



LEEDS GROWTH STRATEGY 2017 – 2020

CALL FOR EVIDENCE



CONTENT

FOREWORD	03
1. INTRODUCTION	05
2. STRATEGIC CONTEXT	06
3. OVERVIEW OF THE LEEDS ECONOMY	07
4. OUR ACHIEVEMENTS AND CHALLENGES	08
5. ISSUES	12
6. LOCATIONS FOR GROWTH	19
7. NEXT STEPS	21

FOREWORD

Leeds has bounced back fantastically well from the recession and is now experiencing strong economic growth. We've got cranes on the skyline and there are major development projects underway all across the city. Businesses across all sectors are investing, innovating and creating much needed jobs.

The Council's vision for Leeds is for a compassionate city with a strong economy, where everyone can share the benefits of the city's economic growth. Tackling poverty and inequality is a massive part of this. We know we can make inroads by improving the health of the poorest fastest; working to become a child friendly city; investing in our young people; and building on the scale and diversity of the Leeds economy through business investment and expansion. This in turn will help raise levels of productivity in our economy.

Leeds has enormous potential for growth and we have had some tremendous success stories in recent years. We have a lot to shout about. We are now the second most attractive core city for inward investment; we have the fastest rate of private sector jobs growth of any major UK city; the largest wage increases of any city; we have the largest number of fast-growing "scale-up" firms outside London and the South East; and Leeds has been recognised as the best city in the UK for quality of life and people.

However there are still significant areas in which we need to improve. We must do more to address the issue of too many people living on low wages in insecure jobs. We also know we have a challenging, yet exciting, opportunity to develop a modern transport system fit for the 21st century, with all the economic benefits that will bring.

We are determined to continue building a strong economy and this new strategy is an opportunity to build on our position of strength, working closely with business and partners to see what we are doing well and where we can work better.

Councillor Blake, Leader, Leeds City Council





CALL FOR EVIDENCE
18TH OCTOBER
TO 30TH NOVEMBER

1. INTRODUCTION

The purpose of this document is to inform responses to a call for evidence on the Growth Strategy. We will analyse the responses to help develop a draft strategy which will be published for consultation in March 2017.

The new Leeds Growth Strategy will run from 2017 - 2020 and will form the basis of a delivery plan to support economic growth. It will identify key sectors and locations for growth, alongside regeneration, housing, skills, transport and infrastructure opportunities.

Growing the economy and increasing productivity have many benefits. It will mean more money for public services, reduced unemployment and increased wages. But growth needs to be carefully managed to prevent unwanted implications like inequality, which would cause the gap between rich and poor to widen.

We are committed to building a strong economy within a compassionate city with a focus on “**good growth**”. Growth that helps all Leeds residents benefit from the effects of the city’s prosperity and addresses environmental and social impacts. If we seek to tackle poverty separately to supporting growth there is a risk that we will only mitigate the consequences of deprivation, not tackle its causes.

In this period of austerity and uncertainty achieving sustainable, resilient, good growth requires making choices and trade-offs. A new Growth Strategy can help

provide this by starting a conversation with business and communities, improving collaboration.

We must promote our achievements more, raising the profile of the city with a focus on inward investment and trade opportunities. There needs to be clearer investment in people and skills with a focus on wellbeing, including more and better jobs, improvements to work-life balance and more affordable housing.

Infrastructure needs more investment with a targeted approach. More local powers are needed in health and transport spending. We are just beginning a city wide conversation on the future of transport in the city and this must reflect our plans for growth.

Our previous Growth Strategy – Getting Leeds Working, published in 2010 was produced in the context of the recession and identified seven priority sectors.

- Health, medical and the ageing population;
- Financial and professional services;
- Creative and digital;
- Construction and 21st century infrastructure;
- Manufacturing;
- Retail and the visitor economy;
- Social enterprise.

Now is the right time to update the strategy ensuring we focus on the underlying conditions for economic success.



2. STRATEGIC CONTEXT

The Leeds City Region Enterprise Partnership (LEP) published recently its Strategic Economic Plan 2016 - 2036 with a focus on “good growth”, aiming to unlock the region’s vast economic potential by enabling businesses and enterprise to thrive.

The Leeds City Region aims to deliver upwards of 35,000 additional jobs and an additional £3.7 billion of annual

economic output by 2036. This extra growth added to expected national trends means that the City Region is on track to become a near £100 billion economy in 20 years’ time. The SEP promotes delivery through a wide range of partners and will be implemented through a set of interconnected Delivery Plans. It identifies challenges in innovation, exporting, skills and connectivity for the region.

NORTHERN POWERHOUSE

Stronger links to the North’s core cities will allow them to function as a single economy and be stronger than the sum of their parts, rebalancing the UK economy and establishing the north as a global powerhouse.

The ‘Northern Powerhouse Independent Economic Review’ highlights the potential for productivity in the northern economy to rise. It predicts a 15 per cent increase creating an additional 850,000 new jobs in the North of England by 2050. The report identifies digital technologies, health innovation, energy and advanced manufacturing as the prime capabilities, and financial and professional services, education and logistics as support capabilities for creating the new jobs which will help add £97 billion to the economy.



LEEDS CITY REGION

LEEDS CITY REGION ECONOMY IS THE **LARGEST** OUTSIDE LONDON

WORTH OVER **£62 BILLION**

AND GENERATING **5%** OF ENGLAND’S OUTPUT



119,000 BUSINESSES

+9% INCREASE ON 2014 COMPARES WITH

+3.8% INCREASE FOR THE UK AS A WHOLE



THE REGION IS HOME TO **14 FURTHER EDUCATION COLLEGES AND 9 HIGHER EDUCATION INSTITUTIONS**, ONE OF THE LARGEST CONCENTRATIONS IN EUROPE

119,000 BUSINESSES IN THE REGION

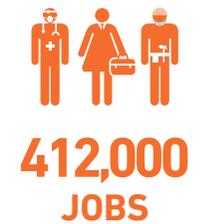
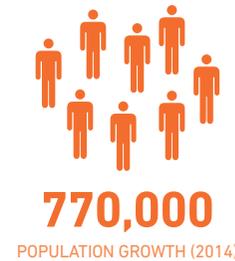
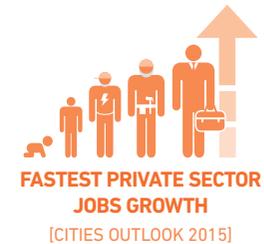
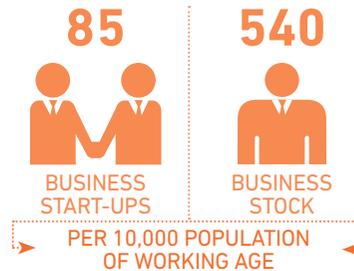


3 MILLION RESIDENTS

3. OVERVIEW OF THE LEEDS ECONOMY



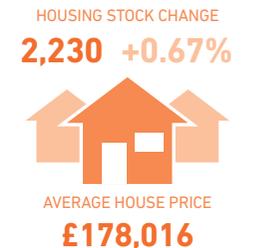
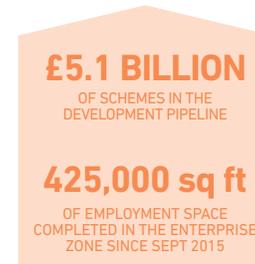
22 INWARD INVESTMENT PROJECTS IN 2015
2ND HIGHEST AMONGST CORE CITIES



1.5 MILLION
WORKFORCE



22
NOBEL PRIZE WINNERS



4. OUR ACHIEVEMENTS AND CHALLENGES

RECENT TRENDS

Leeds has bounced back strongly from the recession. Job numbers are now back to pre-recession levels with over 400,000 people working in the city, and unemployment is falling. This year the Barclays UK Prosperity Map saw Leeds having the biggest increase in average earnings (6%) anywhere in the UK whereas in London, average earnings actually decreased by 1% over the same period.

Yorkshire & the Humber leapt to the top of the NatWest Regional Economic Tracker, seeing a higher rate of job growth than any other UK region. Employment rose by 3.8% in the 12 months to September 2015, twice the already strong UK rate of 1.9%. This was led by Leeds which saw a jobs growth of 10%.

Leeds has been named as the best city in Britain when it comes to quality of life, placing higher than London, Manchester and Edinburgh in a new global ranking from the Sustainable Cities report published by leading infrastructure consultancy Arcadis.

DEVELOPMENT ACTIVITY

There has been substantial development activity across the city, with major development schemes worth over £4 billion completed in the last 10 years. The pipeline of new schemes in development is even larger with major

investment areas including the South Bank, Kirkstall Forge, Aire Valley Enterprise Zone, Thorpe Park and the airport. Leeds City Council has been proactive in working with developers and government to bring forward schemes providing funding for businesses to invest, and partnering with the private sector to invest in infrastructure.

The city centre is thriving and despite warnings of an impact following Brexit the office market is set to see a strong second half of the year, according to research from commercial property company, Bilfinger GVA. When Trinity Leeds opened in 2013 it was the largest new shopping centre in Western Europe built that year. When Victoria Gate opens this October it will push Leeds up to the UK's third largest retail centre outside London. Elsewhere across the city our retail offer is growing, and in south Leeds the White Rose Centre is currently undergoing expansion.

INFRASTRUCTURE

Major rail infrastructure will help grow the city including investment in modern high speed rail through HS2 and HS3. Leeds is the busiest station in the north with 37 million passengers each year. The new Northern and TransPennine franchise will deliver a step change in rail capacity and provide more seats, newer trains and faster

6%

INCREASE IN AVERAGE EARNINGS, HIGHER THAN ANYWHERE IN THE UK

£4 BILLION

WORTH OF DEVELOPMENT SCHEMES COMPLETED ACROSS THE CITY IN THE LAST 10 YEARS

3RD

LARGEST RETAIL CENTRE OUTSIDE LONDON

BEST CITY

IN BRITAIN FOR QUALITY OF LIFE



journeys, a result of leadership of Leeds and other cities working with Rail North.

HS2 will accelerate delivery of what is already one of Europe's largest regeneration projects Leeds South Bank. Recent progress has included a redevelopment of Sovereign Square, the new Leeds College of Building, a new University Technical College and the revitalisation of Leeds Dock. In the future the waterfront will be redeveloped, 4,000 new homes will be built and 35,000 jobs created, this includes fashion retailer Burberry who will open a new factory within the South Bank.

The first direct arena and major events including the Grand Depart and World Triathlon are helping grow the visitor economy. Leeds welcomed 26 million visitors in 2015 worth £1.5 billion to the local economy. Business tourism is now worth £500 million and Leeds is the sixth most popular conference destination in the UK. The Business Improvement District launched in the city centre in 2015 to support the Leeds offer.

GROWING SECTORS

Financial and professional services are important to the Leeds economy and there are over 30 national and international banks based in the city, and we now have 180,000 people employed in knowledge-intensive occupations, making Leeds the second largest centre for knowledge-based industries outside London.

Emerging fintech and cyber security sub-sectors are bringing the innovation of the tech sector to financial services and data security. Leeds is the home of the only operational (mutual, not for profit) internet exchange in the north of England which enables a choice of connections with Europe, America and Asia, independent from London. The high density of networks present in aql's datacentres in Leeds already has the infrastructure network capacity to cope with all of the UK's internet traffic and allows companies needing national resilience to place equipment in both Leeds and London to help mitigate issues which could affect one city.

*There are over **1,350 digital companies** based in Leeds and we have the **highest number of scale-up digital companies** outside of the South East. Leeds is a **world leader in big data** and home to the **Open Data Institute and Data Mill North**. We have a growing digital media sector, including **Sky's national technology centre of expertise** which now employs **500 people at Leeds Dock**, compared to 50 a year ago.*

COUNTIRES
LARGEST
GROWTH DEAL
1 BILLION

HS2 WILL ACT AS A
CATALYST FOR ONE OF
EUROPE'S
LARGEST
REGENERATION
PROJECTS
AT THE SOUTH BANK

180,000
PEOPLE EMPLOYED IN
KNOWLEDGE-INTENSIVE JOBS

Leeds is a world leading city in health innovation and home to one of the largest teaching hospitals in Europe. We have more health informaticians than any city in the world giving a wealth of expertise in health data science, together with the three largest patient record providers. Our universities lead the way in innovation and R&D.

INVESTMENT

Investments into Leeds have increased significantly in the past two years, and we are now the second most attractive core city for Foreign Direct Investment which more than doubled from 2014 - 2015.

This past year Yorkshire saw the second biggest rise in the number of new businesses created with a 1.8% increase, second only to London. Leeds, alongside Cambridge and Liverpool have the highest proportion of female entrepreneurs in UK cities – at 29%. After London and Cambridge, Leeds has the highest number of scale-up firms (which have experienced over 20% annual growth for the last three years.)

The Business Growth Programme is helping a wide range of businesses invest with the support of the public sector. This has invested £3 million into Leeds firms, supporting businesses and creating over one thousand jobs.

Over 500 apprenticeships in small and medium sized businesses have been created in Leeds since 2013. In total, 724 businesses were also engaged in Leeds over the programme. The Council has also helped over 4,600 people into work between April 2014 and March 2015.

The Devolved Youth Contract has helped over 2,000 people move into education or employment, an 81% success rate. This is in stark contrast with the 30% success rate of the Work Programme which is managed from Whitehall.

The Manufacturing University Technical College has now opened in the South Bank of Leeds City Centre in 2017 will help address skills shortages in the manufacturing sector. There is scope for similar initiatives in relation to the Digital and Creative Industries sector.

In education over nine out of ten primary schools in Leeds are now rated “Good” or “Outstanding” by Ofsted, and there is a positive direction of travel with secondary schools. In 2015, Leeds schools achieved an improvement in GCSE results (as measured by the proportion of pupils obtaining five or more A* to C grades) in contrast to the national trend.

Infrastructure improvements include delivery of superfast broadband with 98% of the city now accessible. Over 5,500 connection vouchers have been issued to businesses as part of the superconnected cities programme. A new station at Kirkstall Forge has been completed to unlock development. The new Leeds Southern Station Entrance provides improved access to 20% of station users. A new Park and Ride is operational at Elland Road with a further facility under construction at the enterprise zone.

Leeds City Region signed the country's largest Growth Deal worth over £1 billion. The Growth Deal is expected to bring an estimated 8,000 jobs, up to 1,000 homes and at least £340 million investment into the Leeds City Region economy from both public and private sector partners by 2021.

Leeds has had many successes but challenges still remain. A new growth strategy needs to focus on the issues facing the city and ways to move forward. These challenges are set out on the following pages and considered in the next section of this document.



5. ISSUES

INTRODUCTION – MOVING TOWARDS MORE INCLUSIVE AND PRODUCTIVE GROWTH

The economy has performed well and we have achieved a great deal in difficult economic circumstances, this has resulted in Leeds generating jobs and new development. However, low pay and production have not kept up with the pace of change and this has meant that many people have not felt the benefits of growth.

Our challenge is to have a strategy based not only on consumption but on higher value production. We cannot rely on a trickle down approach to growth. We need an approach that focuses on creating better quality jobs and tackles low pay. Enhancing the skills and capabilities of our workforce, supporting innovation and enterprise, increasing research and development spending, improving our export performance, and creating quality places to live and work, will all help to reduce the costs of poverty to the economy and the taxpayer. This will be good for our economy over the long term, and it will be good for our people and our city.

To build a strong economy within a compassionate city we need the support and action of our public sector partners, businesses, schools, colleges and universities, and third sector groups.

ECONOMIC CHANGE

The UK economy has been through a major shift since

the recession and this has impacted on all sectors, of the large sectors only services has exceeded its pre-recession size.

The UK's reliance on financial services has diminished, and the sector is now 10 per cent smaller than it was before the banking crisis. Elsewhere IT and professional services ranging from law to architecture to management consulting have grown by 25 per cent. In Leeds the digital and creative sectors are performing well, we also have strengths in health, manufacturing and financial services.

It is important that our young people are equipped with skills relevant to the modern economy to help them access jobs in sectors which are likely to have high levels of vacancies. The "knowledge economy" is growing at a faster rate than main economy and this transition means there is a greater dependence on knowledge, information and high skill levels. Areas with these high level skills such as science, technology, health and advanced manufacturing will be key for future growth in Leeds.

BREXIT

Leeds is approaching Brexit from a position of strength but uncertainty will be a factor for the next few years. There is a need to maintain momentum on major development and infrastructure schemes, support business and key institutions, and promote Leeds as an international city. But as well as maximising





opportunities, we need to mitigate risks. These include difficulties in raising finance, impact on inward investment, potential slowdown in the housing market, and any impact on foreign owned companies in Leeds who employ local workers.

Nationally we have a growing economy, a greatly-reduced deficit, low inflation and more jobs and businesses than ever before. But there are challenges, we need to export more goods and services, we need to encourage more inward investment, and we have underlying productivity challenges – the UK's output per person, per hour is still lower than America, Germany and France. Above all, we need to think big and think radically about how to ensure the best possible outcome for the north, the city region and Leeds.

Our response needs to be business-led and means working together with business and industries in a way we've never seen before. We have made progress, and Leeds is a much more collaborative city than in previous years but more needs to be done.

RAISING PRODUCTIVITY

We still need to work to improve the productivity of our economy, create better jobs, develop our capacity and ability to exploit new ideas, engage with new markets, focus on production not just consumption, and work closely with the private sector and partners to cope with ongoing pressures of austerity.

International comparisons of labour productivity show that the UK is ranked sixth among the G7 countries, with Germany top. In 2014, UK productivity was 18 percentage points below the rest of the G7 average. Added to this productivity in 2016 is roughly at the same level as it was before the recession. This means that any growth has been attained by a higher level of employment increasing the total number of hours worked in the country, instead of increases in productivity.

Productivity is directly linked to living standards and is also crucial in determining long-term growth rates of an economy. We are working harder to produce the same amount of goods and services before the recession and this creates a stagnation of wages and living standards.

Trapping people in low paid and low skilled jobs limits their ability to contribute more to the economy.

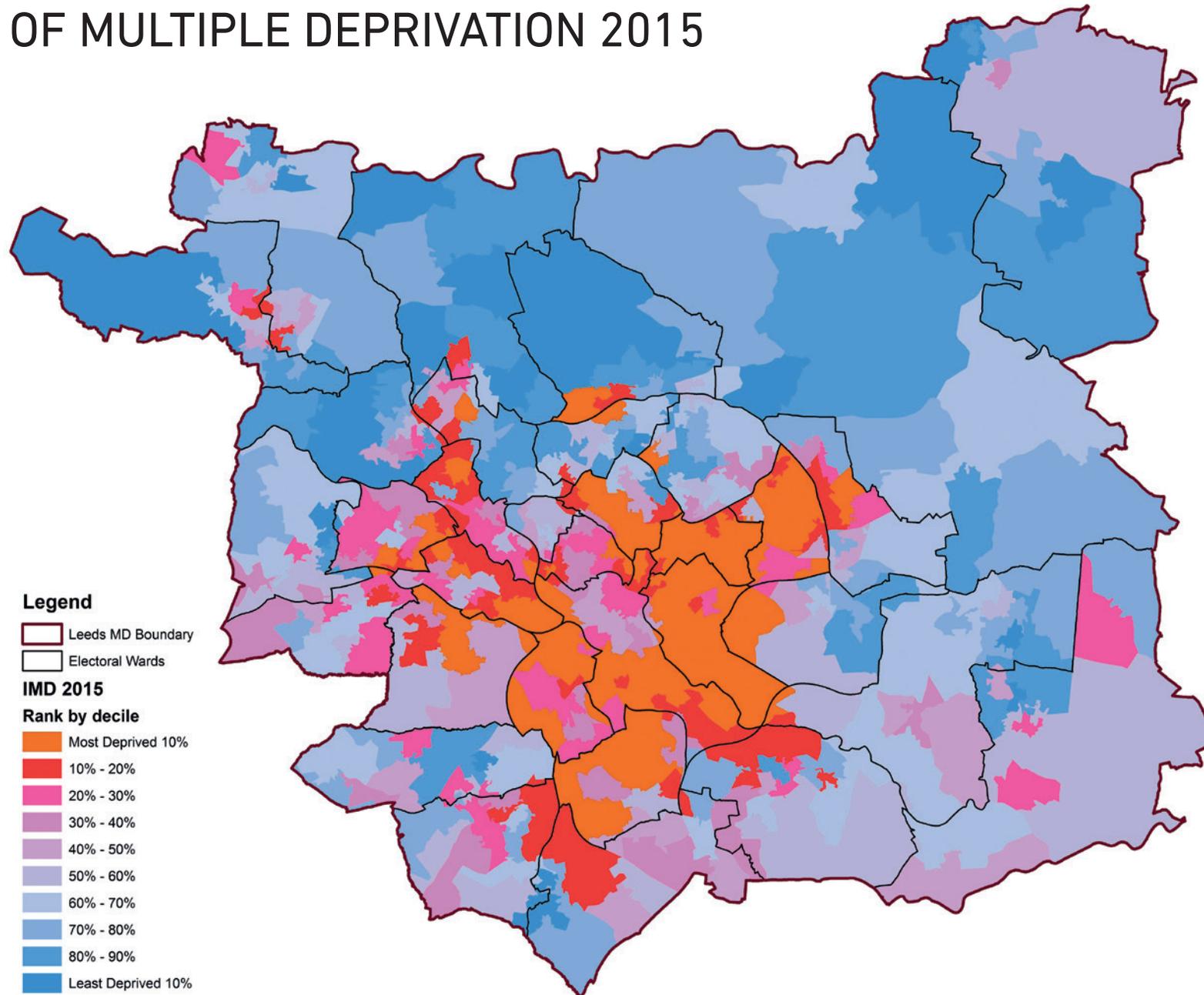
In Yorkshire and Humber our productivity is lower than in 2007. In the Leeds City Region GVA per head is just 82% of the national figure and even further behind London and the South East. The Institute for Public Policy Research (IPPR) has calculated that if we could only halve the output gap between the North and the national average then the economy would be £34 billion better off. This means more jobs and better wages.

TACKLING POVERTY

Problems of deprivation in Leeds have worsened as a result of austerity and welfare changes. Low pay is a significant problem with over 70,000 workers in Leeds earning less than the Living Wage. Many of these people are undertaking part time roles, in insecure jobs, including zero hour contracts.

Not everyone is benefiting equally from or contributing to the city's economic success which impacts on growth.

INDEX OF MULTIPLE DEPRIVATION 2015





We have longstanding problems of deprivation in parts of our city. Around 65,000 Leeds households (20% of the total) are living in poverty. Around 150,000 people in Leeds (around 20% of the Leeds population) live in wards ranked amongst the 10% most deprived nationally. Unemployment in Leeds at 9.6% remains above the national average.

Low pay creates costs for the public sector. Contrary to popular belief, the majority of benefit claimants are in jobs. If we can halve numbers of people suffering in-work poverty in the Leeds City Region we will save the taxpayer £60 million.

Some employers are taking a lead in tackling low pay by paying a “Living Wage” at the level accredited by the Living Wage Foundation but we need an integrated approach to tackling poverty and deprivation.

Through the Council’s “More Jobs, Better Jobs” partnership with the Joseph Rowntree Foundation we are developing a robust evidence base on the case for joining

up work on economic growth and poverty reduction. We have also been undertaking work aimed at improving the quality of existing housing stock, bringing forward sites for new homes, and enhancing the quality of local environments. We need to reappraise our approach to regeneration prioritising neighbourhoods and communities at a local level, connecting people to jobs and developing businesses.

SECURING DEVOLUTION

We need the powers and resources, including fiscal powers, to support growth. Individual cities know the business, communities, skills, transport and regeneration issues in their areas better than Whitehall. In a context of rapid economic change, cities need to be able to respond quickly to issues on the ground, whilst working to a coherent long-term plan.

The focus and attention of Whitehall is now going to be on negotiating Brexit. Our focus will be on the success and well-being of Leeds and the region. We have proven

in recent months and years we can deliver and have used funding from Government to create the Leeds City Region Business Growth Programme small grants scheme. This has provided over £3m grants to businesses across Leeds, leveraging eight times as much in private sector investment, supporting the creation of over 500 jobs.

We are big enough to manage more of our services, the population of Yorkshire is larger than that of Scotland, and the economies of the eight largest English cities outside London is 27% of UK plc (London is 22%).

IMPROVING SKILLS AND EDUCATION

Our ambition is to put young people at the heart of the growth strategy. To support growth we need to get more people out of unemployment and into secure jobs. There is a strong case for a clearer and more concerted focus on enabling greater in-work progression and we need people with the right higher-level skills to help drive business growth.

Equipping young people with the skills that are relevant to the modern economy, that help them access jobs in sectors in which there are likely to be high levels of vacancies. Improvements to careers guidance to create clearer pathways through system and into work are needed in our schools so that young people are well-informed when making decisions about their future education and employment.

Young people with unclear or unrealistic career ambitions are far more likely to spend time not in education, employment and training. Stronger employment engagement is required in education with more businesses committing to engaging with schools, and potentially for businesses that are already working with schools to deepen their involvement.

Leeds, along with many other UK cities outside London, suffers from a “brain drain” of graduates who move to London after completing their courses. Whilst some graduates move back to Leeds and the surrounding areas later in life, there is a net outflow from Leeds to London of people aged 22 to 30. Some major employers in Leeds report challenges in attracting large numbers of graduate applicants compared to other cities. There are skills shortages at graduate level in some sectors, particularly digital.

The RSA’s City Growth Commission set out recommendations on what cities could do to improve

graduate retention. Their ideas included creating fiscal incentives for graduates to stay in cities, and for cities and universities to run city-based clearing systems to match local employers to graduates looking for work.

CLIMATE CHANGE

The consequences of climate change have had serious impacts on the city. In recent years, river flooding, flash flooding and gales have all become more frequent. The effects of Storm Eva and the Boxing Day 2016 floods are still being felt across the city centre and parts of Kirkstall, with businesses still suffering from the clean-up and long term problems such as insurance difficulties. Some businesses have had to relocate.

Air quality is also a problem in Leeds, it is estimated that almost 700 people in Leeds will die this year from illnesses related to air pollution, with an overall cost to the local economy of £480m.

Moving to a low carbon economy is an essential part of tackling climate change and the council is committed to reducing carbon by 40% in 2020. To achieve this ambition we’re working with partners and communities across the city to deliver various energy savings projects from making homes more energy efficient to low carbon transport and new ways of recycling and creating energy.

The new Recycling and Energy Recovery Facility significantly reduces landfill requirements for the city and the excess heat generates enough electricity to



power over 22,000 homes. There are also further opportunities to use the heat generated to warm homes across the city centre and south Leeds through a district heating programme.

Green infrastructure and public realm improvements are also important. There is a clear and proven link between high quality green space, good design of places and health. In Leeds we are beginning to narrow health inequalities between different parts of our city and we have identified better design of spaces and neighbourhoods as a priority for encouraging physical activity, widening access to healthy food, making people feel safe, and increasing community cohesion.

But green infrastructure means more than just parks, and should be a central focus of all new development. HS2 is providing Leeds with an opportunity to re-imagine the city centre and the plans for Leeds Station are acting as a catalyst to regenerate the surrounding waterfront.

INNOVATION

There is strong evidence that an important factor in the economic competitiveness of cities is the proportion of graduates in the workforce. This has led to an increasing recognition of the need for cities to focus on developing, attracting and retaining skilled and talented people to help drive economic growth.

Universities have a role to play, but bottom-up innovation by firms and entrepreneurs is also required. It is

important that we continue to support the creation of new businesses and the growth of small businesses including independents which are an important part of the Leeds economy.

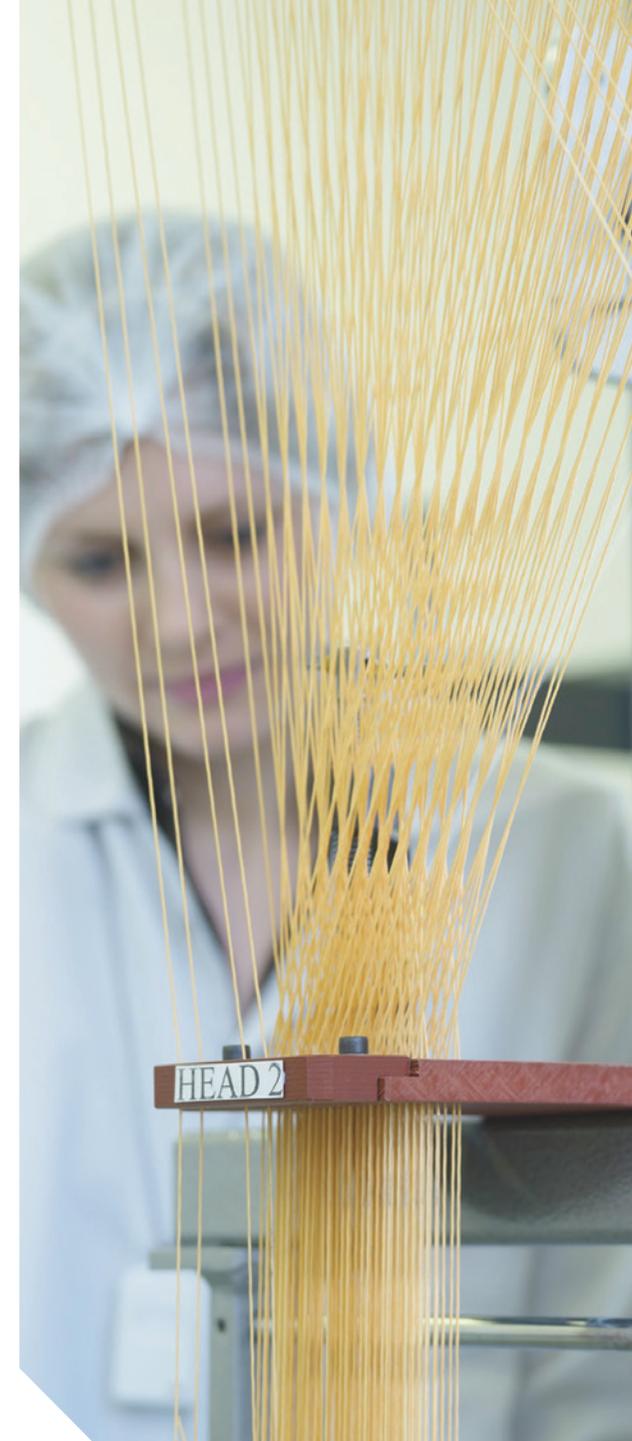
A particular issue is Research and Development spend, where Yorkshire and Humber lag behind most other parts of the UK in terms of Research and Development spending by Government as well as business.

In the city centre an Innovation District centred around the university campuses, the Leeds General Infirmary site and the council's Civic Quarter could bring together some of our city's most creative and innovative institutions, businesses and people. At a time of weak productivity growth, an innovation district for Leeds has the potential to be the catalyst for productive, sustainable and inclusive economic development. Increasingly businesses and people are expecting better choices of where to work and live. They want walkable neighbourhoods with attractive spaces, jobs, space for research and learning, housing, and amenities.

PROMOTING THE CITY

Leeds has now moved into the top five UK cities in terms of the number of inward investment projects but we should not take the future economic success of the city for granted.

The Brexit debate has emphasised the importance of trade and investment, and there is a need to work with





business in a more structured way to provide support and to help them attract investment and funding. The council can advise business on any grants that might be available to support expansion projects and activities such as research and development, training and apprenticeships and energy efficiency. We can also identify firms that are seeking funding from overseas investors and ensure we showcase these opportunities through our work to promote inward investment.

Promoting and raising the profile of the city is also important. The Leeds proposal for European Capital of Culture 2023 highlights our ambition, and the bid will seek to involve and to be owned by every community in the city.

INFRASTRUCTURE AND TRANSPORT

We need to achieve a step-change in the quality of our transport network to link cities across the north, and places within Leeds City Region to support growth. This will bring new job opportunities within reach for people, new commercial opportunities within reach for business, and new innovation opportunities within reach for our cities.

The current level of investment in the north is not sufficient. According to the IPPR, infrastructure spend in London is £1,870 per person compared to just £247 per person in Yorkshire and Humberside. This has an impact on the connectivity of northern cities. From Leeds to Manchester is the same distance as London's Central Line, but less than 1% of the workforce of either city commutes between them.

High speed rail is not just about cutting journey times; HS2 is a catalyst for regeneration of the South Bank including revamping the waterfront, green infrastructure and a new city park. Further improvements to infrastructure include HS3 and the Northern and TransPennine franchise; connectivity to the airport by road and rail; work on Leeds Station; superfast broadband; Cycle Superhighway; and the East Leeds Link Road supporting housing and business growth.

A new city-wide conversation about the future of transport in Leeds has begun. Getting our transport system right is a critical element of achieving growth. Leeds is still the largest city in Western Europe without a modern mass

transit network. The DfT has confirmed that Leeds is able to keep the £173m government funding earmarked originally for NGT so there is an opportunity for new transport initiatives to support growth in the city.

CONCLUSION

Our economy has made progress but there is more work to do. Delivering genuine good growth has many challenges and we still need to increase our productivity and skills levels, improve our infrastructure and export more.

However, there are also opportunities as we move towards a low carbon economy, lobby for more devolution and continue to build a strong economy within a compassionate city. A sustainable economy in the long term will deliver growth that everyone can contribute towards, helping to tackle poverty and deprivation in our city.

6. LOCATIONS FOR GROWTH

Leeds has ambitious plans for housing and employment growth including building more affordable housing, improving infrastructure, greenspace and public realm including a city centre park.

Good quality new homes are at the heart of council ambitions for growth and we are committed to providing 70,000 additional homes by 2028. A further 493 hectares of employment land and 1 million sqm of office space is also planned to accommodate forecast jobs growth.

The challenge is to continue to promote this growth whilst maintaining high aspirations for quality, good design, improvements to public realm and ensuring environmental sustainability. We want to encourage growth in a sustainable way that integrates well with existing communities, whilst at the same time retaining the local distinctiveness of our separate settlements and our countryside.

There is important economic activity happening throughout Leeds. The growth strategy is not just for the city centre and it is important to improve connections across the city.



DEVELOPMENTS AND DISTRICTS IN LEEDS

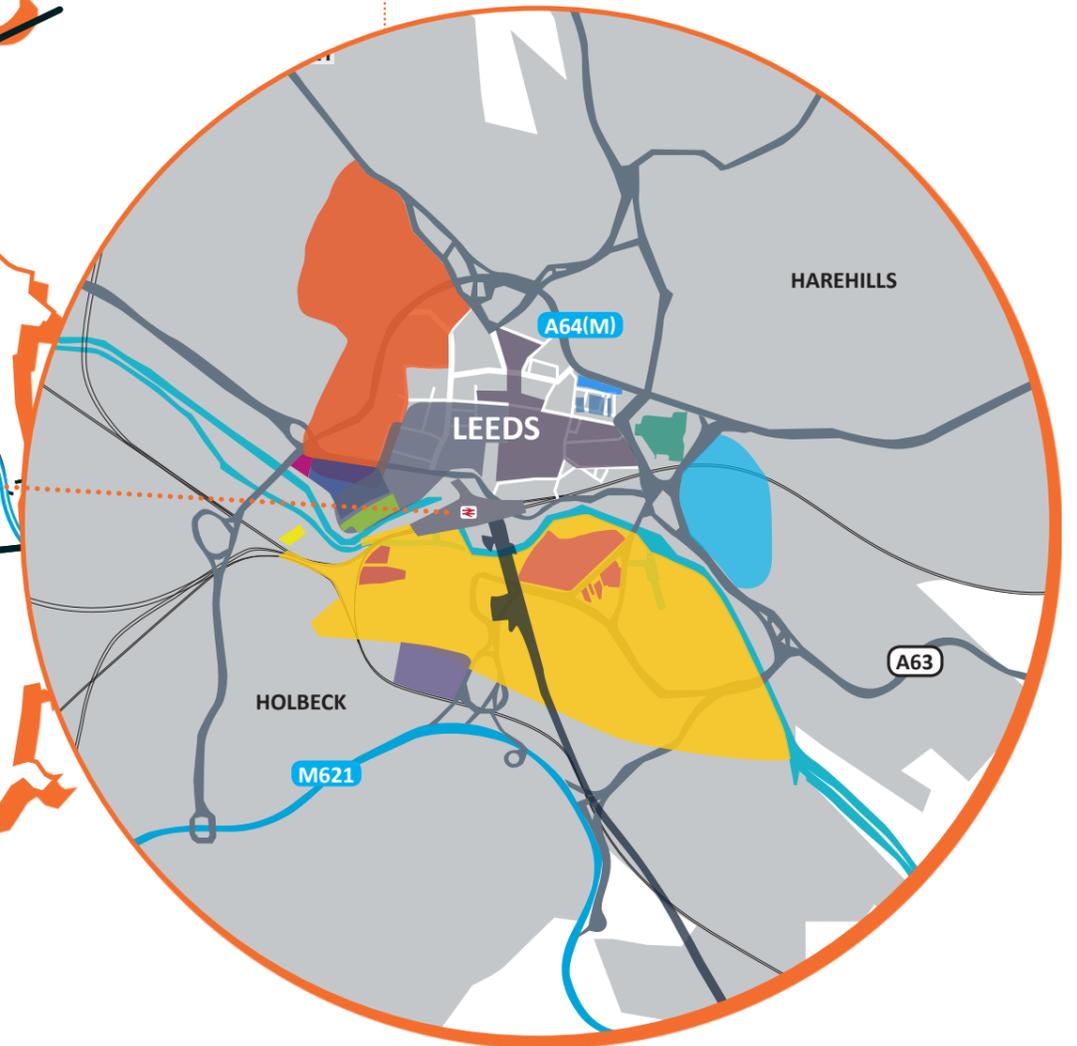
KEY

DEVELOPMENTS

- WELLINGTON PLACE MEPC
8 Ha site (20 acres) potential for a further 185,000 sq m offices (2 million sq ft)
- VICTORIA GATE PHASE 2
1.9 Ha site with capable of accommodating 500,000 sq ft offices
- SOUTH BANK
130 Ha site located in the city centre
- QUARRY HILL
1.9 Ha site with capable of accommodating 500,000 sq ft offices
- WHITEHALL RIVERSIDE
1.73 Ha (4.25 acres) consent for 56,200 sqm offices (605,000 sq ft)
- FORMER WEST REGISTER SITE
1.45 Ha with capable of accommodating in excess of 400,000 sq ft
- LEEDS CITY REGION ENTERPRISE ZONE
142 Ha of development land suitable for commercial and industrial uses
- THORPE PARK
12.6 Ha (1,354,918 sq ft) 300 new homes and over 140 acres of parkland and public realm
- KIRKSTALL FORGE
23 Ha 300,000 sq ft of grade a office space
- LATITUDE YELLOW
0.29 Ha site with planning consent for c 215,000 sq ft
- FORMER YORKSHIRE POST SITE
1.98 Ha (4.85 acres) consent for c 65,000 sq m (700,000 sq ft)
- CARLSBERG TETLEY
8.95 Ha site (22 acres), major development site
- CITY ONE
4 Ha site (10 acre), historic consent for 185,000 sq m (2 million sq ft)
- EAST LEEDS EXTENSION
- CAPITOL PARK
- THORP ARCH ESTATE
155 ha (385 acres)
- LEEDS BRADFORD INTERNATIONAL AIRPORT
Includes proposed 36 ha employment site (subject to planning)
- WHITE ROSE SHOPPING CENTRE AND OFFICE PARK

CITY CENTRE DISTRICTS

- INNOVATION DISTRICT
Redevelopment opportunity. Potential for health / tech intensive uses
- CULTURAL DISTRICT
- OFFICE DISTRICT
- RETAIL AND LEISURE DISTRICT
103,000 jobs, Retail hub – over 1,000 occupied units. Largest covered market in England. Victoria Gate opens October, 2016



7. NEXT STEPS

THE NEXT STEPS FOLLOWING THE CALL FOR EVIDENCE ARE:

- We will hold a Growth Strategy Summit in January 2017
- We will consider the responses to the call for evidence and publish for consultation a draft Growth Strategy in March 2017
- Final Growth Strategy will be published in Summer 2017

TIMELINE



SUBMISSIONS TO THE CALL FOR EVIDENCE SHOULD BE SUBMITTED TO:

GROWTH.STRATEGY@LEEDS.GOV.UK

MORE INFORMATION IS AVAILABLE AT LEEDSGROWTHSTRATEGY.COM

[@LeedsGrowth](https://twitter.com/LeedsGrowth) [#leedsgrowthstrategy](https://twitter.com/LeedsGrowth)

BACKGROUND REPORTS

Leeds City Region Strategic Economic Plan

Strong Economy Compassionate City

Leeds City Council's initial response to the referendum with UK's membership of the European Union



WE'RE INTERESTED IN HEARING YOUR VIEWS, THE FOLLOWING QUESTIONS MAY HELP FRAME YOUR RESPONSE:

1. What do you think are the strengths and weaknesses of the Leeds economy?
2. What are the main opportunities / areas of potential growth and how do we capitalise on them?
3. What is holding the economy back, the main risks and what should we do about them?
4. Any other issues / evidence?

PLEASE SUBMIT ANY COMMENTS TO GROWTH.STRATEGY@LEEDS.GOV.UK

CALL FOR EVIDENCE
18TH OCTOBER
TO 30TH NOVEMBER

