22.33	102555	15.58	61690	37.91	58.9	164245	62.4

Figure 10: Land developed for employment by type



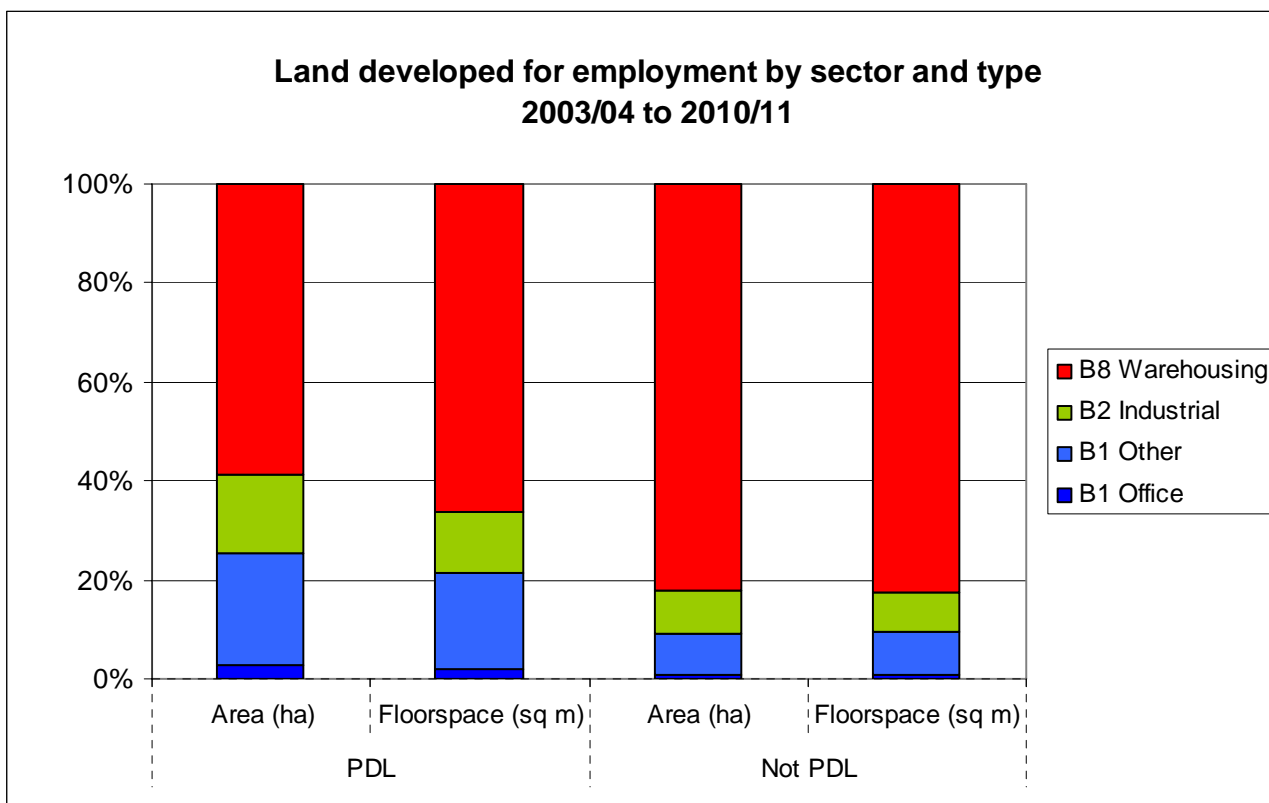
4.2.15 Table 20 below shows that for the years 2003-2011 the proportions of new employment development on PDL are 73% and 76% for land and floorspace, respectively.

Table 20: LDF Core Indicator BD2 - Land developed for employment by sector 2003-2011

Analysis by Previously Developed Land (PDL)

	PDL		Not PDL		Total land		Total floorspace	
	Area (ha)	Floorspace (sq m)	Area (ha)	Floorspace (sq m)	Area (ha)	% PDL	Sq m	% PDL
B1 Office	5.44	16010	0.47	1730	5.91	92.05	17740	90.25
B1 Other	47.82	152385	4.73	17230	52.55	91.00	169615	89.84
B2 Industrial	32.46	96855	4.73	15150	37.19	87.28	112005	86.47
B8 Warehousing	122.40	519741	46.24	161540	168.63	72.58	681281	76.29
Total	208.12	784991	56.17	195650	264.28	78.75	980641	80.05

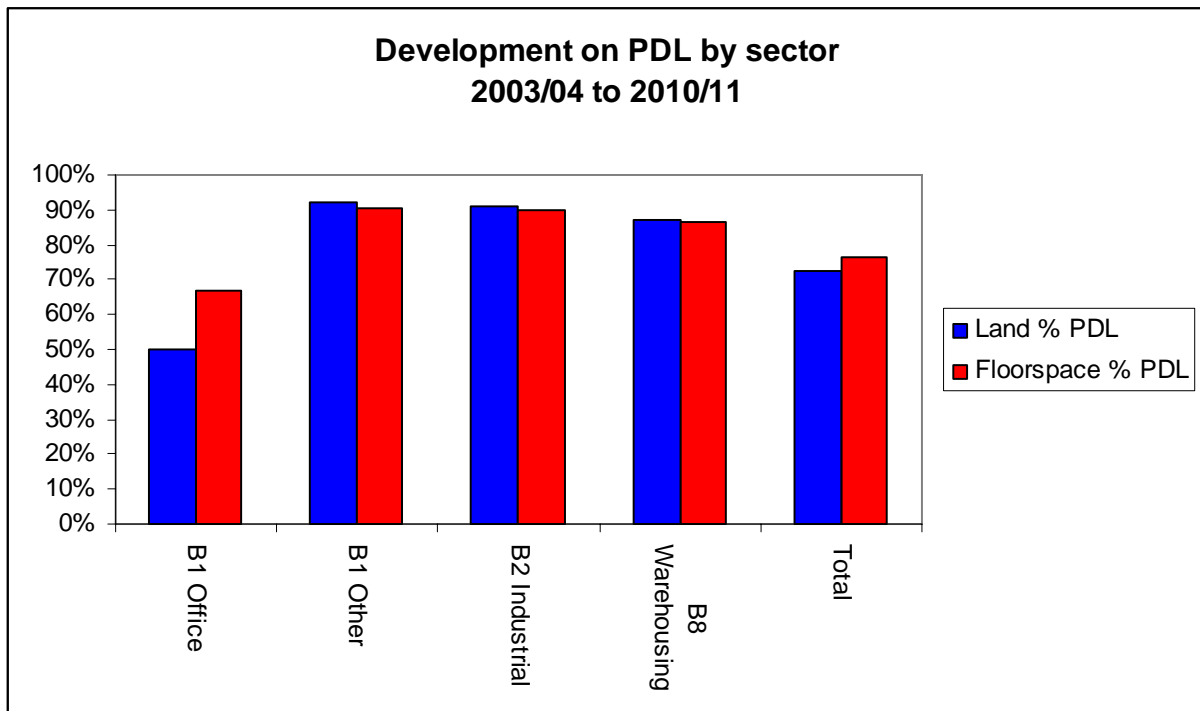
Figure 11: Land developed for employment by sector on PDL - 2003/04 to 2010/11



4.2.16 The figures in Table 20 highlight the considerable differences between office developments and other types of employment scheme as shown in Figure 12 below. Industrial and warehousing developments have mainly been on PDL. In contrast, until the last three years or so the office sector has favoured a far higher proportion of green field locations, resulting in only half of the land take being previously used.

4.2.17 As and when economic circumstances become more favourable, it will be of great interest to see how the locational pattern of office development re-establishes itself. It is clear that the effects of PPS4 which encourage office use to be in town centres, where land is likely to be previously developed, is having an effect. However the release of the draft National Planning Policy Framework removes the preference for offices within town centres, and if this is carried forward, it is likely that out-of-centre Greenfield office schemes will be prominent again.

Figure 12: Development on PDL by sector - 2003/04 to 2010/11



Employment land available by type

4.2.18 Table 22 outlines the amount of employment land supply by development sector and type (allocated or windfall). Allocated supply amounts to 602 ha of land and windfall supply to 158 ha of land. Allocated supply has decreased by close to 10 ha from the previous year. This is largely due to a reconsideration of available potential remaining at the Queen Street, Stourton site. This site accounts for 91% of the total decrease in land available (8.78 ha out of a total change of 9.65 ha). Given that the remainder of the change is minute, it is clear that the current economic conditions are still hampering development.

4.2.19 Around half of the windfall supply total is for office development. Over the past year a 44 new sites have been added to the windfall supply which has increased the land supply by 25 ha. Windfall sites account for 21% of total land supply in the District.

4.2.20 Overall, the proportion of brownfield land in the identified supply amounts to approximately 61%, comprising over 460 ha. Provision for the industrial sectors (B2 & B8) remains predominantly brownfield – where 73.6% of this provision is PDL.

4.2.21 In contrast, the land identified for office development comprises only 39% brownfield. While this reflects one of the objectives of the UDP in providing market opportunities for high quality peripheral office parks, this objective is now recognized as increasingly out-of-step with national planning guidance which calls for office developments to be focused on town and city centres.

4.2.22 As already identified, the proportion of office development occurring within centres, and therefore likely to be brownfield, is only just beginning to increase. However the large outstanding supply on Greenfield sites indicates that it will likely be sometime before brownfield office locations outnumber Greenfield.

Table 21: LDF Core Indicator BD3 - Employment land supply by sector

	Allocations		Windfalls		Total	
	ha.	No. sites	ha.	No. sites	ha.	No. Sites
B1 Office	208.9	42	76.33	115	285.23	157
B1 Other	19.7	8	12.92	17	32.62	25
B2 & related	250.7	60	16.8	31	267.5	91
B8 & related	122.97	18	52.2	18	175.17	36
Total	602.32	128	158.25	181	760.57	309
Annual change	-1.58%	+0.79%	+19.10%	+32.12%	+2.11%	+17.05%
2009/10	611.97	127	132.87	137	744.83	264
2008/09	614.44	126	136.47	148	750.91	274

Table 22: LDF Core Indicator BD3 - Allocated & windfall employment land by sector and PDL

	PDL		Not PDL		Total		
	ha.	No. sites	ha.	No. sites	ha.	% PDL	No. sites
B1 Office	112.17	130	173.08	27	285.25	39.3%	157
B1 Other	25.19	20	7.43	5	32.62	77.2%	25
B2 & Related	157.01	69	110.52	22	267.53	58.7%	91
B8 & Related	168.97	32	6.2	4	175.17	96.5%	36
Total	264.00	251	297.23	58	760.57	60.9%	309
Annual change	-40.1%	+20.7%	-0.2%	+3.6%	2.1%	+0.9%	+17.05
2009/10	447.16	208	297.67	56	744.83	60.0	264

4.2.23 Work to review the employment land supply has been in progress since 2007 and includes an assessment of the suitability of sites within the current employment land portfolio. This assessment followed the broad national guidance on Employment Land Reviews issued in 2004 and involved an assessment of the suitability, availability and viability of existing sites. The Employment Land Review is subject to review on an annual basis. The latest version of the update is from 2010, published in 2011.

4.2.24 This update identified that 153.58ha of office sites should be retained within the land portfolio, with a further 93.6ha to be considered as part of the Local Development Framework. Close to 350ha of industrial sites are recommended to be retained within the portfolio and an additional 48ha are to be reviewed. The difference between the data presented for BD3 and displayed below as part of the Employment Land Review is that the Employment Land Review seeks to make decisions on which sites are most appropriate for retention in employment use.

2010 Employment Land Review: Sites to retain and for LDF to determine

	Retain (ha.)			LDF to determine (ha.)			Grand Total (ha.)
	Offices	B1c-B8	Total	Offices	B1c-B8	Total	
Leeds MD	153.58	349.61	503.19	93.6	48.28	141.98	645.17

The re-use of employment land

- 4.2.25 Table 24 monitors the loss of employment land for other uses. The loss of land is measured based on the start of development on site. There has been a slight increase in the amount of employment land lost to other uses over the past year, but the 2010/11 of 9.54ha figure remains well below the 2008/09 rate of 14.3ha. Housing still represents the largest single sector of re-use, accounting for 8.19ha. This source of supply will contribute 390 housing units once completed.
- 4.2.26 Gains of employment land have continued to decrease, with only 1.83ha of employment land gained from other uses. This is significantly below the 2008/09 gain of 8.97ha. The continued loss of employment land without subsequent gains, may in time, have policy implications when making decisions on planning applications which seek to take land out of employment use.
- 4.2.27 Land that switches from one employment use to another is recorded in the footnote of the table. This is not a true measure as not all changes between B Use classes require planning permission. However for those uses which do require planning permission, the figure was 1.34 ha of land in 2010/11.

Table 23: Leeds LDF Indicator- Net Change of Employment Land in Leeds MD and Aire Valley (1)

Loss to/Re-use for	Leeds MD		Aire Valley	
	ha.	No. sites	ha.	No. sites
Housing	8.19	24	0.02	1
Retail/other commercial	0.02	1	0.00	0
Other	1.33	10	0.00	0
Total loss: 2010/11	9.54	35	0.02	1
Total loss: 2009/10	9.17	28		
Total loss: 2008/09	14.3	38		
Gain from	ha.	No. sites	ha.	No. sites
Greenfield sites	0.00	0	0.00	0
PDL not in empt use (2)	1.82	7	0.00	0
Total gain: 2010/11	1.82	7	0.00	0
Total gain: 2009/10	2.13	7		
Total gain: 2008/09	8.97	18		
Net loss (gain) 2010/11	7.71	28	0.02	1
Net loss (gain) 2009/10	7.04	21		
Net loss (gain) 2008/09	5.33			
Net loss (gain) 2007/08	8.30			
Note: Losses/gains are based on the start of development				

(1) Aire Valley – boundary as changed in 2011

(2) Empt Land re-used for empt purposes: 11 sites totalling 1.35ha of land; of which .40ha are in the new Aire Valley boundary area

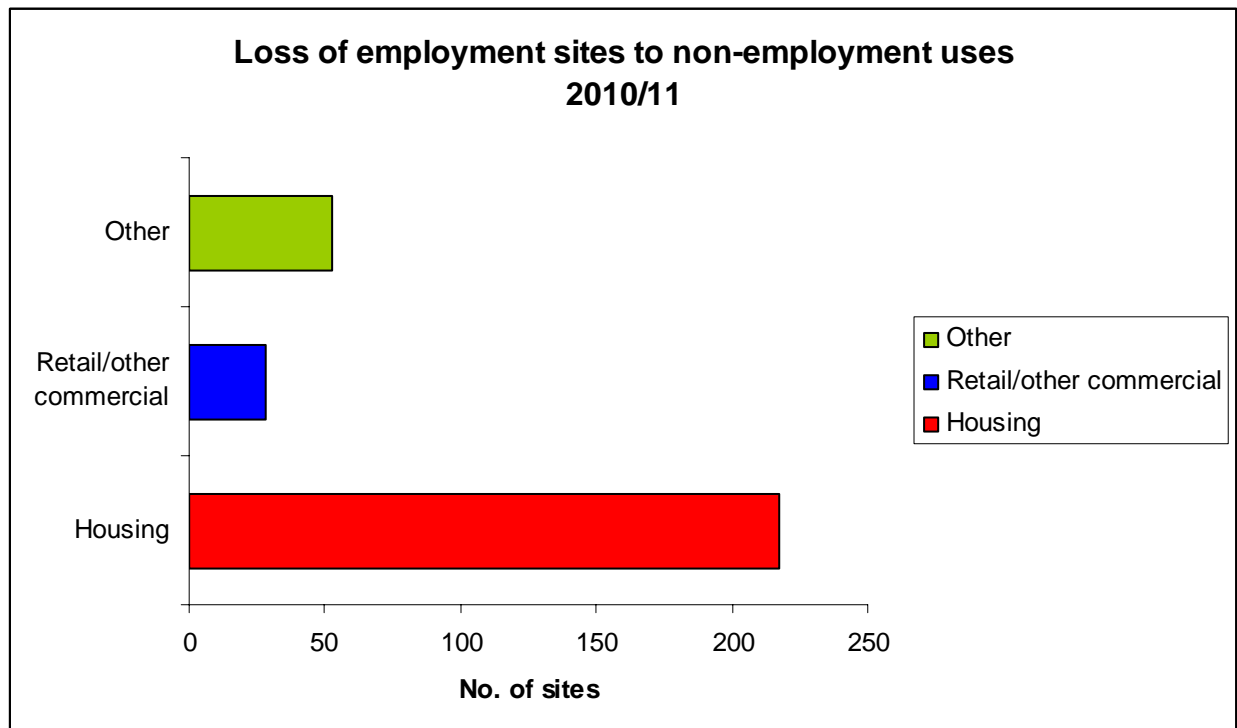
4.2.28 Table 25 below shows the cumulative values for this indicator for the past seven years.

Table 24: Leeds LDF Indicator - Loss of Employment Land to non-employment uses in Leeds MD

Losses to	Leeds MD	
	ha.	No. sites
Housing	85.06	217
Retail/other commercial	7.5	28
Other	9.52	53
Total loss 2004-10	102.08	298
Gains from	ha.	No. sites
Greenfield sites	29.64	33
Brownfield sites not in empt use	30.19	75
Total gain 2004-11	59.83	108
Net loss (gain) 2004-11	42.24	

Note: Losses/gains based on start of development

Figure 13: Loss of employment sites to non-employment uses – 2010/11



4.2.29 Over the period since 2004, when AMRs were introduced, over 100 ha. of employment land have been re-used for alternative purposes, the most significant of which has been housing at 85 ha. When set against the gains of employment land from other uses or from greenfield sites, the overall result has been a net loss of employment land of almost 42 ha.

Employment development and the emerging settlement hierarchy

4.2.29 The emerging settlement hierarchy (see Figure 7) is being established in the Core Strategy, with the aim of guiding the overall pattern of development across the District for the period up to 2028. While initial concern is with the location of housing development, the hierarchy is also intended to guide the pattern of complementary activities such as employment.

4.2.30 Table 25 below shows in detail the locational pattern of employment development in the hierarchy for the current year.

Table 25: Employment development within the emerging core strategy settlement hierarchy - 2010/2011

Sector	Indicator	B1 Office	B1 Other	B2 & B8 Industrial	Total
Main Urban Area	Area (ha)	2.07	0	10.08	12.15
	Sq m	3339	0	1615	4954
Major Settlements	Area (ha)	0.42	0	0.07	0.49
	Sq m	117	0	230	347
• Garforth	Area (ha)	0.41	0.00	0.00	0.41
	Sq m	17	0	0	17
• Otley	Area (ha)	0.02	0.00	0.00	0.02
	Sq m	100	0	0	100
• Wetherby	Area (ha)	0.00	0.00	0.07	0.07
	Sq m	0	0	230	230
Smaller Settlements	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
Other	Area (ha)	0.19	0.86	1.58	2.63
	Sq m	1710	2340	2555	6605
Total	Area (ha)	2.68	0.86	11.73	15.27
	Sq m	5166	2340	4400	11906

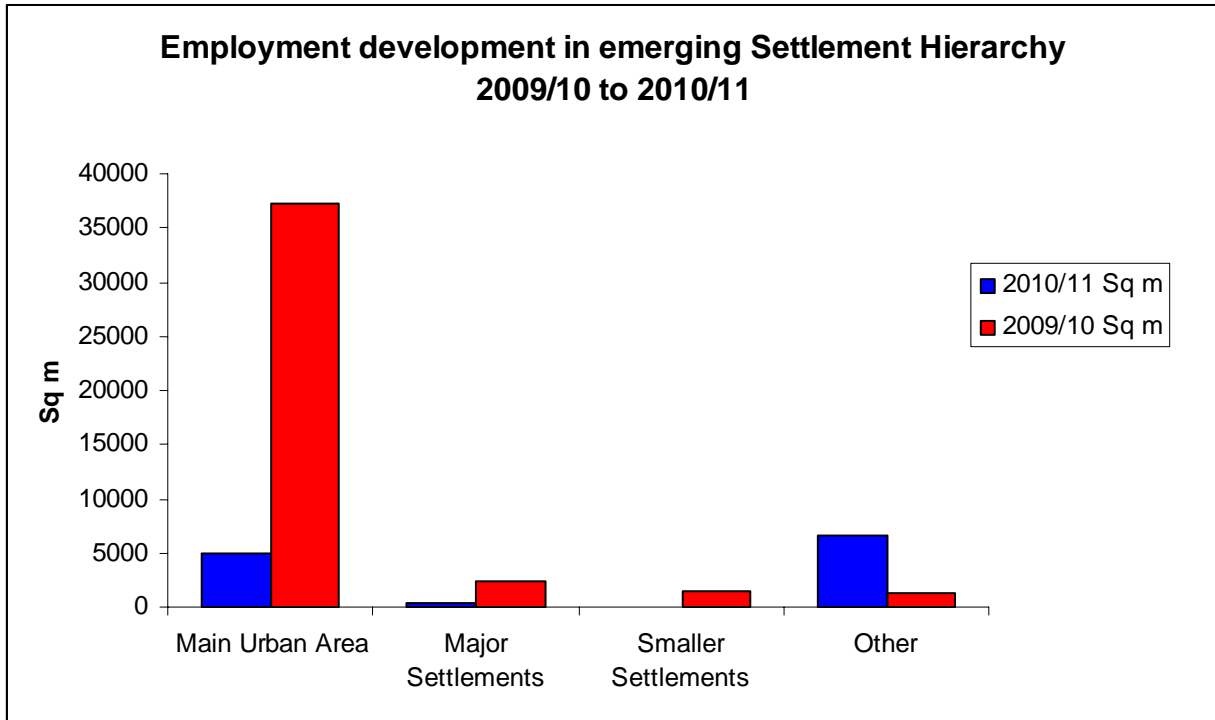
4.2.31 The completion of the allocated site on Queen Street, Stourton (8.78 ha) enables the Main Urban Area to display the highest levels of land developed. Even if the site was excluded from the analysis, the Main Urban Area would still display the highest level of land developed. In terms of floorspace, over 50% of all development occurred outside the settlement hierarchy with another 40% occurred within the main urban area.

4.2.32 As compared to 2009/10, even discounting the large Queen Street Site, there has been a greater uptake of land. However the amount of floorspace developed has fallen dramatically. The decrease in development can readily be identified when looking at the figures for the main urban area, which experienced a drop in floorspace of over 32000 sq m over the past year.

Table 26: Employment Development in the Emerging Settlement Hierarchy 2009/10 – 2010/11

	2010/11		2009/10	
	Area (ha)	Sq m	Area (ha)	Sq m
Main Urban Area	12.15	4954	4.991	37200
Major Settlements	0.49	347	0.657	2380
Smaller Settlements	0.00	0	0.506	1380
Other	2.63	6605	0.495	1210
Total	15.27	11906	6.649	42170

Figure 14: Employment development in emerging Settlement Hierarchy - 2009/10 to 2010/11



4.3 Retail, Office & Leisure

4.3.1 AMR Indicator BD4 tracks the amount of retail, office and leisure floorspace completed in the year. It also identifies the percentage of this development located in and out of town centres. Information on completed retail and leisure floorspace has been collated from planning application and Building Control records, supplemented by information from VOA and the Council's own record of new and extended properties added to the Non-Domestic Rating list. Table 27 below presents Indicator BD4 for the city as a whole.

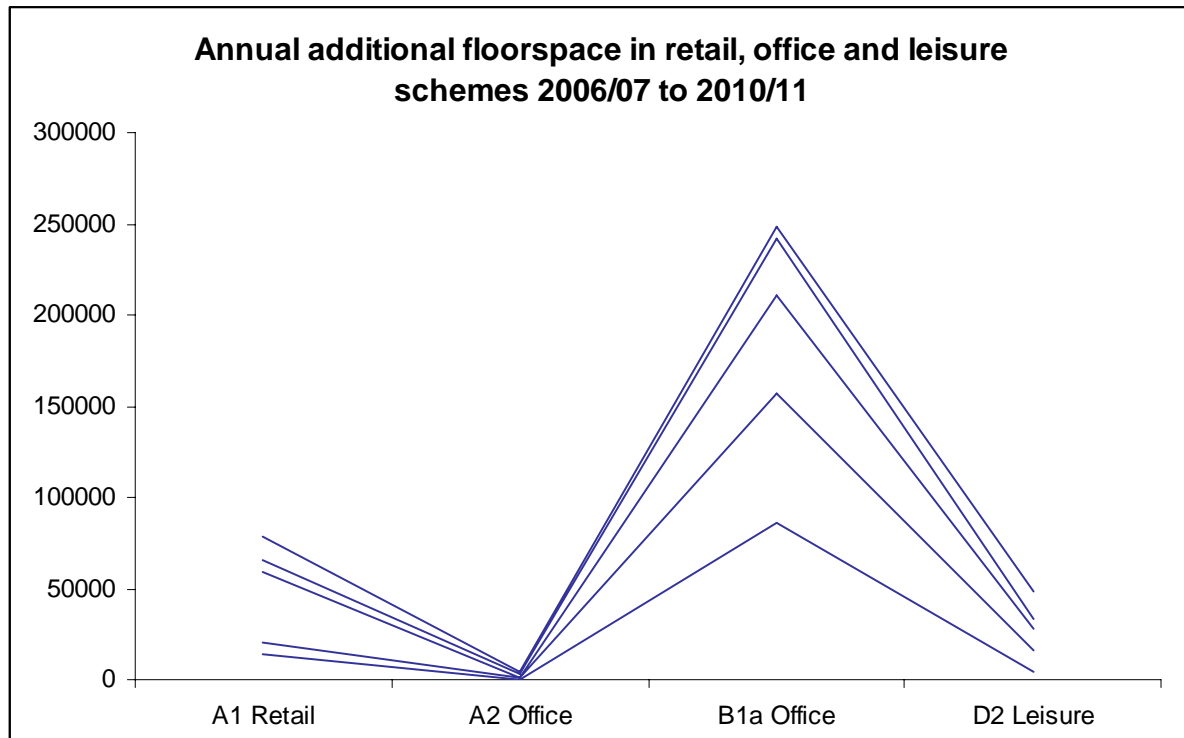
Table 27: LDF Core Indicator BD4 – development completed in retail, office and leisure schemes

Use Class	2010/11	2009/10	2008/09	2007/08	2006/07
	Sq m (gross)	Sq m (gross)	Sq m (gross)	Sq m (gross)	Sq m (gross)
A1 Retail	12465	7050	37968	7210	13600
A2 Office	1710	1590	110	1010	n.a.
B1a Office	6636	31480	53635	71360	85600
D2 Leisure	15737	5240	11327	11750	4520
Total completed floorspace	36623	45360	103040	91330	103720

4.3.2 As with other sectors noted elsewhere in the AMR, the scale of retail and commercial leisure completions is much reduced from preceding years.

4.3.3 Across the retailing sector, most of the developments in 2010/11 were small scale extensions. Only a handful of development was new build, of which the units were less than 500 sq m. The exceptions to this trend were convenience retailing, including the new Morrisons in Harehills, the Waitrose in Meanwood and the Netto in the Harehills District Centre.

Figure 15: Annual additional floorspace in retail, office and leisure schemes - 2006/07 to 2010/11



4.3.4 Indicator BD4 also seeks to monitor the extent to which new retail, office and leisure development – the main town centre commercial uses – are located within identified town centres. The outcome is shown in Tables 28 and 29 below. The term “Centres” refers to any of the retail centres shown on the UDP Proposals Map.

Table 28: A1 retail floorspace completed in Leeds centres - 2010/11

Locations	Floorspace completed A1 (m ² gross)		
	sites less than 2500m ²	sites 2500m ² or more	All sites
Leeds City Centre (Prime Shopping Qtr)	535	0	535
Town & District Centres	960	950	1910
Out-of-centre	1880	8140	5370
Total	3375	9090	12465

Figure 16: A1 retail floorspace completed in Leeds centres - 2007/08 to 2010/11

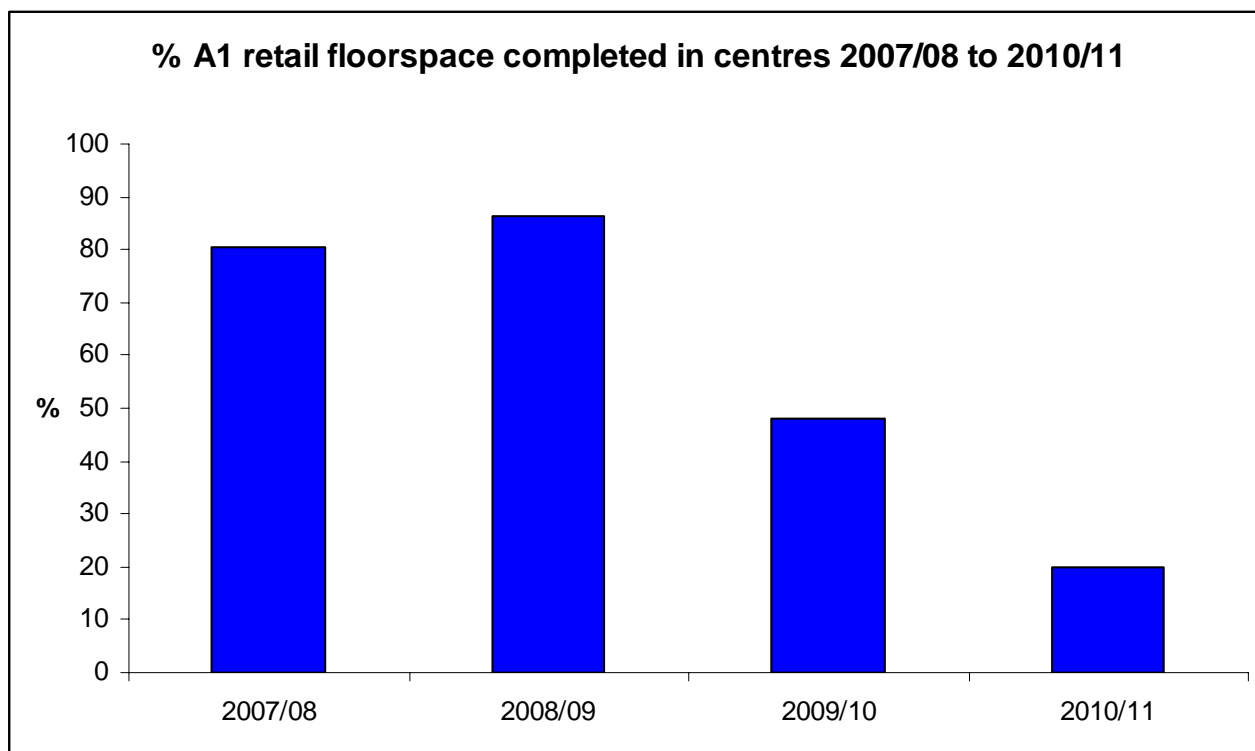
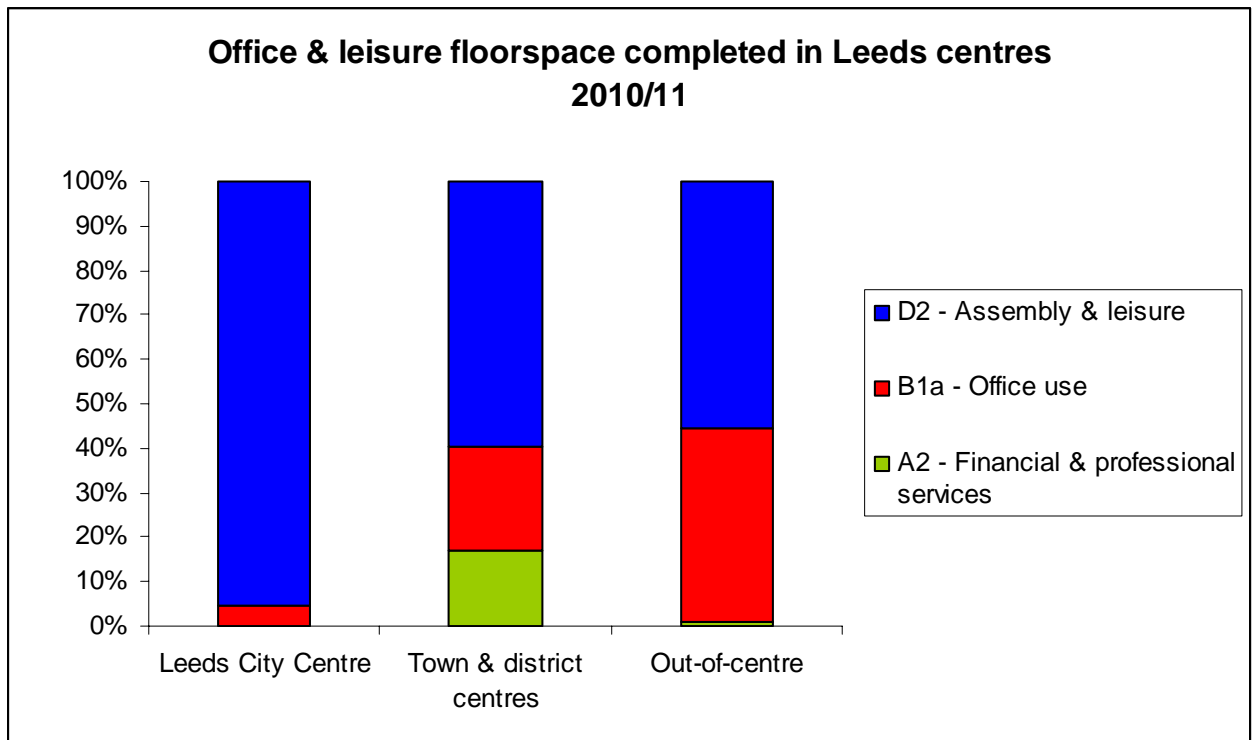


Table 29: Office & leisure floorspace completed in Leeds centres - 2010/11

Locations	Floorspace completed (m2 gross)		
	A2	B1a	D2
Leeds City Centre	0	220	4700
Town & District Centres	1640	2219	5707
Out-of-centre	70	4197	5330
Total	1710	6636	15737
% in centres 2010/11	95.9	36.8	66.1
% in centres 2009/10	66.0	81.6	0.0
% in centres 2008/09	100.0	65.6	50.9
% in centres 2007/08	74.3	61.5	5.1

Figure 17: Office & leisure floorspace completed in Leeds centres - 2010/11



4.3.5 Year to year fluctuations in these indicators tend to be large, which makes it difficult to assess their contribution to monitoring policies so far.

4.4 Transport accessibility

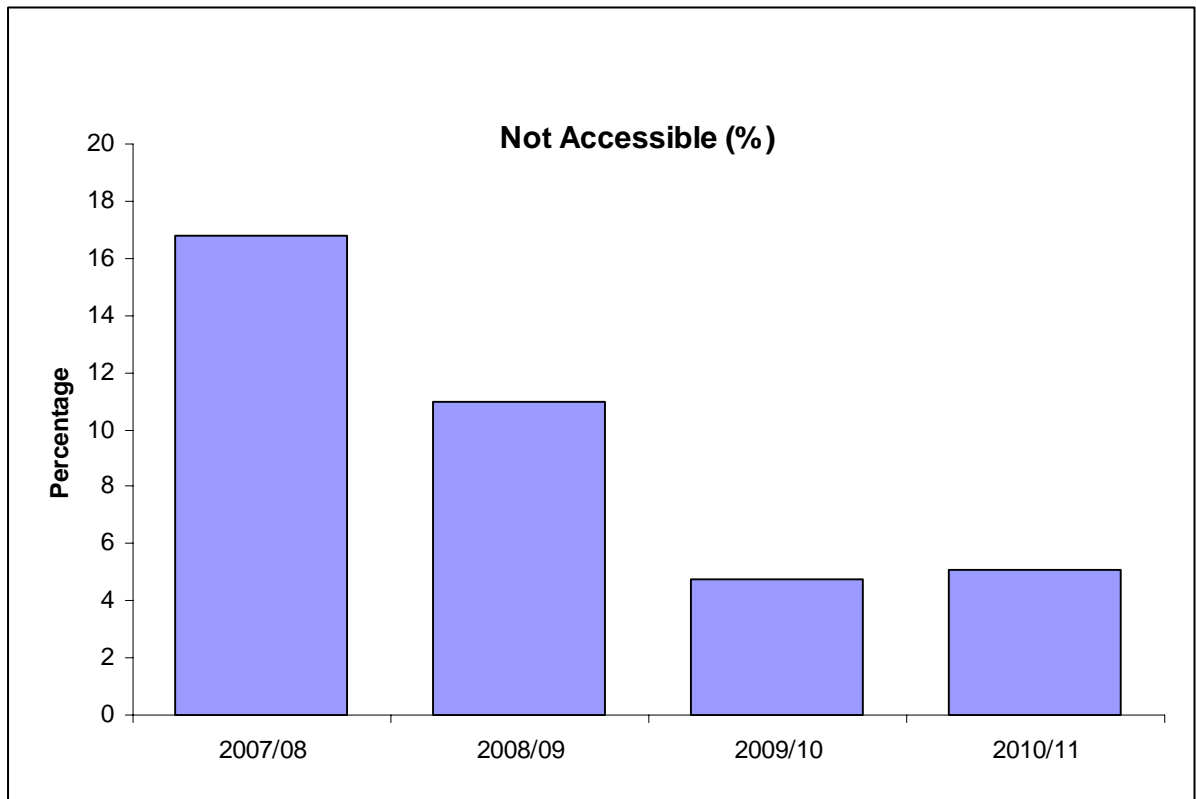
- 4.4.1 Revisions to the Core Output Indicators issued in July 2008 resulted in the removal of two indicators relating to transport issues, the accessibility of new homes to various facilities and the level of compliance with non-residential car parking standards. Nevertheless, the Council is encouraged to continue monitoring these indicators where they are relevant to the implementation of spatial strategy. As accessibility is a key element of the sustainability assessment of new development, monitoring has continued.
- 4.4.2 The accessibility indicator involves calculating the percentage of new residential development within a range of times by scheduled public transport services from a GP, hospital, primary and secondary school, new employment sites and a major health centre. Results are based on journey times between origins (new residential completions) and destinations (key services) using set parameters (15min, 30min etc).
- 4.4.3 Values for the indicators which have been measured this year are set out below. The table indicate the numbers of new dwellings completed in the relevant year that are located within 15, 30, 45 or 60 minutes of a service or community facility. Comparable indicators recorded the previous year are also given.
- 4.4.4 The number of residential units completed in 2010/11 were 1894 (this is the gross figure and includes gross conversion units) compared to 2661 for 2009/10, a reduction of 767 (29%). This is in contrast to the total number of completions in 2008/09 which were 4029. This has had an impact on accessibility to facilities within 15 minutes by public transport in comparison to the previous years.
- 4.4.5 The results for 2010/11 show that new dwellings completed have a lower accessibility profile for journey times within 15 minutes than for those completed in 2009/10. This is primarily due to fewer completions across the district which affects accessibility to destinations, especially hospitals and higher education facilities, which have fewer locations within Leeds. Using the benchmark formerly used by CLG (30 minutes), we can see that cumulative percentage figures are marginal (between 1-5%).
- 4.4.6 Overall accessibility has declined. The declines have been small but clearly there is a shift occurring as sites seem to be less accessible to basic services than they have been in the past. That the most accessible locations (less than 15 minutes) have had shown the largest decrease in completion levels (as compared to the overall completions) should be of concern. This is because housing is being developed in locations away from basic services. This will ultimately have impacts on infrastructure such as roads and is likely to negatively impact on carbon emission levels.

Table 30: Accessibility of new dwellings to hospitals, GP surgeries, schools, education facilities and new employment sites

Travel time	2009/10		2010/11		Annual change
	No. units	%	No. units	%	%
Hospitals					
<=15 mins	1178	44.27	495	26.14	-18.13
<=30 mins	1825	68.58	1327	70.06	1.48
<=45 mins	2417	90.83	1717	90.65	-0.18
<=60 mins	2533	95.19	1795	94.77	-0.42
Not accessible	128	4.81	99	5.23	-0.42
Total units	2661	100	1894	100	
GP surgeries					
<=15 mins	2496	93.8	1743	92.03	-1.77
<=30 mins	2535	95.26	1798	94.93	-0.33
<=45 mins	2535	95.26	1798	94.93	-0.33
<=60 mins	2535	95.26	1798	94.93	-0.33
Not accessible	126	4.74	96	5.07	-0.33
Total units	2661	100	1894	100	
Primary schools					
<=15 mins	2535	95.26	1789	94.46	-0.8
<=30 mins	2535	95.26	1799	94.98	-0.28
<=45 mins	2535	95.26	1799	94.98	-0.28
<=60 mins	2535	95.26	1799	94.98	-0.28
Not accessible	126	4.74	95	5.02	-0.28
Total units	2661	100	1894	100	
High schools					
<=15 mins	1351	50.77	793	41.87	-8.9
<=30 mins	2527	94.96	1791	94.56	-0.4
<=45 mins	2534	95.23	1795	94.77	-0.46
<=60 mins	2534	95.23	1798	94.93	-0.3
Not accessible	127	4.77	96	5.07	-0.3
Total units	2661	100	1894	100	
Tertiary education					
<=15 mins	1404	52.76	436	23.02	-29.74
<=30 mins	1906	71.63	1392	73.5	1.87
<=45 mins	2415	90.76	1706	90.07	-0.69
<=60 mins	2533	95.19	1795	94.77	-0.42
Not accessible	128	4.81	99	5.23	-0.42
Total units	2661	100	1894	100	
New employment					
<=15 mins	1603	60.24	1136	59.98	-0.26
<=30 mins	2475	93.01	1654	87.33	-5.68
<=45 mins	2533	95.19	1795	94.77	-0.42
<=60 mins	2534	95.23	1798	94.93	-0.3
Not accessible	127	4.77	96	5.07	-0.3
Total units	2661	100	1894	100	

4.4.7 The overall percentage of new residential units not accessible by public transport has steadily decreased from 17% (2007/08) and has remained at 5% since 2009/10. Factors which may have contributed to improved accessibility include location of residential developments, improved reporting methods (Accession) and changes in public transport infrastructure including more bus routes, increased frequency of bus intervals and improvements in road links.

Figure 18: Residential units not accessible by public transport



4.4.8 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.

Environmental issues

Minerals

4.5.1 Indicator M1 relates to the amount of land won aggregates produced in the city. There are currently 8 producers capable of producing crushed rock, although not all have produced aggregates in the past year. There is only one sand and gravel extraction site within Leeds. Due to reasons of commercial confidentiality we are not able to report the sand and gravel figures although it would be expected to have decreased in the past year due to the economic downturn as seen with crushed rock production. The figures presented are for the calendar year.

Table 36: M1 Land won aggregate production 2007-10 (tonnes)

Year	Sand and gravel	Crushed rock	Total
2007-08	140,000	759,000	899,000
2008-09	Not available for publication	531,000	531,000 +
2009-10	Not available for publication	325,000	325,000 +
2010-11	Not available for publication	285,000	285,000 +

4.5.2 Indicator M2 covers the production of secondary and recycled aggregates. No secondary aggregates were produced in Leeds. Recycled aggregates production stands at approximately 1million tonnes.

Waste management

4.5.3 Indicator W1 seeks information about new waste management facilities. Five new facilities have become operational or have increased capacity in 2010-11.

Table 37: Core Indicator W1 - New waste management facilities

Reference	Location	Capacity (tonnes p.a.)	Type
09/04378/FU	Knowsthorpe Road, Cross Green Industrial Estate	30,000	Solid Recovered Fuel
09/04981/FU	Southern Cross, South Leeds International Industrial Estate, Pottery Road	5,000	Waste Transfer Station
10/00761/LA	East Leeds HWSS, Limewood Road, Seacroft	24,999 +	Household Waste Sorting Site
10/01221/FU 10/03250/FU	Units A4, B1, and B2, Valley Farm Road, Stourton	75,000	Material Recycling Facility
10/03745/FU	Silverdale Farm, Thorpe Lane, Middleton	5,000	Waste Transfer Station

4.5.4 Turning to **municipal waste**, the Integrated Waste Strategy for Leeds was adopted in October 2006. It covers the period from 2005 to 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 it. The action plan is updated each year and is based around 9 key themes which cover the following issues: Education & Awareness, Waste Prevention, Market Development & Procurement, Recycling & Composting, Medium & Long Term Recovery, Enforcement, Limiting Landfill, Planning and Commercial & Industrial Waste.

Table 38: Core Indicator W2 - Municipal waste arising (tonnes)

Management Type	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10	2010-11	
Green (compost)	12914	14046	15820	19960	31584	36092	41967	
Residual green composted	-	-	-	-	-	-	522	=
Other composted	3686	9772	9021	8061	8690	8732	20120	
Other recycling	52417	50850	54541	58987	57469	50843	45110	
Residual recycling	-	-	-	-	-	-	2371	=
Reuse	3013	2687	2322	2148	1385	1281	1339	
Total (compost/recycle/reuse)	72030	77355	78704	89156	99128	96949	111429	
Inert waste including landfill	17365	20378	20161	18172	17304	19526	16320	
Residual inerts	-	-	-	-	-	-	19	=
Incinerated	100	87	1795	1160	183	1895	2974	
Landfilled	284933	268293	266550	247399	228497	213421	206783	
Grand total	374429	366112	367210	355886	345113	331791	337525	

Table 39: Core Indicator W2 - Municipal waste arising (%)

Management Type	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10	2010-11	
Green (compost)	3%	4%	4%	6%	9%	11%	12%	
Residual green composted	-	-	-	-	-	-	0%	=
Other composted	1%	3%	2%	2%	3%	3%	6%	
Other recycling	14%	14%	14%	17%	17%	15%	13%	
Residual recycling	-	-	-	-	-	-	1%	=
Reuse	1%	1%	1%	1%	0%	0%	0%	=
Total (compost/recycle reuse)	19%	21%	21%	25%	29%	29%	33%	
Inert waste including landfill	5%	6%	5%	5%	5%	6%	5%	
Residual inerts	-	-	-	-	-	-	0%	=
Incinerated	0%	0%	0%	0%	0%	0%	1%	
Landfilled	76%	73%	73%	70%	66%	64%	61%	
Grand total	100%	100%	100%	100%	100%	100%	100%	

4.5.5 The current year has seen the first increase in the total Municipal Waste Arising following 6 years of continued decline. However recycling, reuse and composting has further increased to be the fate of 33% of Municipal waste arising. Waste to landfill continues to fall in line with targets and is increasingly replaced by alternative waste fates.

4.5.6 On the 25th July 2011 Leeds City Council submitted its Natural Resources and Waste Development Plan Document (NRWDPD) to the Secretary of State. The Examination in Public into the soundness of the DPD was held in mid November 2011 with adoption anticipated in Spring 2012. The DPD contains policies to ensure the efficient use of natural resources such as minerals, to help us manage our waste, to reduce flood risk and to encourage more provision of renewable energy.

4.5.7 The NRWDPD contains a monitoring framework till 2026. Much of the monitoring is covered by performance indicators included elsewhere in this AMR, however policies regarding waste include provision for all types of waste, not just municipal. Following adoption, future AMRs will therefore include monitoring of provision for commercial and industrial waste, construction and demolition waste, hazardous waste and agricultural waste where possible.

Flooding / Water Quality

4.5.8 Indicator E1 records the number of planning permissions granted contrary to the advice of the Environment Agency (EA) that approval would have adverse consequences for flood risk or water quality.

Table 40: Core Indicator E1 – No. of planning permissions granted contrary to Environment Agency advice

Year	Flood risk	Water quality	Total
2007/08	1	0	1
2008/09	0	1	1
2009/10	1	1	2
2010/11	0	0	0

4.5.9 This information is derived from the EA's own list of planning applications to which it had objected in 2010-11. For the period 1 April 2010 to 31 March 2011, the EA initially objected to 3 applications on the grounds of water quality and 17 initial objections on the grounds of flood risk. Of these cases, two applications are still pending a decision. These applications will be reviewed for the next AMR.

4.5.10 No applications were approved against EA advice regarding water quality, although one application (09/04512) is pending consideration.

4.5.11 AMR 2010 reported that seven application were still pending a decision. Of these seven, six are still pending a decision, where as one application (08/05440) has now been approved with conditions set be the Agency. Given that two applications from the 2010/11 year are still pending the total number of pending applications at publication was eight. The status of these applications will be reviewed and updated for AMR 2012.

Core Indicator E3: Renewable Energy Generation

4.5.12 LG Core Indicator E3 covers data on renewable energy capacity installed by type, such as bio fuels, onshore wind, water, solar energy and geothermal energy. The Council's monitoring systems for this topic are still evolving, but it is possible to show some basic data under E3 this year.

4.5.13 The context for monitoring renewable energy generation capacity in Leeds is provided by the Yorkshire & Humber Plan (RSS) in policy ENV5. This policy sets out Regional and Sub-regional targets for capacity in 2010 and 2021. These are complemented by indicative local targets for LDF authorities. These are summarised in the following table.

Table 41: Targets for Installed, Grid-connected Renewable Energy Capacity (MW)

Area	2010	2021
Regional: Yorkshire & the Humber	708 MW	1862 MW
Sub-region: West Yorkshire	88 MW	295 MW
Local: Leeds	11MW	75 MW

4.5.14 Peckfield Landfill is a newly installed grid-connected landfill gas plant which provided renewable energy generation during the monitoring year. Installed grid-connected capacity in Leeds currently stands at 13.87 MW comprising the following sites, all of which are landfill gas installations (see table on following page).

Table 42: Total Installed Grid-connected Renewable Energy Capacity (MW) in Leeds, March 2011

Location	Type of Installation	MW generated
Skelton Grange	Landfill gas	5.00
Peckfield Quarry	Landfill gas	4.23
Howden Clough	Landfill gas	1.82
Gamblethorpe Landfill	Landfill gas	1.36
Peckfield Landfill	Landfill gas	1.00
Morley Greaseworks	Landfill gas	0.46
Total grid connected		13.87

4.5.15 Alongside already installed Renewable Energy sites, there are a number of consented but not yet installed sites with Renewable energy capacity. A number of small domestic wind turbines have also been consented which could provide an additional 0.052MW of grid connected capacity.

Table 43: Consented but not yet constructed installed Grid-connected Renewable Energy Capacity (MW) in Leeds (at Jul 2011)		
Location	Capacity (MW)	Potential installation date
Gamblethorpe Landfill	2.00	Additional 2 generators no longer required due to reduced landfill gas rates
Knostrop Wind Turbine	2.50	Early 2012
Gasification Power Plant (Cross Green Heat & Power Ltd)	2.60	2011-2012
Buslingthorpe Green	2	Biomass Power Station: 2011-2012
Total consented installed capacity	9.1 MW	

5. Statement of Community Involvement

5.1 The Statement of Community Involvement Adoption

5.1.1 The Statement of Community Involvement was formally adopted on 27 February 2007. While the Statement of Community Involvement did not set out a monitoring framework, Section 3 of the SCI identifies that monitoring will be included within the AMR. PPS12 (Para 3.13) states that the SCI will only be revised if significant changes occur in the types of groups with which the authority wishes to engage with, or if different consultation techniques are to be employed.

5.2. The Statement of Community Involvement in the Consultation Process

5.2.1 Between 14 February – 25 March 2011, the Aire Valley Leeds Area Action Plan undertook informal consultation. The aim of the consultation was to inform and seek the views of local residents, businesses, landowners and statutory consultees about the revised AAP boundaries, the Urban Eco Settlement (UES) proposals and some suggested amendments to site allocations since the last time the AAP went on formal consultation in October 2007. The consultation was intended to be limited in scope and supplementary to the formal stages of consultation of the AAP.

5.2.2 To support the consultation a short leaflet was published which set out the AAP context, explained the proposed changes to the boundary, provided more information on the UES proposals and showed a revised version of the AAP Proposals Map. This was accompanied by a plan showing the specific boundary revisions.

5.2.3 The leaflet and plan were sent out with a covering letter to MPs, council members, local residents groups, local businesses, schools, landowners/developers, other interest groups, and statutory consultees. The consultation document were also made available to view on the Council's website.

5.2.4 Consultation material was also made available at numerous publicly accessible locations within the area such as libraries, one stop stops and community centres. Officers also gave presentations to the followings local residents/interest groups during the consultation period with opportunities for questions and answers:

- 2nd March 2011: Hunslet Tenant & Residents Association meeting
- 8th March 2011: Richmond Hill Forum
- 30th March 2011: Wyke Beck Valley Forum

5.2.5 The responses from the consultation were collated and reported to Development Plans Panel on 08/11/11. The Report notes that as a result of the consultation process, a minor change to the AAP boundary is proposed to include the whole of the Neville Hill rail depot at Osmondthorpe. The report also notes that whilst the consultation process was invaluable, it did highlight that the boundary extension will still need to be fully justified when the draft AAP is published.

6 Progress since the 2010 AMR

- 6.0.1 Since the inception of Annual Monitoring Reports in 2003/04, the Council has sought to extend its monitoring capability, focussing mainly on the Core Indicators. The process has been an evolutionary one, adapting existing systems and sources to meet the needs of the AMR and the growing requirements of the Regional Planning Body.
- 6.0.2 The abolition of the Regional Planning Body in July 2010 has meant that a large number of indicators that were previously reported on in the Regional AMR are no longer required. However there are some indicators which the Council has felt important to continue to report. These are noted throughout this Annual Monitoring Report and include information on housing type and location, employment location and accessibility.
- 6.0.3 The subsequent abolition of the Core Indicators has also affected how the AMR is compiled. Those Core Indicators which were found to be challenging have ultimately been removed in this AMR. This leaves a gap in some reporting areas, including biodiversity and measuring design of new homes. It is hoped that with the adoption of the Core Strategy in the coming years that these areas will be revisited and new, easier to monitor indicators will be employed.
- 6.0.4 Housing monitoring remains under the microscope as it remains a topic of key interest to government, Councillors and the private sector. Ensuring that the data is accurate and up to date requires input from a variety of sources. Work has been undertaken over the past year to better align the Strategic Housing Land Availability Assessment with the monitoring system in place for housing completions. This work has improved the efficiency of creating the five year supply, however further work is needed.
- 6.0.5 The creation of a five year supply that can, for the most part, stand up to scrutiny at public appeals is a challenging task. The 2010 Annual Monitoring Report's five year supply for the 2011 – 2016 period was subject to a number of housing appeals and challenges. However it is a testament of the data monitoring and the close working relations with the Strategic Housing Land Availability Assessment that only about 10% of all housing units proposed for completion in the five year period were challenged. As the task involves scrutinizing completion rates for over 11,000 units, the 10% figure is quite commendable.
- 6.0.6 There has been demand for increased monitoring in the area of retail development, and it is anticipated that the Core Strategy's adoption will necessitate increased resources in this area. The demands for a robust evidence are escalating at a time when staffing resources have been cut. This has meant increased work for remaining staff and growing concerns that increased demands will not be met or that data quality will suffer. It is a challenging balance of trying to improve monitoring systems whilst making sure that monitoring remains current.
- 6.0.7 The quality and timeliness of information from building control inspections has become increasingly patchy. Lack of attribute evidence from private building control inspectors has meant that a greater reliance is now placed on site visits

by the Council's Business Rating Inspectors. Currently, this provides information of sufficient quality to complete the AMR returns although it is a resource intensive task. The extent of reliance on this source poses a risk to our monitoring capability if site inspections by rating inspectors are reduced in number, coverage or frequency.

- 6.0.8 Work is being undertaken across several Council services to better capture Renewable Energy installations and sustainable construction. This work relies solely on staffing input and if staff resources are redirected or lost, this stream of monitoring will be lost. As much of this monitoring is being proposed for inclusion in the Natural Resources and Waste Development Plan Document, the Council has set a priority for this information to be collected. Therefore the Council will need to ensure that as such, the staffing resource can be maintained.
- 6.0.9 Issues relating to the spatial organisation of evidence are being addressed as part of the work being done to establish a corporate Land & Property Gazetteer. This is designed to hold records of every address and land parcel in Leeds and their map locations. Eventually the Gazetteer will be used as a common source of reference for all address and location based City Council records. Great improvements in Gazetteer data quality have been made and this work continues.
- 6.0.10 Since the last AMR complete matches to CTAX, NDR, ALMO, Electors and Refuse have been achieved. The gazetteer contributed to the 2011 Census with the results to be assessed over the forthcoming year. 2011/12 has seen the establishment of Geoplace as the national gazetteer management team with work beginning to match the NLPG to PAF and Addresspoint to establish a National Address Gazetteer (also known as Addressbase). Locally the gazetteer team have been concentrating on secondary and tertiary classifications for commercial properties and this exercise will be completed in 2011/12. This will provide valuable data for GIS and planning data analysis.
- 6.0.11 The ongoing improvements to the AMR are clearly identified in the LLPG's progress reports. Over the course of 2010/11 the team have achieved the highest possible marks (100%) in 5 of the 6 improvement schedule categories and have increased the NDR match rate to 99.4% which is still a Gold Rating. Having achieved Gold in all six categories, a new category was introduced that analysed match rates with the Local Street Gazetteer (LSG). We are currently ranked as Silver (0.33% unmatched) and are working closely with the street gazetteer team to improve this ranking.
- 6.0.12 The improvements to the LLPG will help to provide a more consistent flow of information on the completion of new properties. The LLPG also provides opportunities to analyse and present information on new housing and commercial development at a variety of scales e.g. AAP and other special policy areas such as town centres and regeneration areas (as demonstrated in this AMR by analysing completions by settlement). The team have become more involved over the last year in GIS analysis using gazetteer data for planning policy queries and on behalf of other departments such as the NDR team.

- 6.0.13 The LLPG team is always looking to improve both its internal processes as well as its links with other services. Over the course of the next year, the team hope to implement the new SNN module in the upgrade to Uniform 8.1 and start using the new IDOX scanning software that has been enabled for the SNN module. It is hoped this will help improve the SNN process and reduce the amount of paper held in the office as well as allowing for faster retrieval of plans and documents. The team will also continue to work closely with the Police and Fire Services to integrate their gazetteers with the NLPG.
- 6.0.14 However perhaps the most noticeable change and improvement has been to the actual Annual Monitoring Report itself. Based on feedback from members in previous years, the AMR has undergone a facelift in 2011. It is now bright and colourful, filled with descriptive charts, graphs and maps. The actual figures are also included for those who hope to analyse the data in their own way. This 'jazzy' update has been a long time coming and hopefully it will be appreciated by those who read and interpret the figures.

Appendix One: Public Transport and Developer Contributions SPD

Scheme	Purpose	Proposals	Estimated cost (£)	Timescale
			* Scheme in preparation	
			** Scheme identified but preparatory work not yet started	
CITY WIDE				
Bus lane enforcement cameras	Measures to enforce existing bus priority measures to safeguard bus priority and service reliability.	Supports ongoing development of the Bus Lane Enforcement project with investment in fixed and mobile cameras at sites in second phase.	46	LIP 1 (2011-14)
UTMC Spruce Bus Priority System upgrade	Measures to improve UTMC provision for bus priority at traffic signals.	Ongoing upgrade to SPRUCE (Selective Priority in the Urban traffic management and Control Environment) within the Urban Traffic Management and Control system.	34	LIP 1 (2011-14)
Public Transport Hubs	Provision of a series of public transport hubs for passenger interchange at key locations across the city	Measures to support the introduction of a series of public transport hubs across the city. These 'hubs' are points on the core public transport network accessible by car, bus, taxi, cycle and walking which provide key information required by potential passengers in easy to use digital formats and opportunities to interchange.	*	LTP3 (2011-26)
Traffic light priority for buses	Measures to provide improved bus priority at traffic lights across the Leeds district	Further development of traffic light priority for buses across the Leeds District	*	LTP3 (2011-26)

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			Estimated cost (£)	
Leeds New Generation Transport (Trolleybus) network	Provision of new public transport system to grow public transport use and mode share	Establishment of City Centre Links and North / South routes of planned rapid transport system comprising new trolleybus vehicles, segregated alignments, priority measures and park and ride. Future development of the network to other priority corridors.	**	
CITY CENTRE				
Leeds Station Southern Entrance	To enhance the accessibility of the rail station and provide direct connectivity to Holbeck Urban Village and areas to the south of city centre	Provision of a new southern pedestrian entrance to Leeds station and associated pedestrian routes.	15,000	Major scheme
City centre bus management scheme	To enhance public transport accessibility, movement and service connectivity in the city centre	Part of city centre traffic management strategy to ensure future capacity for new bus service development and rapid transport routes. City centre movement and access strategy.	**	LCR Transport Vision & Transport Strategy (2026)
City Centre NGT route	Provision of new public transport system to grow public transport use and mode share	Rapid Transport system comprising new vehicles, segregated alignments, priority measures and park and ride.	*	Major scheme

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			Estimated cost (£)	
Extension of City Centre Bus Service	To provide public transport access to expanding southern commercial area and Holbeck Urban Village	To provide frequent circular service to link city centre rail and bus stations with Holbeck Urban Village. City centre movement and access strategy.	*	LCR Transport Vision & Transport Strategy (2026)
City centre bus interchange improvements	Improve access to and coverage of bus services in the city centre by facilitating better interchange between bus services and with rail.	Improvements to City Centre bus priority and bus interchange opportunities. Including New Station Street interchange and pedestrian / cycle access.	*	LTP3 (2011-26)
WEST				
Leeds - Bradford Corridor connectivity schemes	To improve connectivity between Leeds and Bradford and intermediate communities	Development of a package of public transport measures for both rail and bus corridors.	**	LCR Transport Vision & Transport Strategy (2026)
Armley Gyratory improvement scheme	Measures to ease congestion and to alleviate delays to buses	Key element of a future city centre transport strategy and delivering a vision for the city centre. Increased capacity will facilitate re-routing and reduction of through traffic in the city centre and support improved movement for buses supporting the Leeds Bus Partnership.	*	Major scheme to be completed within the LTP3 period (2011-26)

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			Estimated cost (£)	
A647 Armley Road quality bus corridor	Measures identified to provide improved bus priority and accessibility	Bus priority lanes and signals along the A647 corridor.	**	LCR Transport Vision & Transport Strategy (2026)
A647 Canal Street Bus Lane	Measures to provide improved bus priority and accessibility as part of the Leeds to Bradford Quality Bus Initiative	Bus partnership scheme. Queue relocation and bus priority outbound to Armley. New bus lane on two lane section with traffic light priorities which complements earlier measures in Armley corridor.	247	LIP 1 (2011-14)
B6157 Bradford Road approach to Dawson's Corner	Measures to assist egress from New Pudsey rail station and bus priority measures to ameliorate outbound bus delays	Amendments to junction layout and signal timings to increase junction throughput. Bus priority lane on approach to Dawson's Corner.	200	LTP3 (2011-26)
Extension to Park and Ride provision at New Pudsey Station	To increase parking capacity to meet potential park and ride demand.	Provision of additional parking spaces at New Pudsey Rail Station	**	LIP 1 (2011-14)
Route 16/16A Bus Accessibility (Farsley to Seacroft) Phase 2	Measures to improve bus stop accessibility	Improved bus accessibility including raised kerbs and bus stop clearways at bus stops along the route 16/16A.	15	LIP 1 (2011-14)

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			Estimated cost (£)	
NORTH WEST				
A65 Quality Bus Corridor	Measures to provide a step change in the quality and reliability of bus travel	Integrated package of bus priority and accessibility measures to be supported by Quality Partnership arrangements with bus operators and Metro.	21,600	Major scheme to be completed within the LIP 1 period (2011-14)
A65 Quality bus corridor extension	Measures to extend the Quality Bus Corridor to Aireborough	Bus priority and traffic signal improvement package.	*	Major scheme
A6120 Horsforth / Rodley junction signalisation and improvements	Measures to ease congestion and to alleviate delays to buses. The scheme will benefit pedestrian accessibility and road safety.	Junction improvements and signalisation forming a key element of Ring Road route strategy. Prioritises main congestion hotspots and a top ranked major road injury Site for Concern that is the subject of long standing community concern and complaints. Will improve bus reliability on A65 Quality Bus Corridor and on A657 routes.	2,000	Major scheme to be completed within the LTP3 period (2011-26)
Kirkstall New Rail Station	To provide additional point of access to Airedale/Wharfedale line services and to serve planned major mixed use development	Construction of a new rail station on the Airedale/Wharfedale line.	*	Major scheme

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			Estimated cost (£)	
Kirkstall Lane j/w Langdale Gardens - pedestrian crossing	Measures to improve accessibility to bus stops	The crossing will serve residents of a densely populated area, facilitating access to a health centre and bus stops.	20	LIP 1 (2011-14)
Harrogate Rail Corridor	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements. Potential conversion of existing heavy rail route to Tram Train.	**	LTP3 (2011-26)
Horsforth Woodside New Rail Station	To provide additional point of access to Harrogate line services and to provide Park & Ride facility	Construction of a new rail station with park and ride facility.	**	
Leeds Bradford Airport Tram Train Link	Provision of a fixed rail link to the airport	Provision of tram train to serve the airport in conjunction with Harrogate rail line route enhancement	**	LTP3 (2011-26)
Apperley Bridge New Rail Station	To provide additional point of access to Airedale line services and to provide Park & Ride facility	Construction of a new rail station with park and ride facility.	*	Major scheme
NORTH				

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			Estimated cost (£)	
City Centre to Bodington NGT (trolleybus) route	Provision of new public transport system to grow public transport use and mode share	Rapid Transport system comprising new vehicles, segregated alignments, priority measures and park and ride.	*	Major scheme
A660 Bodington Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services.	**	
A660 Bus priority measures	Bus priority measures on the A660 corridor	Junction measures and predominantly outbound bus lanes	8,000	LTP3 (2011-26)
Meanwood Road bus corridor	Measures to provide improved bus priority and accessibility	Bus partnership scheme. This includes a bus gate between Grove Lane and Stainbeck Road, and an inbound bus lane from Bentley Lane to Grove Lane. The scheme supports the Performance Improvement Plan for this corridor.	1,500	LTP3 (2011-26)
A61 Alwoodley bus Park and Ride	Development of park and ride strategy for Leeds city centre.	Provision of new park and site and associated bus priority measures and services.	**	LTP3 (2011-26)
A61 Quality Bus Initiative	Measures to provide improved bus priority and accessibility	Measures to support bus priority along the A61 corridor including junction improvements at the A6120 Ring Road, Stonegate Road and King Lane/Ring Road, enhancement and extension of bus priority lanes and signals on Harrogate Road, improvement and enhancement of A61 Guided Bus corridor.	**	LCR Transport Vision & Transport Strategy (2026)

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			Estimated cost (£)	
Harrogate Road bus priority	Measure to provide improved bus priority and accessibility	Inbound bus lane on Harrogate Road, Chapel Allerton towards the junction with Potternewton Lane.	85	LIP 1 (2011-14)
NORTH EAST				
Roundhay Road Integrated Transport Scheme (Bayswater Rd - Harehills Lane)	Measures to provide improved bus priority, accessibility and road safety	Combined bus priority and local safety scheme. The scheme will provide a new outbound bus lane outbound.	451	LIP 1 (2011-14)
Easterly Road bus and HOV scheme	Measures to improve priority for buses and high occupancy vehicles	Provision of an inbound HOV lane on the A58 corridor	500	LTP3 (2011-26)
A58 Leeds Wetherby corridor	Programme to provide improved bus priority and accessibility	Priority lanes and signals	**	LCR Transport Vision & Transport Strategy (2026)
Route 2 / 12 bus stop improvements	Measures to improve bus stop accessibility	Improved bus accessibility including raised kerbs and bus stop clearways at bus stops along the route 2/12.	10	LIP 1 (2011-14)
EAST				

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			Estimated cost (£)	
York Road Guideway Improvements	Measures to upgrade existing bus guideway	Bus partnership scheme. Minor upgrades to guideways to alleviate maintenance issues and improve reliability.	25	LIP 1 (2011-14)
A64 City Bus Gateway	Provide improved bus priority and accessibility	Priority lanes, signals and accessibility improvements.	**	LCR Transport Vision & Transport Strategy (2026)
A64 Grimes Dyke bus Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services.	**	LTP3 (2011-26)
City Centre to St James Hospital NGT (trolleybus) route	Provision of new public transport system to grow public transport use and mode share.	Rapid Transport system comprising new trolleybus vehicles, segregated alignments and priority measures.	*	Major scheme
East Leeds Parkway new rail station	Development of park and ride strategy for Leeds and City Region.	Provision of new regional rail station and park and site.	*	LCR Transport Vision & Transport Strategy (2026)
East Leeds rail corridor	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements. Potential Trans-Pennine route electrification.	**	LCR Transport Vision & Transport Strategy (2026)
SOUTH EAST				

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			Estimated cost (£)	
Aire Valley Leeds access package and transport strategy	To provide public transport accessibility into the Aire Valley Leeds regeneration area. Forms a component of the draft Aire Valley Leeds Area Action Plan.	Package of public transport improvements comprising new infrastructure and services with options for park and ride and NGT route.	*	LTP3 (2011-26)
Aire Valley Leeds (East Leeds Link) Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services adjacent to East Leeds Link.	**	LTP3 (2011-26)
SOUTH				
A61 South City Bus Gateway	To provide improved bus priority and accessibility.	Priority lanes, signals and accessibility improvements.	**	LCR Transport Vision & Transport Strategy (2026)
City Centre to Stourton NGT (trolleybus) route	Provision of new public transport system to grow public transport use and mode share.	Rapid Transport system comprising new vehicles, segregated alignments, priority measures and park and ride.	*	Major scheme

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			Estimated cost (£)	
Castleford Rail Corridor	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements. Potential conversion of existing heavy rail route to Tram Train.	**	LCR Transport Vision & Transport Strategy (2026)
Aire Valley Leeds rail links	Measures to improve accessibility to Aire Valley Leeds area	Enhancements to Castleford Rail Corridor and consideration of Tram Train links with Aire Valley	**	
SOUTH WEST				
A653 Dewsbury Road Quality Bus Corridor	Measures to provide improved bus priority and accessibility	This scheme will provide a northbound bus priority lane on Ring Road Beeston Park and associated improvements at the Tommy Wass junction. Further measures include bus stop improvements, additional UTMC cameras and redesign of bus lay-bys on A653.	3,200	LIP 1 (2011-14)
Leeds - Wakefield Bus Corridor improvements	To improve connectivity between Leeds and Wakefield and intermediate communities.	Development of a package of measures to enhance bus corridors between Leeds and Wakefield including consideration of the M1 corridor.	**	LCR Transport Vision & Transport Strategy (2026)
Huddersfield Rail Corridor	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements. Potential Trans-Pennine route electrification.	**	

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			Estimated cost (£)	
M62 Corridor Gildersome / Tingley bus Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services.	*	LTP3 (2011-26)
A643 Leeds - Morley bus corridor	Package of measures including Churwell Hill J/W Ring Road bus priority and accessibility improvement.	Bus partnership scheme. New inbound bus lane on the approach to Ring Road junction created within existing carriageway as part of Performance Improvement Plan for reducing congestion.	112	LIP 1 (2011-14)
Elland Road Bus Park & Ride	Provision of a park and ride facility to serve Leeds City Centre	Supports city centre transport and parking strategy. Development and implementation of park and ride to meet future parking demands anticipated from major development (such as Eastgate and Trinity Leeds).	800	LIP 1 (2011-14)
A653 Leeds – Huddersfield bus corridor	To improve connectivity between Leeds and Huddersfield and intermediate communities	Development of a package of measures to enhance bus corridors between Leeds and Huddersfield including consideration of the motorway corridor.	**	LCR Transport Vision & Transport Strategy (2026)
A62 Gelderd Road bus priority	Measure to provide improved bus priority and accessibility	Inbound bus lane on A62 Gelderd Road towards the junction with the Ring Road.	30	LIP 1 (2011-14)

* Scheme in preparation

** Scheme identified but preparatory work not yet started

Appendix Two: Five year housing land supply

The information in the assessment does not include all sites within the SHLAA. Evidence from the SHLAA demonstrates that choices can be made consistent with the approach set out in the emerging Core Strategy. Consistent with national guidance, it is the role of the LDF rather than the SHLAA to make these choices. The sites that make up this schedule have been through a round of internal testing and represent those sites which are seen to be consistent with the Core Strategy's Preferred Approach. Further testing and additional evidence will be needed for these (and other sites) to be assessed and included in the future publication of the Site Allocations DPD.

The 2011-2016 assessment will be published in a separate document in line with PINS guidance. It is acknowledged that this did not happen last year. Whilst a formal report consistent with these requirements was not completed by the City Council, information on the five year supply was provided upon request to interested parties (including the site schedule).

As mentioned in paragraph 4.1.10 a windfall allowance has been included for each year of the trajectory. The inclusion of a windfall rate is in accordance with PPS3. It is not feasible or practical for an assessment to be made on the 300+ smaller sites not assessed by the SHLAA partnership (with over 4000 units left to be built). A rate must also be set to capture delivery on sites smaller than 5+ units and will also provide coverage for larger sites not identified by the partnership becoming available.

The windfall allowance has been set at 500 units per annum. This allowance complies with the PPS3 requirement that genuine local circumstances are present to warrant a windfall allowance. These circumstances are:

- The SHLAA has a site threshold of 0.4ha or higher (except in the City Centre). Given the immense task of assessing individual sites, the SHLAA partnership set the threshold whilst acknowledging that sites would be delivered below this rate. They therefore agreed to include a windfall allowance as part of the SHLAA.
- These small sites provide a large contribution to housing supply. Since 1991, permissions for sites outside the City Centre have averaged at 1578 units/annum. During the same time period, 69% of windfall sites have been on sites less than 0.4ha. These are the very sites that would not be assessed by the SHLAA partnership (as they would be too small).
- It is not appropriate for officers to identify completion levels on these small sites as the sites should be assessed to the standards set forth by the SHLAA partnership. Whilst delivery rates on some sites has been informed by the Neighbourhood and Housing Team, this information is based on close contact and involvement with the development process. Moreover it is used to set national indicator targets and as such can be considered a robust analysis.
- Past exercises which sought to identify housing land (Urban Capacity Study) did not identify sites where the land was operating in a different use. An example of this is Kirkstall Forge. It is to be expected that many sites

which are currently in operation will not have been included in the SHLAA, and as such, will come forward as 'windfall' in future years.

- Moreover the SHLAA cannot be expected to anticipate future trends in development and policy. For example, the trend to convert public houses to residential units could not have been anticipated in the past. Future trends in development will be just as difficult to forecast. In the same way, the recent changes to PPS3 highlight that reclassify garden development as Greenfield may have the impact of
- Given that windfall sites have traditionally played an important role in housing delivery, it is appropriate to consider the impact of not including them in the planning process. That is, what additional levels of land take up would be required if windfall hasn't been planned for. From 1 April 2011 it is anticipated that 7000 windfall units will be developed up until 31 March 2026. At 30 units per hectare, this is the equivalent of 233 hectares of land that would need to be allocated if windfall were not to occur.
- Given the above reasons it was important to assess at what level it is expected that windfall will come forward at. This was done taking into account the figures presented above (69% of 1578 units). Accounting for a leakage rate (those permissions which do not carry through to completions) of 10% (1991 -2007, last year at which leakage can be assessed) approximately 1420 units per annum complete that are windfall smaller sites (less than 0.4ha)
- Based on historical evidence it is clear that windfall has played an important part in overall delivery. Therefore the allowance of 500 units per annum remains both prudent and appropriate.
- Given the low rate of completion anticipated for 2010/11 (the lowest rate since 2004/05, the start of the housing trajectory), it has been felt necessary to lower the windfall rate to 400 units. This is based on the knowledge that already close to 349 units have either been delivered or accounted for delivery. Therefore this rate really only anticipates a further delivery of 51 units in the final six months on small sites. The 400 rate is therefore somewhat suppressed.

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Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
H2 (a) (Net) Dwellings Completed	2,633	3,436	3,327	3,579	3,828	2238																
Identified for completion - Gross							2,205	2,359	2,622	2,931	2,396	3,408	9,121	6,556	5,454	4,678	5,146	9,420	8,239	7,551	6,890	5,263
H2 (c)Projected Net Completion							1,955	2,109	2,372	2,681	2,146	3,158	8,871	6,306	5,204	4,428	4,896	9,170	7,989	7,301	6,640	5,013
Cumulative Completions - Net	2,633	6,069	9,396	12,97	16,80	19,04	20,99	23,105	25,477	28,158	30,304	33,462	42,333	48,639	53,843	58,271	63,167	72,337	80,326	87,627	94,267	99,280
Managed Delivery Cumulative Total	2,260	4,520	6,780	9,040	13,34	17,64	19,90	22,160	24,420	26,680	28,940	31,200	33,460	35,720	37,980	40,240	42,500	44,760	47,020	49,280	51,540	53,800
Monitor - No. dwellings above or below Managed Delivery Target	373	1,549	2,616	3,935	3,463	1,401	1,096	945	1,057	1,478	1,364	2,262	8,873	12,919	15,863	18,031	20,667	27,577	33,306	38,347	42,727	45,480
H2 (d) Managed Delivery Target	2,260	2,260	2,260	2,260	4,300	4,300	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260	2,260
Cumulative RSS	2,260	4,520	6,780	9,040	13,34	17,64	21,94	26,240	30,540	34,840	39,140	43,440	47,740	52,040	56,340	60,640	64,940	69,240	73,540	77,840	82,140	86,440
Monitor - No. dwellings above or below development average requirement (RSS)	373	1,549	2,616	3,935	3,463	1,401	-944	-3,135	-5,063	-6,682	-8,836	-9,978	-5,407	-3,401	-2,497	-2,369	-1,773	3,097	6,786	9,787	12,127	12,840

Number of years left in Plan(s)	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
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01 April 2010 - 30 September 2010, 926 units (gross) have completed)

H2 (c) Net area of sites not available

Brownfield Delivery Housing Trajectory

	2004-2010	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/2026	Total 2004 - 2026
Units Delivered																		
Brownfield	19330	2005	2118	2301	2711	2142	2836	5370	3663	3190	2896	3280	4743	4035	3753	3350	2279	70002
Total	20484	2205	2359	2622	2931	2396	3408	9121	6556	5454	4678	5146	9420	8239	7551	6890	5263	104723
% Brownfield	94%	91%	90%	88%	92%	89%	83%	59%	56%	58%	62%	64%	50%	49%	50%	49%	43%	67%

*Brownfield sites assume all windfall to be brownfield and all 'mixed' sites to be brownfield

Appendix Three: Housing Trajectory

This appendix contains the schedule of sites which were used to inform the Housing Trajectory. A detailed list of sites, by site category, is included as well as a summary table. For more information on how the schedule was prepared, alongside how figures were updated, please contact the Council.

Figure 1: Leeds Housing Trajectory 2004 - 2026

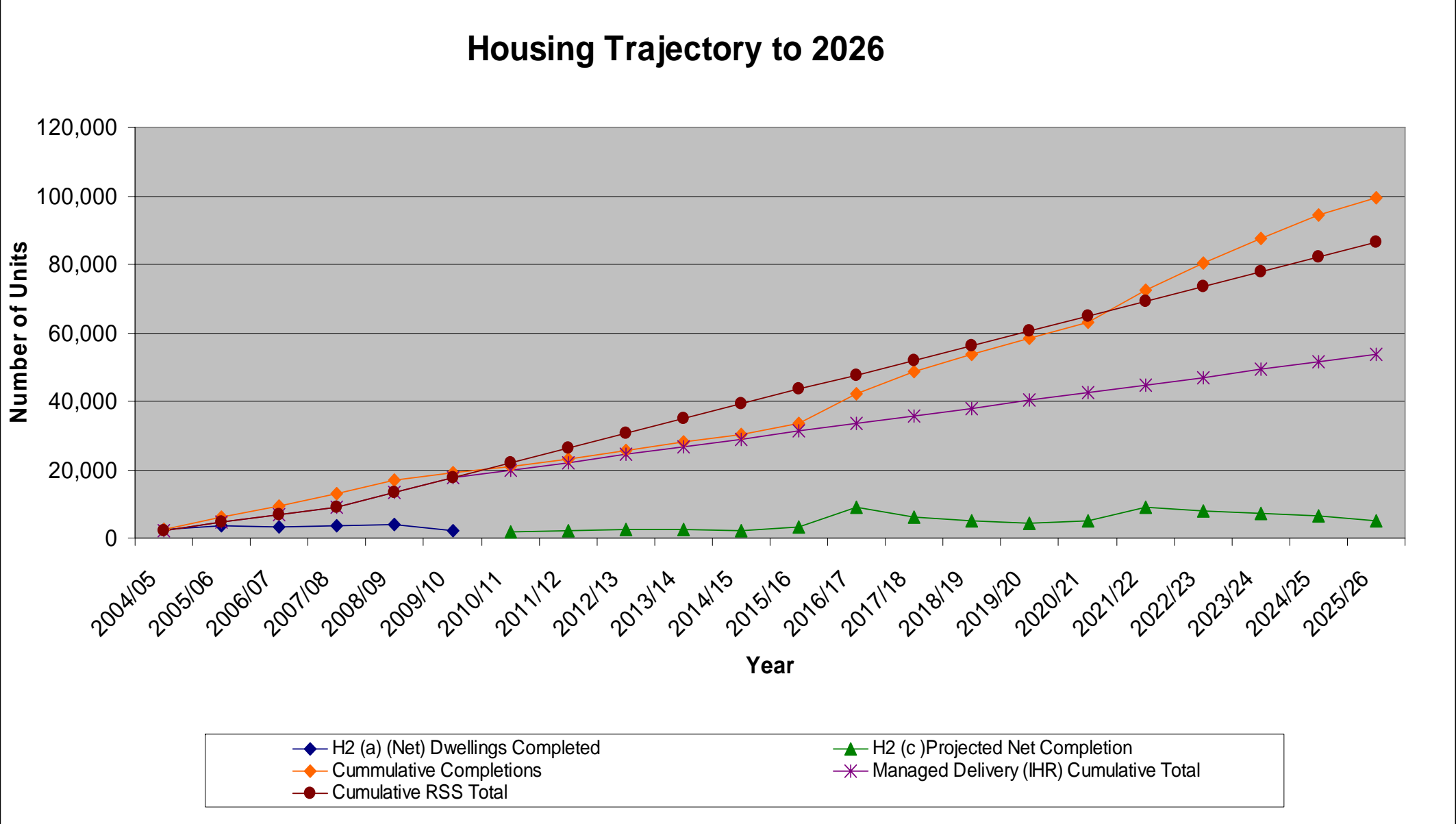


Figure 2: Leeds Brownfield Housing Trajectory 2004 - 2026

