Schedule of Changes To the Annual Monitoring Report based on comments received at Development Plans Panel (DPP)

Change	Previous AMR Reference	New Reference	Change Made
1	Table 7: 2010/2011 Completions by site classification	Table 7: 2010/2011 Completions by site classification	Error on original calculation was noted. This has been corrected and the total amount of windfall for 2010/11 was lowered.
2	Paragraph 4.1.12	Paragraph 4.1.12	Updated to reflect changes made to Table 7
3	Table 13 Change to housing stock within the emerging Core Strategy Settlement Hierarchy - 2010/11	Table 13: Change to housing stock within the emerging Core Strategy Settlement Hierarchy - 2010/11	DPP noted errors in the original table noting that the calculation was not correct. The error was in the number of demolitons. This has been corrected and subsequently so has the total net build by area.
4	Table 14: Change to housing stock by Leeds Settlement Hierarchy - 2008/09 to 2010/11	Table 14: Change to housing stock by Leeds Settlement Hierarchy - 2008/09 to 2010/11	Following on from changes to Table 13, Table 14 was subsequently changed to reflect the updated % build for the current year
5	Paragraph 4.1.29	Paragraph 4.1.29	The text was modified to reflect the changes made to Table 13
6	Figure 15: Annual additional floorspace in retail, office and leisure schemes (sq m gross) - 2006/07 to 2010/11	Figure 15: Annual additional floorspace in retail, office and leisure schemes (sq m gross) - 2006/07 to 2010/11	Figure was changed as advised original graph was confusing.
7	Table 28: A1 retail floorspace completed in Leeds centres	Table 28: A1 retail floorspace completed in Leeds centres - 2010/11	The Out of Centre, All sites Column total was incorrect. The figure was changed from 5370 to 10 020. This did not alter any subsequent figures in the table.

	- 2010/11		
8	N/A	Paragraph 4.4.7	DPP noted that there should be reference in this section that the figures were to do with accessibility and not service capacity. Paragraph 4.4.7 was inserted to address this request.
9	Paragraph 4.5.14	Paragraph 4.5.14	Request to provide context to total power generation. Therefore the number of homes reference at the end of the paragraph was added.
10		Appendix Two, Paragraphs 1 – 12	Request to provide historic windfall data as well as outstanding planning permissions to provide context to supply issues. This has been added to the five year supply section. As such, the resulting tables will have shifted onto subsequent pages, though no change to the tables themselves.

--Forward Planning and Implementation Data Team
December 2011

4.1 Housing

The supply of housing

4.1.1 The housing requirement for Leeds is set out in the Region Spatial Strategy (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

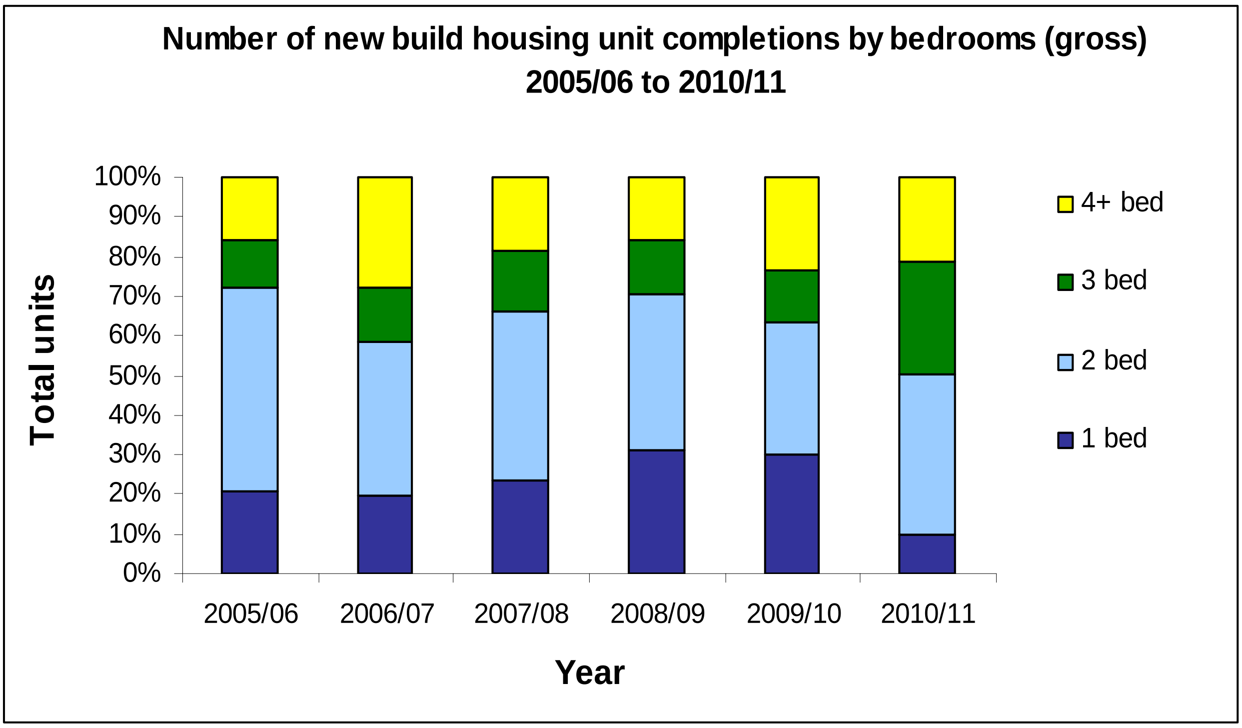
Year	Net average annual requirement
2004 - 2008	2260
2008 - 2026	4300

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

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



4.1.28 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.

4.1.29 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 75% 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 351 units in 2010/11. Villages and rural areas saw a drop of 159 units and Major Settlements 156 units.

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	184	1272	75%
Major Settlements				
Garforth	15	0	15	1%
Otley	12	4	8	0%
Guiseley/Yeadon/Rawdon	56	2	54	3%
Wetherby	7	1	6	0%
Morley	40	1	39	2%
Rothwell	48	0	48	3%
Kippax	4	0	4	0%
Boston Spa	8	0	8	0%
Major Settlements	**190**	**8**	**182**	**11%**
Smaller Settlements	**118**	**8**	**110**	**7%**
Villages/Rural	**130**	**8**	**122**	**7%**
Total	**1894**	**208**	**1686**	**100%**

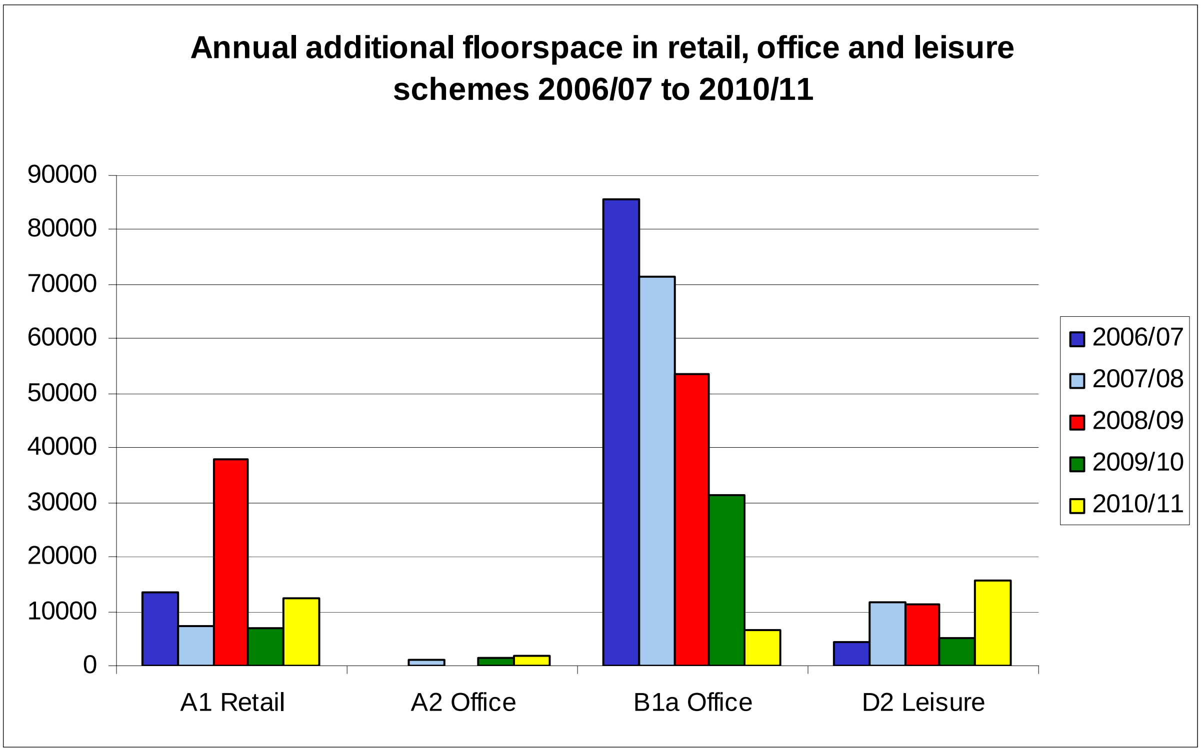
Table 14: Change to housing stock by Leeds Settlement Hierarchy - 2008/09 to 2010/11

Location	Net completions (% total completions)		
	2008/09	2009/10	2010/11
Leeds (Main Urban Area)	75%	66%	75%
Major Settlements	10%	15%	11%
Smaller Settlements	4%	6%	7%
Villages/Rural	11%	13%	7%

4.1.30 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.

4.1.31 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.

Figure 15: Annual additional floorspace in retail, office and leisure schemes (sq m gross) - 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

	Floorspace completed A1 (sq m gross)		
Locations	**sites less than 2500 sq m**	**sites 2500 sq m or more**	**All sites**
Leeds City Centre (Prime Shopping Qtr)	535	0	535
Town & District Centres	960	950	1910
Out-of-centre	1880	8140	10020
Total	3375	9090	12465

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 DCLG (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.

4.4.7 It should be noted that this indicator is only a measure of access and does not address issues such as capacity of facilities to accommodate demand arising from new development.

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 36: 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). Renewable sources currently provide enough energy to power 2169 properties in Leeds (based on average energy consumption across the district).

Table 37: 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.

Appendix 2: Housing Trajectory and Five year housing Land Supply

The information in the Housing Trajectory 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.

A windfall allowance has been included for each year of the trajectory. The inclusion of a windfall rate is in accordance with PPS3. Windfall in any one year represents those sites not assessed by the SHLAA partnership. Once a site is assessed by the Partnership it no longer can be classified as windfall. Sites less than 5 units will never be assessed by the SHLAA partnership (unless they are in the City Centre), but these units make up a significant proportion of housing delivery each year. Moreover sites which enter into the supply post the SHLAA partnership assessments but deliver before the next partnership assessment are considered windfall in the interim. Therefore the SHLAA partnership will never truly represent a full coverage of site assessment. The windfall allowance has been set at 500 units per annum.

Background Notes on Housing Data as it relates to future Supply

Windfall:

1. The delivery of housing traditionally is defined as either being 'allocated' or 'windfall'. Allocated sites are those sites which are assessed and determined to be appropriate and safeguarded for the delivery of whichever use the document states (i.e. housing/employment/etc).

2. The traditional term for sites which are not allocated but bring forward development is 'windfall'. However, with the advent of developing a five year supply and housing trajectory for the planning process, the term windfall has taken on a second meaning. This second meaning shifts a windfall site to being a site which has not been assessed for housing delivery (typically through an assessment such as the Strategic Housing Land Availability Assessment).

3. This shift in definition means that unallocated sites that have been assessed by the SHLAA are not considered windfall (whereas before they typically would have been known as windfall). Because of this shift in definition, it is difficult to provide a time series of windfall delivery. However using the traditional definition of windfall for the years 2001 – 2011, accounted for, on average, 3652 planning permissions per annum. Looking back to 1991, before the 'brownfield first' approach, the figure is still robust at 2401 units/annum.

Average Number of ‘Traditional Windfall’ Units granted Planning Permission, 1991 - 2011

Area	**Annual Permission Rate 2001 -2011**	**Annual Permission Rate 1991 - 2011**
City Centre	1201 units	**743 units**
Rest of Urban Area	2140 units	**1406 units**
Outside the Urban Area	311 units	**252 units**
Tot**al**	**3652 units**	**2401 units**

*Source: Leeds City Council Housing Land Monitor March 2011

4. Up until the most recent years, delivery on sites with planning permission has been quite robust. Since 2008 we have seen an increase in the ‘leakage rate’, that is, the number of units with planning permission that have lapsed (the planning permission expired unimplemented). Near final leakage rates for permissions granted up to 2007 identify that between 1991 – 2007, the leakage rate was, on average 10%. This means that 90% of sites have either been completed (the vast majority) or remain available for development. In the City Centre, the leakage rate between 1994 – 2004 was about 9%, but this figure has subsequently grown and rests at about 18% up to 2006/07.
5. Whilst past delivery trends identify that windfall has played an important role in housing delivery, the new definition means that we do not have a longstanding time series on which to assess future trends. This is because the sites that were once windfall were not subject to assessment through a SHLAA, as the requirement for a SHLAA is only recent.
6. Therefore we only have two year’s worth of data to examine the delivery of ‘new windfall’. Rather than looking at permissions, actual completions are monitored for ‘new windfall’. The delivery of ‘new windfall’ for 2009/10 and 2010/11 is highlighted in the table below. The average delivery of ‘new windfall’ for the years 2009 through 2011 is 713 units.

2009/10 Housing Completions by Site Classification

Classification of Site	Completions 2009/10	Completions 2010/11	Five Year Supply category
New Build, less than 5 units	130 (gross)	125 (gross)	**Windfall**
Conversions, less than 5 units	58 (net)*	136 (net)*	**Windfall**
Land Availability sites only (no SHLAA equivalent)	740 (gross)	236 (gross)	**Windfall**
Total Windfall	928 units	497 units	**Windfall**
SHLAA sites	1590 (gross)	1342 (gross)	**Identified Sites**
Total	2518 (Gross)	1839 (gross)	

*Conversions cannot be measured as gross, therefore only a net figure can be applied.

7. For our analysis we consider any site that was NOT part of the SHLAA as windfall. If a unit completes on a site that is not assessed in the SHLAA, it will be windfall. That means any unit on a site in SHLAA 2011 will NOT be counted as windfall in the AMR 2011 Assessment. It is also likely that if the site is large enough to be included in the SHLAA, that site will then be submitted for the next SHLAA update. Therefore a site could be treated as windfall in AMR 2011 but not in AMR 2012.

8. The table above identifies that on average 713 units each year were not known by the SHLAA at the time that they completed. Without a windfall allowance, these 'new windfall' units are effectively ignored by a housing trajectory/five year supply analysis. However windfall has managed to contribute to 39% of total delivery since 2009/10.

Housing Land Supply at 31 March 2011

9. The outstanding capacity of land allocated or with planning permission for housing at 31 March 2011 are current sites which can be described as being available in planning terms. The capacity is summarised by UDP Review plan policy head in the table below. The table shows all outstanding allocations and permissions on sites for 5 or more new or converted dwellings. Outstanding dwellings include those under construction.

10. Capacities are as specified in planning permissions or as otherwise estimated. Capacity estimates take account of the density guidance that was contained in PPS3 before it was updated in June 2010 and it has also been used to

determine previous use. In the few cases where the previous use was mixed, sites have been assigned to the majority use. For more details on how the future developments will be classified in accordance to updated PPS3, please see the Appendix to this document.

11. The table and schedule show outstanding capacity by planning status, development progress and previous use. H4 sites are split into those in the City Centre, in the rest of the Main & Smaller Urban Areas (MUA) or elsewhere.

Outstanding capacity at 31 March 2011

Site	Planning Permission			Development Status		Previous Use		Total
	None	Outline	Detailed	Under con	Not yet started	B'field	G'field	
H4 city centre	0	3003	2306	146	5163	5309	0	5309
H4 rest of MUA	0	6437	5346	1246	10537	11492	291	11783
H4 outside MUA	0	142	930	155	917	870	202	1072
Total	**0**	**9582**	**8582**	**1547**	**16617**	**17671**	**493**	**18164**
H3-1	266	149	3160	365	3210	2932	643	3575
H3-2	1641	51	11	0	1703	11	1692	1703
H3-3	5659	197	52	7	5901	0	5908	5908
Total	**7566**	**397**	**3223**	**372**	**10814**	**2943**	**8243**	**11186**
Total land	**7566**	**9979**	**11805**	**1919**	**27425**	**20589**	**8736**	**29344**

12. This table highlights the important role of UDP Review Policy H4 in generating land supply. 62% of all identified land is currently on H4 sites. A declining proportion of this, now 29%, is in the City Centre - in March 2008, over 45% of permissions were in the City Centre. A large proportion of the supply of H4 sites with outstanding planning permission which are ready for development have not yet started. In total, there is capacity for 27425 dwellings, of which 16617 have a planning permission. There are approximately 10814 units which have not yet started development on allocated sites, although only a third of these units have a full planning permission.