Leeds CITY COUNCIL

EXECUTIVE BOARD REPORT 13 MARCH 2013

LDF AUTHORITY MONITORING REPORT

ANNEX 1

LEEDS LOCAL DEVELOPMENT FRAMEWORK

AUTHORITY MONITORING REPORT

2011-12

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Executive summary

The Government requires every local planning authority to monitor its planning documents to see whether or not they are working. The Authority Monitoring Report assesses the extent to which development in Leeds is contributing to policies and targets and to the delivery of sustainable development, as outlined in the Local Development Framework and in the National Planning Policy Framework. The AMR is also an opportunity to chart progress on plan-making and individual planning documents. Some detailed changes to the way in which monitoring is undertaken have also occurred as a result of the Localism Act 2011.

The monitoring period covered by this AMR is 1st April 2011 to 31st March 2012. 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 main findings of this AMR are that:

- Following the 2008/09 monitoring year, where housing delivery was at an all time high (3828 net units), housing completions dropped significantly. Housing delivery reached a low during 2010/11 with 1686 net units developed (1839 unit gross). In 2011/12, this increased to 2032 gross and 1931 net units. Section 106 funding delivered 54 affordable units and government funded initiatives delivered 341 gross units. The continued low levels of completions of private dwellings indicates the weak housing market and the inability to deliver completions to meet the Core Strategy housing requirement of 3660 units/annum.

- Development activity for employment has increased significantly over the past year. Total employment floorspace increased from 11,906 sq m to 38,370 sq m and 15.27ha to 33.02 ha. This year has seen a similar level of retail development to last year with 13,655 sq m completed compared to 13,600 in 2010/11. The development of leisure facilities has increased significantly with 17,860 sq m developed in 2011/12 compared to 4,520 last year.

- The current year has seen a decline in the total municipal waste arising following an increase in 2010/11 after 6 years of continual decline. Recycling, reuse and composting have further increased by 3% to 36% of Municipal waste arising. Waste to landfill continues to fall in line with targets and is increasingly replaced by alternative waste facilities.

- The Localism Act has introduced 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.

In the past year, a significant amount of progress has been towards the publication of the Core Strategy. At this stage it is anticipated that formal submission for independent examination will take place in Spring of 2013.

1. Introduction

1.1. This is the eighth report prepared by Leeds City Council to review progress of the Local Development Framework. It covers the year between 1 April 2011 and 31 March 2012 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.

1.2. Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the requirements for a Authorities Monitoring Report. The primary purpose is to share the performance and achievements of the planning service with the local community.

Monitoring context

1.3. This reporting period has coincided with the continued consequences of the economic downturn, the worldwide financial crisis and national austerity measures (arising from the Comprehensive Spending Review).

1.4. These circumstances have resulted in a slowing down of development activity (when compared to previous 2000 – 2010 levels) and local trends identified by this AMR are largely reflective of the continued national economic recession, with two periods of GDP growth of only 0.1 and 0.6% followed by two periods of negative growth of -0.3% and -0.2%. However, there are also significant local success stories. Major developments that have been driven through the planning process during this time and represent major investments for the City include: the Trinity retail scheme and the Leeds Arena in the City Centre and delivery of the school extension programme across the District.

1.5. Continued emphasis has also been placed in advancing the LDS programme priorities. This has been necessary in order to help facilitate economic recovery, promote inward investment, support longer term housing and job growth, infrastructure proposals, together with, continued emphasis upon environmental management and regeneration, as a basis to deliver sustainable development.

1.6. Wider changes to the planning system are also a key feature of this monitoring period. Many of these have yet to bed down and the full provisions of the National Planning Policy Framework (NPPF) come into force in March 2013. This means that where local plans are out of date or not compliant with new national policy the NPPF takes precedence. Other elements of the Localism Act – neighbourhood planning and the duty to cooperate – are also becoming central elements of the Leeds LDF.

1.7. In addition, the status of the Yorkshire and Humber Regional Strategy has been in constant doubt since the Government was elected in May 2010. Whilst not affecting the monitoring period for this AMR the RS was formally revoked on 22nd February 2013 following enactment of the relevant clauses of the Localism Act. This means that it no longer forms a part of the Leeds LDF and the housing and other targets within it are not material considerations for the purposes of plan making and decision taking.

Amendments to monitoring reports

1.8. The Planning and Compulsory Purchase Act 2004 required every local planning authority to monitor Local Plans and produce a report to the Secretary of State each financial year. The Localism Act 2011 amends the 2004 Act and the monitoring of local plans will now be undertaken in a different manner.

1.9. There remains a statutory requirement for local authorities to assess the effectiveness of current local plan policies in achieving their outcomes and to chart the progress of Local Plan Documents in comparison to a Local Development Scheme. The key changes relate to:

- renaming the 'Annual Monitoring Report' to 'Authority Monitoring Reports' and implying that a single report is no longer required
- more flexibility as to when and how often local authorities prepare reports (includes removal of requirement to report to Secretary of State)
- requirement to make information on planning activity available to communities as soon as it is ready, and to do so on-line
- requirement for specific information to be included in monitoring reports around: affordable housing, community infrastructure levy, neighbourhood planning and the duty to cooperate.

1.10. The Authority Monitoring Report (AMR) will continue to provide a crucial part of the feedback loop between policy development and implementation. This plan, monitor and manage approach is a familiar one and essential for many aspects of planning, including maintaining an available five year supply of housing land.

1.11. There are opportunities for the Council to shape a specific local approach to monitoring which addresses issues of particular local importance as opposed to only those contained within the previous suite of national indicators. Although the Government clarifies that there is an expectation that monitoring will continue to address national and European legislation.

1.12. Perhaps the most radical change is the potential to move away from financial year monitoring periods which have formed the basis of the past seven Annual Monitoring Reports in Leeds.

The Local Development Scheme

1.13. The preparation of a Local Development Scheme[1] is a key task for the

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[1] http://www.leeds.gov.uk/ then Planning, then Planning, then Planning Policy and Local Development Framework, then Local Development Framework, then Local Development Scheme links

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 comprise the Local Development Framework (LDF). The LDS 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.

1.14. 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 aspirations 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 LDDs are being implemented.

2. The Leeds policy context

Changing nature of local government

2.1. In July 2012 the Commission on the Future of Local Government published a report in the House of Lords. This set out a series of recommendations on the shape and role of local government in the future. Set up by Leeds City Council to explore how the role, functions and structure of councils need to change to best position them to deal with current and future challenges, the report concludes that councils are doing a good job in the face of adversity, but that they need to do more.

2.2. Specifically, the Commission calls for councils and partners to nurture and develop civic entrepreneurs, create conditions for sustained economic growth, deliver 21st century infrastructure, create a new social contract with citizens, and push for further devolution of powers from Whitehall and Brussels to local government in England.

2.3. This AMR charts progress of policy areas which directly influence the themes raised by the Commission including: the need for an agreed and well-functioning Core Strategy and the provision of sufficient new homes for all local people.

Leeds City Region

2.4. 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. The Partnership is also dealing with the Council's Duty to Cooperate responsibilities (as detailed below).

2.5. 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.

2.6. Leeds has also been successful in submitting a proposal to establish an Enterprise Zone. 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

2.7. 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

2.8. 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.

2.9. 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 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.

2.10. The UDP Review will be incrementally replaced as Development Plan Documents become adopted.

3. The Local Development Scheme

3.1. The Local Development Scheme (LDS) sets out the City Council's rolling work programme for the preparation of the 'local plan' (Local Development

Framework documents). The following summary reviews overall progress at January 2013 (rather than for the reporting period 2011-12 which forms the basis for the remainder of this AMR). This is in order to provide as up to date an accurate a picture as possible.

3.2. 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.

Progress against LDS milestones

Core Strategy

3.3. During the reporting year a key milestone was reached with the Core Strategy with the completion of the Publication draft for formal consultation. This followed consideration by the City Council's Executive Board on 12th February, with the commencement of consultation taking place on 28th February (closing on 12th April). This important stage was reached following the completion of major evidence based work (including the 2011 update of the Strategic Housing Market Assessment and the Retail and Town Centres Study) and further informal consultation with stakeholders on housing growth issues (July – September 2011).

3.4. Following the close of the Publication draft consultation, a further key stage was the analysis of representations received, with a view to preparing pre-submission changes, for a further period of engagement to invite representations on the changes, prior to formal submission in 2013.

3.5. At the current time a Core Strategy Publication Draft Pre-submission changes document has been developed following a series of past consultations and publications. These have included Informal Consultation in 2006, publishing Issues and Alternative Options in 2007, the Preferred Approach in 2009, and informal consultation on housing growth in summer 2011 and the Publication Draft in February 2012.

3.6. The Core Strategy is due to be formally submitted to the Secretary of State for independent Examination by the Planning Inspectorate in Spring 2013.

Natural Resources and Waste DPD (NRW DPD)

3.7. Following consultation on the Publication draft document (15th December 2010 – 9th February 2011), 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. Following submission, the City Council responded to a number of Inspector's questions, prior to attending the hearing sessions in November and December. Following the close of the hearing sessions, in May 2012 the City Council consulted on 'post submission changes' and the compliance of the document (and changes) with the March 2012 National Planning Policy Framework.

3.8. The Inspector's Report was received in November 2012 and Full Council approved the DPD for Adoption in January 2013.

Aire Valley Leeds Area Action Plan (AVL AAP)

3.9. Work has continued to progress the Aire Valley Leeds AAP to publication and submission stages. Within this context, further informal consultation has been undertaken regarding the Urban Eco Settlement proposals and revised plan boundary (14th February – 25th March 2011) and to consolidate the evidence base in relation to a range of issues including green and social infrastructure.

3.10. 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). Following this confirmation and to take the initiative forward, the City Council has prepared a number of Local Development Orders (LDOs) for the area, as a basis to help streamline the planning process.

3.11. Consultation on the Publication Draft Area Action Plan is anticipated in Summer 2013.

Site Allocations DPD

3.12. The preparation of the Submission draft Core Strategy has in turn provided a strategic context for the preparation of the Site Allocations DPD, as a focus to translate the broad framework of the Core Strategy into specific allocations. Work has been undertaken to 'scope' the Site Allocations document and following consideration by the Development Plan Panel in February 2012, a scoping report was subsequently approved by the City Council's Executive Board in May 2012. The focus of the document is to set out allocations for housing, employment, retail and greenspace, consistent and in conformity with the Core Strategy.

3.13. An initial issues and options document for consultation will be released in Summer 2013.

Supplementary Planning Documents

3.14. Given priorities to urgently progress Development Plan Documents, there has been a reduction of Supplementary Planning Documents being prepared by the City Council. Within this context, work has continued on the preparation of two SPDs:

- Car Parking - due to be published for consultation Summer 2013
- Affordable Housing – due to published for consultation Summer 2013

Neighbourhood Plans

3.15. Neighbourhood plans are a key part of the new planning system and give local communities the opportunity to prepare their own plans to influence change in their neighbourhood. The Localism Act requires the City Council to play a key facilitating role in the preparation of neighbourhood plans. Although local authorities are not expected to draft neighbourhood plan, they are required to: make key decisions to enable a plan to progress, such as in relation to the scope of the plan area; are expected to provide support to community groups on a regular basis; and arrange a plan's examination and subsequent referendum.

3.16. The City Council has designated 13 Neighbourhood Areas and is working closely with a number of communities to support them in the production of their neighbourhood plan e.g. Rothwell, Oulton and Woodlesford, Boston Spa and Kippax. Two of these areas (Holbeck and Adel) are not parished therefore work is being undertaken, with area committees, to establish Neighbourhood Forums.

3.17. The City Council successfully secured £80,000 Front Runner Pilot funding which has been equally divided between the four areas: Holbeck, Boston Spa, Kippax and Otley.

3.18. A Neighbourhood Planning Steering Group has been established to provide a joined up strategic overview of neighbourhood planning, to promote partnership working and good practice and to support wider linkages to localism generally. Members of the Steering Group come from all departments of the City Council, NHS Leeds, Planning Aid England, Civic Trust, Renew and Voluntary Action Leeds.

3.19. A number of events have been held to promote and support communities, including a large evening workshop on 8th October 2012 which was attended by approximately 130 local people and professionals. The speakers were from the Department of Communities and Local Government, Leeds City Council, Planning Aid England and representatives from two of the pilot areas who have embarked on producing a neighbourhood plan.

Evidence base documents

3.20. A critical aspect of LDF work 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.

3.21. 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) and the preparation of an Infrastructure Delivery Plan to underpin the Core Strategy. Within this context also, further engagement work was undertaken with key stakeholders (including Parish Council's and the House building industry), regarding housing growth issues in the District. This took the form of three key workshop sessions (July – September), as a basis to understand the issues relating to housing growth and how best this could addressed through the Core Strategy and at a local level. A key output of this work has been a report to the City Council's Executive Board in November 2011, setting out broad conclusions, including a number of 'housing growth principles'. These in turn have subsequently been incorporated into the Publication Draft Core Strategy.

3.22. The National Planning Policy Framework (NPPF) was published in March 2012. This provides an overarching national framework for the preparation of Development Plans and in considering individual planning applications. With the exception of Planning Policy Statement 10 (PPS), the NPPF replaces former PPS and Planning Policy Guidance. This forms part of a number of planning reforms, which are seeking to streamline the planning process.

The Duty to Cooperate

3.23. The revocation of the regional strategy leaves a strategic planning 'gap'. The Localism Act and NPPF require that authorities work together on matters of strategic importance through a "Duty to Cooperate".

3.24. Leeds has embraced the Duty by establishing a regular meeting group of strategic policy planners known as the Strategic Planning (Duty to Cooperate) Group. This has been agreed as sub-group of the Leeds City Region Heads of Planning group. The Strategic Planning (DtC) Group has been meeting approximately every 2 months since October 2011 and has discussed topics of inter-authority concern such as housing growth, employment land reviews, the strategic highway network and environmental issues. It also provides a forum to consider the cross-boundary impacts of new development plans being prepared by individual authorities. The membership includes all of Leeds City Region local authorites as well as North Yorkshire County Council. It also includes representatives of bodies such as the Highways Agency and the Environment Agency.

3.25. Leeds' Core Strategy is the first of Leeds' development plans to be subject to the Duty. For a plan to be adopted there is both a legal test that the Duty has been complied with and a "soundness" test that appropriate outcomes have been reached that provide appropriate mitigation of the negative cross-boundary effects of a plan. Cross boundary impacts of the Core Strategy were scoped and agreed through meetings of the Strategic Planning (DtC) Group and through one-to-one meetings with adjoining local authorities, the Highways Agency and the Environment Agency. Conclusions have been reached on all of the issues (with some further comment awaited from the Environment Agency). As a consequence some of the Schedule of Pre-Submission Changes were made to address Duty to Cooperate issues and changes are being made to the Duty to Cooperate Background Paper and the Infrastructure Delivery Plan.

Community Infrastructure Levy

3.26. Consultation will commence on a Preliminary Draft Charging Schedule (subject to approval by Executive Board) in March 2013. Following amendments there will be an opportunity for public representations followed by an Examination in late 2013 or early 2014. It is intended to adopt the CIL by April 2014 following resolution by Full Council.

Future AMRs

3.27. Looking ahead to the next AMR in 2013 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 Act and Neighbourhood planning.

- The on going preparation of the Core Strategy for 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 towards Issues and Options stage.
- Managing resource 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 Core Strategy Monitoring Framework and to continue to monitor progress against milestones with adjustments where appropriate.

4. Monitoring information

4.1. This AMR concentrates on the material published in the Draft Monitoring Framework alongside the Core Strategy Publication Draft in February 2012. The Framework is subject to change and modification, as the Core Strategy and its associated documents have not yet been subject to an Examination in Public and formal adoption. However, it is not anticipated that the majority of indicators will change with the adoption of the Core Strategy, and many of the indicators carried forward into this AMR have been used in previous monitoring reports.

4.2. There are other documents that include information which helps monitor the development of Leeds, primarily the City Centre Audit[4], the Leeds Economy Handbook[2] and the Local Transport Plan[3].

4.3. Topics covered in the 2011/12 AMR include:

- headline data for total development across the district
- 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

4.4. The AMR sets out headline information for total development across the district and also analyses where development is located for housing, employment and town centre uses. The Core Strategy Publication Draft identified a Settlement & 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.

4.5. 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.

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[4] **http://www.leeds.gov.uk/ then Business, then Economy in Leeds, then Economic strategy**

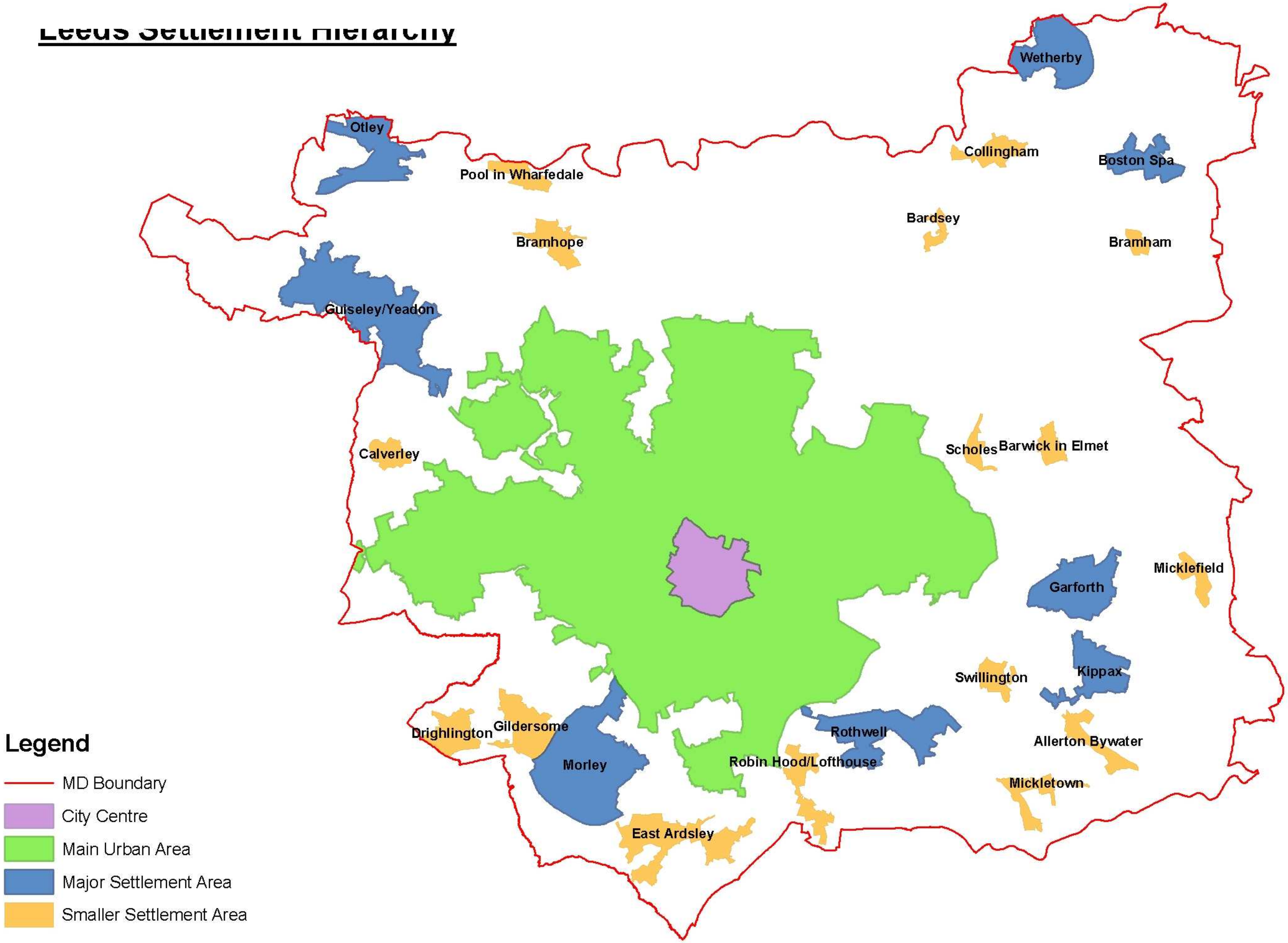
[5] **http://www.leeds.gov.uk/ then Business, then Economy in Leeds, then Economic strategy**

[6] **http://www.wyltp.com/**

Figure 1: Leeds Settlement Hierarchy

Leeds Main Urban Area	**Leeds City Centre and the surrounding communities and neighbourhoods forming the main urban and suburban areas of the city**
Major Settlement	**Garforth Guiseley/Rawdon/Yeadon Morley Otley Rothwell Wetherby**
Smaller Settlements	**Allerton Bywater Bardsey Barwick-in-Elmet Boston Spa Bramham Bramhope Calverley Collingham Drighlington East Ardsley Gildersome Kippax Lofthouse/Robin Hood Micklefield Mickletown Methley Pool-in-Wharfedale Scholes Swillington Tingley/West Ardsley**
Villages/Rural Settlements	**All other locations**

Leeds Settlement Hierarchy



5. Total development

5.1. The purpose of Indicators 1ai and 1ai of the Draft Monitoring Framework is to show the amount and type of completed development in the monitoring period across the district and by Settlement Hierarchy.

Table 1: Total amount of additional development by type

Type	Unit	**Total**
HOUSING - gross	Number of dwellings	**2032**
HOUSING - net		**1931**
EMPLOYMENT - B1	Floorspace (sq m)	**2705**
EMPLOYMENT - B2 to B8	Site area (hectares)	**27.84**
RETAIL	Floorspace (sq m)	**13655**
LEISURE	**Floorspace (sq m)**	**17860**

Table 2: Total amount of additional development by type by Settlement Hierarchy

HOUSING		
Location	**Total housing gain (gross)**	**Total change (net)**
Leeds (Main Urban Area)	1602	1512
Major Settlements		
Garforth	1	1
Otley	13	13
Guiseley/Yeadon/Rawdon	83	82
Wetherby	4	4
Morley	49	49
Rothwell	54	54

Major Settlements	**204**	**203**
Smaller Settlements	**108**	**106**
Villages/Rural	**118**	**110**
Total	**2032**	**1931**

EMPLOYMENT					
Sector	**Unit**	**B1 Office**	**B1 Other**	**B2 & B8 Industry**	**Total**
• **Garforth**	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
• **Otley**	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
• **Guiseley/Yeadon/Rawdon**	Area (ha)	0.10	0	0.07	0.17
	Sq m	430	0	40	470
• **Wetherby**	Area (ha)	0	0	1.02	1.02
	Sq m	0	0	1980	1980
• **Morley**	Area (ha)	0	0	5.10	5.10
	Sq m	0	0	1000	1000
• **Rothwell**	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
Major Settlements	**Area (ha)**	**0.10**	**0**	**6.19**	**6.29**
	Sq m	**430**	**0**	**3020**	**3450**
Main Urban Area	Area (ha)	0.20	3.17	19.85	23.22
	Sq m	880	240	30275	31395
Smaller Settlements	Area (ha)	0	0	0	0

	Sq m	0	0	0	0
Other	Area (ha)	1.45	0.08	1.8	3.33
	Sq m	370	785	2370	3525
Total	**Area (ha)**	**1.75**	**3.25**	**27.84**	**32.84**
	Sq m	**1680**	**1025**	**35665**	**38370**

6. Housing

The supply of housing

6.1. The housing requirement for Leeds up to 2011/12 was set out in the Regional Spatial Strategy (RSS) adopted in May 2008 and since 2012/13 in the Core Strategy Publication Draft as summarised in Table 3 below.

Table 3: Plan period and net housing targets

Start of period	End of period	Total housing required	Source
1/4/2004	31/3/2012	26490	RSS
1/4/2012	31/3/2017	18300	Core Strategy Publication Draft
1/4/2017	31/3/2028	51700	Core Strategy Publication Draft

6.2. The Core Strategy Publication Draft suggests that a gross figure for housing will be 250 units/annum above the net figure.

Table 4: Net housing requirement 2012/13 – 2027/28

Year	Net annual requirement
2012/13 – 2016/17	**3660**
2017/18 – 2027/28	**4700**

Housing completion rates

Table 5: Actual net additional dwellings

2007/08	2008/09	2009/10	2010/11	2011/12
3576	**3828**	**2238**	**1686**	**1931**

Table 6: Net additional dwellings 2007/08 – 2027/28

Year	Total	Target	% Target	
2007/08	3576	2260	158.2%	
2008/09	3828	4300	89.0%	
2009/10	2238	4300	52.1%	
2010/11	1686	4300	39.2%	
2011/12	1931	4300	44.9%	

Table 7: Net additional dwellings by Settlement Hierarchy

Location	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Leeds (Main Urban Area)	1602	90	1512	78%
Major Settlements				
Garforth	1	0	1	0%
Otley	13	0	13	1%
Guiseley/Yeadon/Rawdon	83	1	82	4%
Wetherby	4	0	4	0%
Morley	49	0	49	3%
Rothwell	54	0	54	3%
Major Settlements	**204**	**1**	**203**	11%
Smaller Settlements	**108**	**2**	**106**	5%
Villages/Rural	**118**	**8**	**110**	6%
Total	**2032**	**101**	**1931**	**100%**

Table 8: Net additional dwellings by Housing Market Characteristic Area

Location	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Aireborough	142	1	141	7%
City Centre	70	7	63	3%
East Leeds	47	1	465	2%
Inner Area	809	51	758	39%
North Leeds	159	30	129	7%
Outer North East	34	4	30	2%
Outer North West	19	2	17	1%
Outer South	59	0	59	3%
Outer South East	40	2	38	2%
Outer South West	251	1	250	13%
Outer West	402	2	400	21%
Total	**2032**	**101**	**1931**	**100%**

Future Housing Supply and Trajectory

6.3. Planning authorities are required to track possible future output against the housing requirements 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.

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

- An assessment of supply over the period 2013/14 through to 2018/19. 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 2012 (LA) alongside information from Neighbourhoods and Housing through their quarterly position statements has been used to assess short term delivery on a number of housing sites.
- 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.
- Sites which are smaller than 0.2 hectares but greater than five units are included in the assessment in the category (Small Sites with Planning Permission). Also included for the current year are sites less than five units which have planning permission and are under construction. Both of these categories have limited short term impact on supply and reflect current planning permissions.
- A windfall allowance of 500 units/annum has been included in each year of the trajectory. For the purposes of the housing trajectory, windfall is a term that encapsulates all units not assessed by the SHLAA partnership. This typically means that windfall includes 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.

6.5. The NPPF (paragraph 47) states that local authorities assessing an annual 5-year housing land supply should include an additional buffer of 5% or 20% in areas where there is a record of persistent under delivery of housing.

6.6. Historically Leeds has over delivered against housing targets in the UDP and Draft Regional Strategy; however, significant increases to requirements in the Adopted Regional Strategy made it impossible to deliver on target, especially when coupled with the economic recession that emerged as the RSS was adopted. The Government has stressed that “top down” targets are inappropriate and that local authorities should devise their own housing requirements and, as of February 2013, the Regional Strategy is no longer a part of the Development Plan for Leeds. Given the unprecedented nature of the recession and its impacts on a wide range of housing need drivers such as international and internal migration, housing choice, household size, security and the ability to secure finance it is not considered worthwhile to explore, in the absence of a RSS target the scale of any past under delivery against targets higher than the previous UDP.

6.7. Rather the Core Strategy, with its objectively assessed housing target (sourced partly from the Strategic Housing Market Assessment) is intended to form a new starting point for housing requirements in the City.

6.8. Therefore, the housing requirements for the next five years are calculated against Draft Core Strategy requirements and including a standard 5% buffer as required by the NPPF (and given that persistent under delivery cannot at this time be demonstrated against a plan base date of 2012). This results in a housing requirement of 20,307 dwellings for the five year period (i.e. 3,660 x 4 + 4,700 x 1 (plus 5%)).

6.9. Table 9 shows that 651 units delivered were classified as windfall (using the PPS3 definition) in the 2011/12 monitoring period. Using the traditional definition of windfall would have meant that the figure would have been much higher. This makes up 32% of total completions across the district.

Table 9: 2011/12 Completions by site classification

Classification of site	**Completions**	**FYS category**
New build < 5 units	81 (gross)	Windfall
Conversions < 5 units	399 (net)	Windfall
Land Availability sites	171 (gross)	Windfall
Total windfall	651 units	Windfall
SHLAA sites	1381 (gross)	Identified sites
Total	**2032 (gross)***	
Windfall % of total	**32%**	

*Gross = gross new completions and net conversions

6.10. The first row of Table A in Appendix 1 shows the recent levels of housing delivery. Between 1 April 2012 and 30 September 2012, 861 units (gross) have completed. Of this figure, 214 units have been completed on sites smaller than five units. The schedule also notes that an additional 38 units were completed on sites too small to be assessed by the SHLAA partnership, and that a further 100 units are expected to be delivered on these sites by the end of the year. As such 252 windfall units have already been delivered in the current year. The windfall rate for the current year has been set at 500 units.

6.11. Table A summarises net housing additions potentially achievable from 2013-2028. The data is set against new targets proposed as part of emerging the

Core Strategy (3,660 per annum from 2012/12 to 2016/17 & 4,700 per annum from 2017/18 to 2027/28).

6.12. Table A identifies that the 5 year land supply rests at approximately **21,512 dwellings (net)**. This supply assumes 250 units of demolition each year, which have been removed from the gross figure of 22,762 units. The supply figure includes 2500 units of windfall (500 units x 5 years). This is above the new target of 19,340 (4 x 3,600 + 1 x 4,700) which will be adopted as part of the Core Strategy. It is also above the target with a 5% buffer applied (20,307 homes). The five year supply is set at 111% of the Core Strategy target or 5.3 years supply of land.

6.13. The Council has determined that in addition to this supply and the efforts being made to stimulate housing delivery in the District (para 6.19 below) there is a need to provide clarity on the release of a choice of land to enable delivery in the current housing market. Therefore the Council has adopted an approach to the implementation of the housing supply

6.14. The 5 year supply contains greenfield land to supplement the brownfield target of the Core Strategy and ensure choice and competition for land. The release of a limited number of Protected Areas of Search sites, alongside the recent release of UDP phase 2 and 3 sites is in line with the direction of the Draft Submission Core Strategy. It also helps stimulate the housing market at the current time in advance of the Site Allocations DPD. Details of the approach the Council could adopt in the implementation of this supply of land and the wider housing delivery context are set out in a separate report to the Executive Board.

6.15. Also included is a trajectory which maps delivery on brownfield sites in Table B. For this analysis, all windfall sites are considered to brownfield. It is not likely that this will be the case (given the recent change to garden sites now being classified as Greenfield), but it is difficult to determine what the proportionate split will be. All sites labelled as 'mixed' are also counted as brownfield. This trajectory highlights the impact that large scale greenfield land releases will have in the future.

6.16. The five year supply period (2013/14 to 2017/18) sees an average Previously Developed Land (PDL) delivery rate of 76%. This drops dramatically in the years 2017 and beyond. Over the whole of the time period 2012/13 to 2027/28, it is anticipated that overall brownfield delivery will be approximately 63%. This is above the Core Strategy proposed target of 60%. If windfall is removed from the supply equation, delivery on PDL drops to 57% over the time period. The methodology and results tables A & B are set out in Appendix 1.

Table 10: New and converted dwellings on previously developed land (PDL)

Period	Gross dwellings	Number PDL	% PDL	Indicator
2007/08	3833	3515	92%	
2008/09	3976	3787	95%	
2009/10	2519	2341	93%	
2010/11	1839	1682	91%	
2011/12	**2032**	**1931**	**85%**	
Last 5 years	**2840**	**2651**	**93%**	
Last 10 years	**2986**	**2754**	**92%**	

Table 11: Mix of housing units by housing and accommodation type and number of bedrooms - 2011/12

Type	Number of bedrooms				Total
	1	2	3	4+	
Flats/Maisonettes	657	452	49	4	**1162**
Houses/Bungalows	4	192	390	284	**870**
Total	**661**	**644**	**439**	**288**	**2032**
% Delivery	33%	32%	22%	14%	**100%**
Strategic Housing Market Assessment Need Identified (%)	8.4	54.9	27.1	9.5	**100**

Year	Flats / maison's	Housing units (includes bungalows)			Total
		Terrace	Semi detached	Detached	
2011/12	**1162**	**427**	**207**	**236**	**2032**

% Delivery	**57%**	**21%**	**10%**	**12%**	**100%**

6.17. **Indicator H5** monitors gross affordable housing completions using data from the Housing Strategy Statistical Appendix (HSSA). 495 units were completed in the past year. Of the 495 units, just 54 were delivered through Section 106 Agreements with 308 through grant assisted schemes and 133 through Government initiatives.

6.18. The affordable housing delivery rates also place emphasis on the ability of the market to purchase housing. Overall 2032 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 1591 units (1839 minus 308 grant assistance & 133 Government initiative). This means that 78% 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.

Table 12: Gross affordable housing completions - 2008/09 to 2011/12

Period	Social rented	Intermediate	Total
2008/09	157	253	410
2009/10	84	329	413
2010/11	341	438	779
2011/12	**279**	**216**	**495**

Table 13: Affordable housing completions by delivery sector - 2011/12

Period	Section 106	Grant assisted	Government initiative
2011/12	**54**	**308**	**133**
%	11%	62%	26%

6.19. The Council is taking proactive steps to remedy this situation through a number of programmes. Outside of the AMR monitoring period (2011/12) these form important contextual factors and consist of:

- Release of Phase 2 and 3 UDP Greenfield Sites
    - the Council's Executive Board agreed to release UDP Phase 2 and 3 greenfield housing allocations at its meeting in June 2011, subject to proposals coming forward being acceptable in planning terms
    - up to September 2012, 55 units have been completed and 194 units are under construction on these sites. There are 596 units on Phase 2 sites and 526 units on Phase 3 sites with planning permission that have not yet started
    - there remains capacity for over 5,000 units to come forward for the remainder of the plan-period (up to 2028)
- Progression of the Core Strategy
    - the Council sought to provide an up to date picture on housing needs through a Strategic Housing Market Assessment Update in 2010 which showed that the objectively assessed housing need for Leeds are around 74,000 units (gross) and 70,000 units (net) for 2012 to 2028.
    - these requirements are reflected in the Draft Submission Core Strategy (due for Adoption 2014) and represent a clear intent to boost significantly the supply of housing when measured against both historic rates of delivery and also former top down targets
- Progression of Site Allocations for housing
    - the issues and options consultation draft of the Site Allocations document is due to be released in Summer 2013 with a view to adoption in 2015
    - there is a commitment to allocate land for 66,000 homes with a further 8,000 anticipated as windfall (a conservative estimate in line with previous trends)
- Empty Property Action Plan
    - there is an annual target to bring 3,200 empty properties back into use. 2,361 long term empty private sector properties have been returned to occupation by the end quarter three 2012, which is broadly on target.
- Brownfield Land Programme
    - Executive Board approved a new programme to bring forward housing development on 29 Council sites in low market locations (mainly east and south Leeds)
    - the sites within the programme cover 45 ha in total with an indicative capacity of up to 1100 homes (assuming an average development density of around 30 units per ha and allowing for existing open space on some sites). Work has started to bring the first two sites to market and it is anticipated these could deliver up to 120 homes by the middle of 2014. It is expected that the full programme will take some years to complete, subject to market conditions.
- Council House Building
    - Executive Board approved a programme of investment to delivery around 100 new council homes. over a three year timescale.

  - short list sites are currently subject to feasibility assessments. but the Council is aiming to submit a planning application in July 2013 with a view to starting on site with phase one of the development at the end of 2013.
- Affordable Housing
  - the Council continues to support and facilitate the delivery of affordable housing including delivery via the Homes and Communities Agency's Affordable Homes Programme (AHP). In 2011/12, 441 affordable homes were delivered, and it is predicted that the figure will be approximately just under 300 for this financial year, as a result of AHP. However, the AHP is a 4 year programme and it is expected that by March 2015 approximately 1,400 affordable homes will have be delivered via this route.
  - in 2011/12 54 new affordable homes were delivered on new residential sites secured via a Section 106 agreement. It is currently predicted that delivery via this route will be approximately 90 units in this financial year demonstrating a increase over the last two years..
  - an approach has been developed for the spend of commuted sums collected in lieu of affordable homes, for the purposes of generating additional affordable housing. This includes; bringing back into use empty properties as affordable housing by means of a interest free loan facility to registered providers; purchase off the shelf units from a developer, and through repayable equity loan schemes in partnership with the developer to assist applicants to purchase their own home. Work is ongoing to secure formal approval for the detailed schemes.
  - the Leeds Local Authority Mortgage Scheme was approved by Executive Board in 2012 which provides a mortgage indemnity for first time buyers in partnership with the Leeds Building Society. It is hoped that the scheme will support around 30 first time buyers to purchase a home and unlock associated chains of house purchases.
- Self-Build
  - initiatives District wide in line with the Localism Act will promote self build but there are currently no monitorable outcomes

7. Employment

The supply of employment land

7.1. Development activity for employment has increased significantly over the past year. Total employment floorspace increased from 11,906 sq m to 38,370 sq m and 15.27ha to 33.02 ha. Office completions continue to decrease and while accounting for close to half of the total floorspace completed, completions were 33% of the previous year and just 5% of the average over a five year period.

7.2. Despite the generally low level of B1 activity, it is encouraging to record that B2 activity has increased significantly since last year. This change can be attributed to increases in completions within B2 Industrial (25,695 sqm) and B8 Warehousing (9,970 sqm) which has included an extension to the Arla Foods Dairy in Stourton (14,890 sqm) and a change of use of a contract vehicle storage depot in Hunslet (8,000 sqm).

Table 14: Total amount of additional employment floorspace by type

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)
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
2011/12	1.75	1680	3.25	1025	25.24	25695	2.6	9970	33.02	38370
Total	**23.58**	**154131**	**4.22**	**3555**	**42.2**	**51615**	**8.56**	**24870**	**78.74**	**234171**
5 year avg.	**4.72**	**30826**	**0.84**	**711**	**8.44**	**10323**	**1.71**	**4974**	**15.75**	**46834**
2011/12*	**37.1%**	**5.4%**	**385%**	**144%**	**299%**	**249%**	**152%**	**200%**	**210%**	**81.9%**

Note: Floorspace figures are gross internal area. Extensions not included.
* Compared as % to 5 year average

Table 15: Employment development by Settlement Hierarchy

Sector	Indicator	B1 Office	B1 Other	B2 & B8 Industrial	Total
• Garforth	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
• Otley	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
• Guiseley/Yeadon/Rawdon	Area (ha)	0.10	0	0.07	0.17
	Sq m	430	0	40	470
• Wetherby	Area (ha)	0	0	1.02	1.02
	Sq m	0	0	1980	1980
• Morley	Area (ha)	0	0	5.10	5.10
	Sq m	0	0	1000	1000
• Rothwell	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
Major Settlements	**Area (ha)**	**0.10**	**0**	**6.19**	**6.29**
	Sq m	**430**	**0**	**3020**	**3450**
Main Urban Area	Area (ha)	0.20	3.17	19.85	23.22
	Sq m	880	240	30275	31395
Smaller Settlements	Area (ha)	0	0	0	0
	Sq m	0	0	0	0
Other	Area (ha)	1.45	0.08	1.8	3.33
	Sq m	370	785	2370	3525
Total	**Area (ha)**	**1.75**	**3.25**	**27.84**	**32.84**

	Sq m	**1680**	**1025**	**35665**	**38370**

Employment land available by sector

7.3. Table 16 outlines the amount of employment land supply by development sector and type (allocated or windfall). Around a third of the total supply is for office development.

7.4. Overall, the proportion of brownfield land in the identified supply amounts to approximately 58%, comprising 405 ha. Provision for the industrial sectors (B2 & B8) remains predominantly brownfield – where 73.8% of this provision is PDL.

7.5. In contrast, the land identified for office development comprises only 29% 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 recognised as inconsistent with current national planning guidance which calls for office developments to be focused on town and city centres.

7.6. 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 16: Employment land available by sector

	PDL		**Not PDL**		**Total**		
	ha.	No. sites	ha.	No. sites	ha.	% PDL	No. sites
B1 Office	55.57	20	172.83	26	228.40	43.47	46
B1 Other	18.23	53	7.28	4	25.51	92.98	57
B2 & Related	154.14	64	110.98	23	265.12	73.56	87
B8 & Related	176.90	32	6.20	4	183.10	88.8	36
Total	**404.85**	**169**	**297.28**	**57**	**702.13**	**74.77**	**226**
Annual change	**-10.6%**	**-23.0%**	**-0.1%**	**+1.8%**	**-6.0%**	**+24.6%**	**-16.8%**
2010/11	447.16	208	297.67	56	744.83	60.0	264

7.7.

7.8. 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.

7.9. 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.

The re-use of employment land

7.10. Table 17 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 (11.12ha) compared with 9.54ha lost in 2010/11. Housing continues to represents the largest single sector of re-use, accounting for 9.2ha.

7.11. Gains of employment land have continued to decrease, with only 0.97ha of employment land gained from other uses. This is still 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.

Table 17: Net change of employment land in Leeds - loss of employment land to other uses

	Leeds MD	
Loss to/Re-use for	**ha.**	**No. sites**
Housing	9.2	10
Retail/other commercial	0.62	4
Other	1.30	18
Total loss: 2011/12	**11.12**	**32**
Total loss: 2010/11	**9.54**	**35**
Total loss: 2009/10	**9.17**	**28**
Gain from	**ha.**	**No. sites**
Greenfield sites	0	0
PDL not employment use	0.97	4
Total gain: 2011/12	**0.97**	**4**
Total gain: 2010/11	**1.82**	**7**
Total gain: 2009/10	**2.13**	**7**
Net loss (gain) 2011/12	10.15	28
Net loss (gain) 2010/11	7.71	28
Net loss (gain) 2009/10	7.04	21
Note: Losses/gains are based on the start of development		

8. Environmental issues

Minerals

8.1. Table 19 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. Due to confidentiality requirements, we can't display the figures separately as there is only one sand and gravel site operating in Leeds although it would be expected for sand and gravel to have decreased in the past year due to the economic downturn as seen with crushed rock production. There is likely to be an additional quantity from some of the smaller quarries but perhaps only 20,000 tonnes maximum.

Table 19: Production of primary won aggregates (tonnes)

Year	Sand and gravel	Crushed rock	Total
2011/12	238,017		258,017 (max)

Waste management

8.2. Table 20 provides information about new waste management facilities. Two new facilities have become operational or have increased capacity in 2011/12.

Table 20: Capacity of new waste management facilities

Reference	Location	Capacity (tonnes p.a.)	Type
11/00503/FU	Valley Farm Road, Stourton, Leeds	30,000	Waste transfer station
11/04762/FU	Weaver Street, Burley	6,000	Recycling centre

8.3. 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 21: Municipal waste arising (tonnes)						
Management Type	**2007-8**	**2008-9**	**2009-10**	**2010-11**	**2011-12**	
Green (compost)	19960	31584	36092	41967	41622	
Residual green composted	-	-	-	522	2186	
Other composted	8061	8690	8732	20120	17979	
Other recycling	58987	57469	50843	45110	45587	
Residual recycling	-	-	-	2371	9,529	
Reuse	2148	1385	1281	1339	1375	
Total (compost/recycle/reuse)	**89156**	**99128**	**96949**	**111429**	**118279**	
Inert waste including landfill	18172	17304	19526	16320	16455	
Residual inerts	-	-	-	19	-	
Incinerated	1160	183	1895	2974	7500	
Landfilled	247399	228497	213421	206783	190251	
Grand total	**355886**	**345113**	**331791**	**337525**	**332485**	

Table 22: Municipal waste arising (%)

Management Type	**2007-8**	**2008-9**	**2009-10**	**2010-11**	**2011-12**	
Green (compost)	6%	9%	11%	12%	13%	
Residual green composted	-	-	-	0%	1%	=
Other composted	2%	3%	3%	6%	5%	
Other recycling	17%	17%	15%	13%	14%	
Residual recycling	-	-	-	1%	3%	=
Reuse	1%	0%	0%	0%	0%	=
Total (compost/recycle reuse)	**25%**	**29%**	**29%**	**33%**	36%	
Inert waste including landfill	5%	5%	6%	5%	5%	
Residual inerts	-	-	-	0%		=
Incinerated	0%	0%	0%	1%	2%	
Landfilled	70%	66%	64%	61%	57%	
Grand total	**100%**	**100%**	**100%**	**100%**	**100%**	

8.4. The current year has seen a decline in the total municipal waste arising following an increase in 2010/11 after 6 years of continual decline. Recycling, reuse and composting have further increased BY 3% to 36% of Municipal waste arising. Waste to landfill continues to fall in line with targets and is increasingly replaced by alternative waste fates.

8.5. The NRW DPD 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 include monitoring of provision for commercial and industrial waste, construction and demolition waste, hazardous waste and agricultural waste where possible.

Renewable Energy

8.6. 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 will be covered as part of the emerging Core Strategy Monitoring Framework, but it is possible to show some headline data this year.

8.7. 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 23: 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

8.8. Installed grid-connected capacity in Leeds currently stands at 14.87 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 2481 properties in Leeds (based on average energy consumption across the district).

Table 24: Total installed grid-connected Renewable Energy Capacity (MW) in Leeds, November 2012

Location	Type of Installation	MW generated
Skelton Grange	Landfill gas	5.00
Peckfield Landfill	Landfill gas	4.23
Howden Clough	Landfill gas	1.82
Gamblethorpe Landfill	Landfill gas	1.36
Morley Greaseworks	Landfill gas	0.46
Buslingthorpe Green	Bio-Diesel Power Station	2.0
Total grid connected		**14.87**

8.9. 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 grid connected capacity.

Table 25: Consented but not yet constructed installed grid-connected Renewable Energy Capacity (MW) in Leeds

Location	Capacity (MW)	Potential installation date
Knostrop Wind Turbine	2.50	Mid-2013
Gasification Power Plant (Cross Green Heat & Power Ltd)	2.60	2013-14
Total consented installed capacity	**5.1 MW**	

9. Statement of Community Involvement

The Statement of Community Involvement Adoption

9.1. 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.

10. Progress since the 2010-11 AMR

10.1. 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.

10.2. The removal 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 AMR is a provides an update on a selection of headline data, however, once the emerging Core Strategy is adopted indicators will be reported on as set of in the Core Strategy Monitoring Framework.

10.3. Housing monitoring 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. Further 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.

10.4. 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 base are escalating at a time when overall staffing resources have been reduced. Whilst measures are underway to address resourcing issues it will be important that an ongoing balance is struck between developing monitoring systems which are fit for purpose within available resources.

10.5. Issues relating to the spatial organisation of evidence are being addressed by the establishment of a Local Land & Property Gazetteer (LLPG). 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.

10.6. Since the last AMR, gazetteer matches to council tax, non-domestic rates, housing, electors and refuse have been maintained. The gazetteer contributed to the 2011 Census with the results to be assessed over the forthcoming year. 2011/12 saw the establishment of Geoplace as the national gazetteer management team and 2012/13 continues the work to match the National Land & Property Gazetteer to Royal Mail's Postal Address File, Addresspoint and Ordnance Survey Address Layer 2 to establish a National Address Gazetteer (also known as Address base). Locally the gazetteer team have completed the update of secondary and tertiary classifications for commercial properties and will focus on residential classifications in 2012/13. This will provide valuable data for GIS and planning data analysis.

10.7. The ongoing improvements to the AMR are clearly identified in the LLPG's progress reports. Over the course of 2012/13 the team have achieved the highest possible rating (Gold) in all 7 Improvement Schedule categories and also were awarded Best In Region (Yorkshire and Humber) at the annual Geoplace Exemplar Awards. A new category will be introduced for 2012/13 to match to PAF data, of which we are already ranked Gold for our match status. Leeds City Council are represented on the Improvement Schedule Working Group ensuring that we are able to influence, and stay at the forefront of, future developments.

10.8. 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 has increased the use of GIS analysis using gazetteer data for planning policy queries and on behalf of other departments such as the NDR team.

10.9. The LLPG team is always looking to improve both it's internal processes as well as it's links with other services. Over the course of the next year, the team will go live with the new Street Naming and Numbering (SNN) module following the upgrade to Uniform 8.2 and start using new scanning software developed by IDOX 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 National Land & Property Gazetteer.

11.

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Appendix 1: 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 emerging Core Strategy. 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. 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. 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.

Table A: Leeds Housing Trajectory 2012 – 2028 as at 30 September 2012

Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	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**	**2026/27**	**2027/28**	**2013 to 2028**
Identified for completion - Gross	2,314	4,052	4,103	3,750	5,801	5,056	4,698	4,094	5,015	8,497	8,046	7,544	6,562	5,066	3,751	2,652	78,687
Projected Net Completions	2,064	3,802	3,853	3,500	5,551	4,806	4,448	3,844	4,765	8,247	7,796	7,294	6,312	4,816	3,501	2,402	78,437
Cumulative Completions - Net	2,064	5,866	9,719	13,219	18,770	23,576	28,024	31,868	36,633	44,880	52,676	59,970	66,282	71,098	74,599	77,001	155,438
Managed Delivery Target - Core Strategy	3,660	3,660	3,660	3,660	3,660	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700	4,700
Cumulative - Core Strategy	3,660	7,320	10,980	14,640	18,300	23,000	27,700	32,400	37,100	41,800	46,500	51,200	55,900	60,600	65,300	70,000	74,700
Monitor - No. dwellings above or below development requirement	-1,596	-1,454	-1,261	-1,421	470	576	324	-532	-467	3,080	6,176	8,770	10,382	10,498	9,299	7,001	80,738

Number of years left in Plan(s)	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0

Figure A: Leeds Housing Trajectory 2012 – 2028 as at 30 September 2012

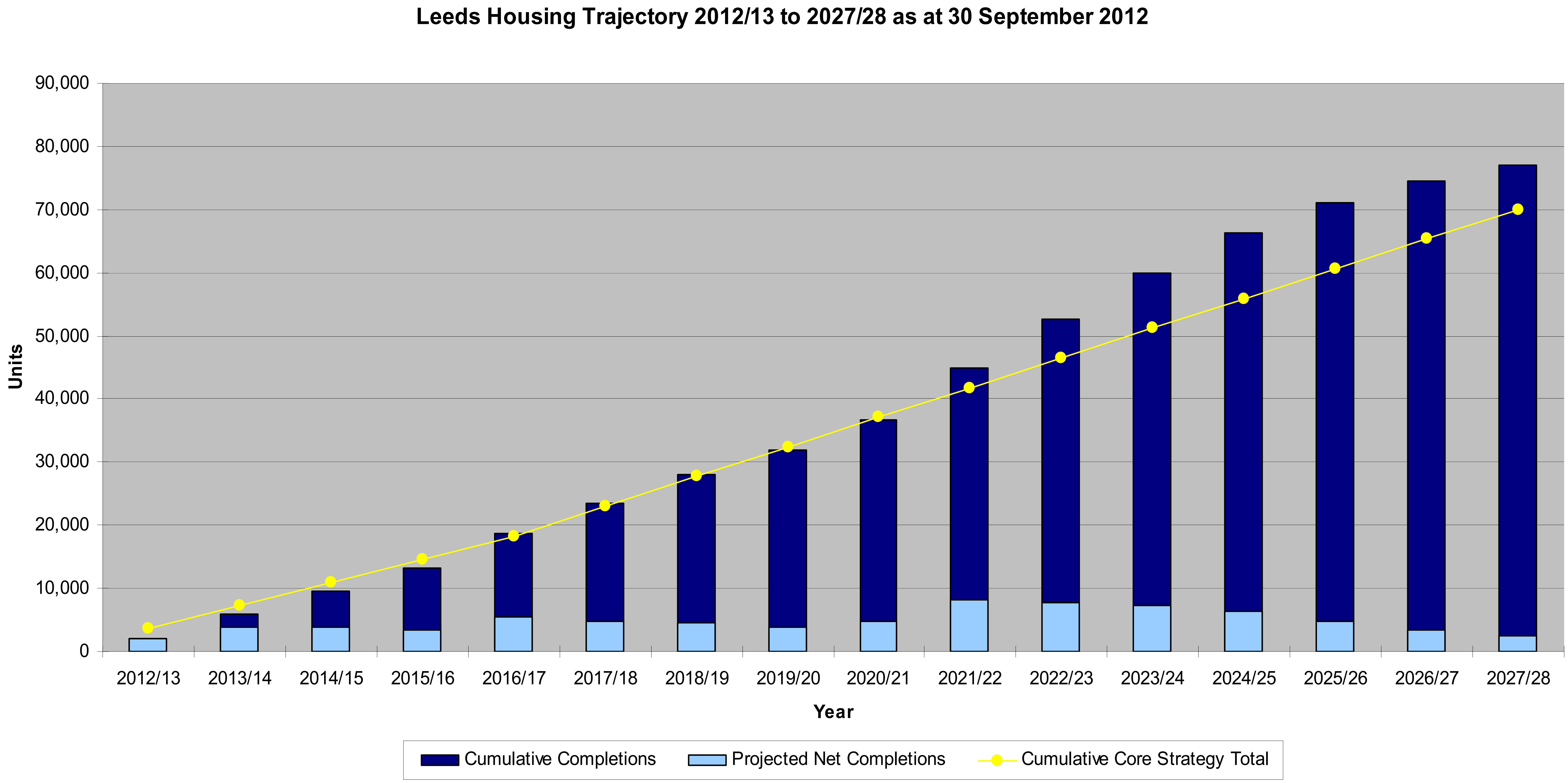

Table B: Brownfield Housing Trajectory 2012 – 2028 as at 30 September 2012

Type	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	2026/27	2027/28	2013 to 2028
Brownfield	1907	3389	3335	3187	3826	3352	3320	2867	3517	4097	3876	3510	3232	2755	2078	1578	47919
Total	2314	4052	4103	3750	5801	5056	4698	4094	5015	8497	8046	7544	6562	5066	3751	2652	78687
% Brownfield	82%	84%	81%	85%	66%	66%	71%	70%	70%	48%	48%	47%	49%	54%	55%	60%	61%

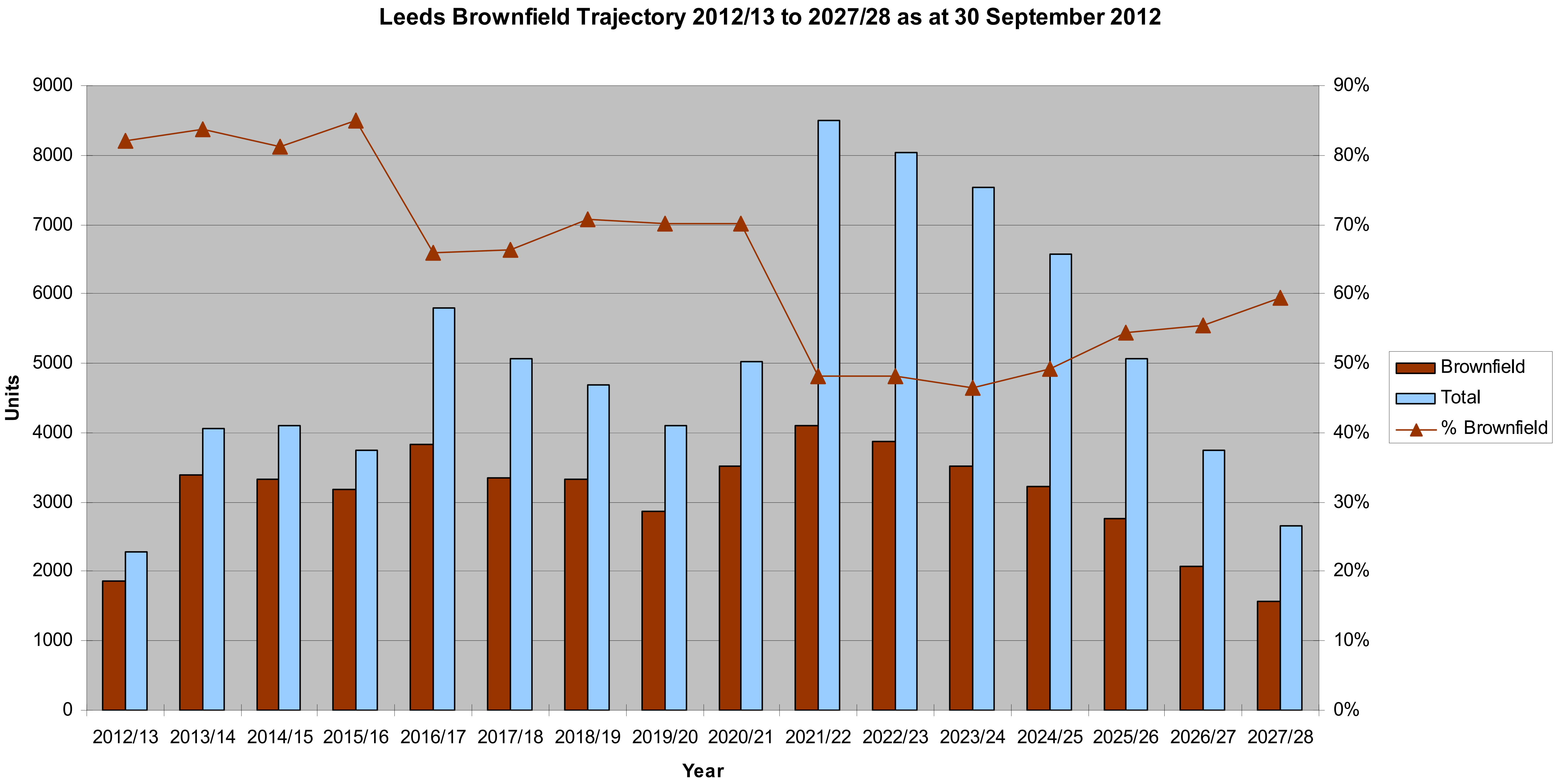

Figure B: Brownfield Housing Trajectory 2012 – 2028 as at 30 September 2012

Table C: Contribution to Housing Supply by Site Category

Type	Capacity	Remaining capacity		As at 30 Sept		5 year supply (2013 - 2018)	Expected completions 2012/13			Year															
		at March 2012	at Sept 2012	Under Con	Not Started		All (=Act. Comps + Est. Comps)	April - Sept (Actual)	October - March (Est.)	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	2026/27	2027/28	2013-28
Extant Planning Permissions on Allocated Sites	**4145**	**2847**	**2696**	**505**	**2191**	**2003**	**534**	**151**	**383**	**654**	**540**	**370**	**299**	**140**	**114**	**60**	**60**	**76**	**0**	**0**	**0**	**0**	**0**	**0**	**2313**
Large Sites with PP	**18945**	**15421**	**14918**	**842**	**14076**	**7086**	**1280**	**458**	**822**	**1889**	**1713**	**1259**	**1073**	**1152**	**1166**	**1086**	**1198**	**708**	**749**	**611**	**568**	**532**	**284**	**127**	**14115**
Allocated Sites No PP	**11460**	**11447**	**11447**	**0**	**11447**	**3667**	**0**	**0**	**0**	**192**	**410**	**594**	**1339**	**1132**	**1085**	**885**	**929**	**911**	**853**	**751**	**743**	**595**	**435**	**294**	**11148**
SHLAA Sites No PP	**51818**	**51338**	**51338**	**0**	**51338**	**7506**	**0**	**0**	**0**	**817**	**940**	**1027**	**2590**	**2132**	**1833**	**1563**	**2328**	**6302**	**5944**	**5682**	**4751**	**3439**	**2532**	**1731**	**43611**
Sites Not Assessed by SHLAA Partnership																									
Small Sites (5+ Units) with PP	**104**	**168**	**130**	**100**	**30**	**30**	**138**	**38**	**100**	**24**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**
Sites Less Than 5 Units							**362**	**214**	**148**																
Anticipated Windfall						**2470**				**476**	**494**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**500**	**7470**
Total	**86472**	**81221**	**80529**	**1447**	**79082**	**20855**	**2314**	**861**	**1453**	**4052**	**4103**	**3750**	**5801**	**5056**	**4698**	**4094**	**5015**	**8497**	**8046**	**7544**	**6562**	**5066**	**3751**	**2652**	**78687**
Net Delivery						***21512***	*2064*			*3802*	*3853*	*3500*	*5551*	*4806*	*4448*	*3844*	*4765*	*8247*	*7796*	*7294*	*6312*	*4816*	*3501*	*2402*	***74937***

Table D: Contribution to Housing Supply by Site Category – Brownfield Sites

Type	Capacity	Remaining capacity		As at 30 Sept		5 year supply (2013 - 2018)	Expected completions 2012/13			Year															
		at March 2012	at Sept 2012	Under Con	Not Started		All (=Act. Comps + Est. Comps)	April - Sept (Actual)	October - March (Est.)	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	2026/27	2027/28	2013-28
Extant Planning Permissions on Allocated Sites	1774	1155	1107	100	1007	751	148	48	100	176	153	187	175	60	60	60	60	76	0	0	0	0	0	0	1007
Large Sites with PP	18217	15005	14507	826	13681	6842	1259	453	806	1807	1670	1241	1031	1093	1112	1037	1150	708	749	611	568	532	284	127	13720
Allocated Sites No PP	8319	8317	8317	0	8317	2029	0	0	0	144	222	320	700	643	719	575	711	743	713	611	603	585	435	294	8018
SHLAA Sites No PP	19138	18903	18903	0	18903	4967	0	0	0	762	790	939	1420	1056	929	695	1096	2070	1914	1788	1561	1138	859	657	17674
Sites Not Assessed by SHLAA Partnership																									
Small Sites (5+ Units) with PP	104	168	130	100	30	30	138	38	100	24	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30
Sites Less Than 5 Units							362	214	148																
Anticipated Windfall										476	494	500	500	500	500	500	500	500	500	500	500	500	500	500	7470
Total	47552	43548	42964	1026	41938	14619	1907	753	1154	3389	3335	3187	3826	3352	3320	2867	3517	4097	3876	3510	3232	2755	2078	1578	47919
% Brownfield Delivery	55%	54%	53%	71%	53%	70%	82%	87%	79%	84%	81%	85%	66%	66%	71%	70%	70%	48%	48%	47%	49%	54%	55%	60%	61%