

DEVELOPMENT PLAN PANEL

Meeting to be held in Civic Hall, Leeds, LS1 1UR on
Tuesday, 15th May, 2018
at 1.30 pm

MEMBERSHIP

Councillors

P Gruen (Chair)	C Campbell	B Anderson	T Leadley
M Coulson		G Latty	
C Gruen			
R Lewis			
J McKenna			
F Venner			
N Walshaw			

The agenda reflects the current Membership but this may change as a result of the Local Elections taking place on 3rd May 2018

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A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes).</p>	
4			<p>DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES</p> <p>To agree the minutes of the meeting held 17th April 2018 as a correct record</p> <p>(Copy attached)</p>	1 - 6
7			<p>AUTHORITY MONITORING REPORT - LOCAL DEVELOPMENT FRAMEWORK</p> <p>To consider the report of the Chief Planning Officer presenting the Authority Monitoring Report – which monitors the Leeds Local Development Framework (LDF). The Localism Act 2011 sets out the requirements for an Authority Monitoring Report (AMR). The purpose of Authority Monitoring Reports (AMRs) is to report on both the performance of specific planning policies and to summarise progress against milestones set out for the preparation of Local Development Documents identified as part of the Local Development Scheme (LDS). The AMR provides an opportunity for local authorities to review delivery progress of the planning policies adopted through the Local Plan process and update, delete or revise Local Development Documents as necessary.</p> <p>(Report attached)</p>	7 - 64

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8			<p>WORK PROGRAMME</p> <p>To receive and comment on the Work Programme for Development Plan Panel 2018/19</p> <p>(Copy attached)</p>	65 - 66
9			<p>DATE AND TIME OF NEXT MEETING</p> <p>To note the date and time of the next meeting is proposed as Tuesday 12th June 2018 at 1.30 pm</p> <p><u>Third Party Recording</u></p> <p>Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.</p> <p>Use of Recordings by Third Parties– code of practice</p> <ul style="list-style-type: none"> a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete. 	

Public Document Pack Agenda Item 6

Development Plan Panel

Tuesday, 17th April, 2018

PRESENT: Councillor P Gruen in the Chair

Councillors B Anderson, C Campbell,
C Gruen, G Latty, T Leadley, R Lewis,
J McKenna, S McKenna and F Venner

66 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

67 Exempt Information - Possible Exclusion of the Press and Public

The agenda contained no exempt information.

68 Late Items

No formal late items of business were added to the agenda.

69 Declaration of Disclosable Pecuniary Interests

No declarations were made.

70 Apologies for Absence

Apologies for absence were received from Councillor Walshaw. Panel welcomed Councillor S McKenna as substitute, and noting that he would be leaving the Council at the May local elections, the Chair thanked him for his contributions to the work of the Panel as regular attendee at Development Plan Panel meetings.

71 Minutes

RESOLVED- That the minutes of the Development Plan Panel meeting held on 13th March 2018 be approved.

72 Site Allocations Plan Revised Submission Draft Update

The Chief Planning Officer submitted a report providing a summary review of the consultation outcomes for the Revised Draft Site Allocations Plan (SAP) which had been subject to public consultation between 15th January and 26th February 2018.

The report highlighted the changes now proposed which go to the soundness of the Plan following the consultation. It was noted that all of the representations and the revised Draft Plan had been submitted to the Planning Inspectors on 23rd March 2018.

The Team Leader, Strategic Planning, presented the key headlines from the report noting that 2097 individual responses had been received which raised 7620 individual representations - 627 in response to the Parlington MX2-39 proposals. Issues which garnered the most responses related to Parlington, land to the east of Garforth and Aireborough.

Two changes to the Plan were detailed:

Broad Locations – In response to comments received from Historical England, Policy BL1 had been amended to read:

1. The Site Allocations Plan identifies sites as Broad Locations for housing and/or mixed use to contribute to the Core Strategy housing requirement in Policy SP6.
2. Broad Locations will remain within the Green Belt until they are required for housing and/or mixed use following a future review of the Plan
3. Upon review Broad Locations will be either *(in whole or in part)*:
 - a) allocated for housing (or mixed use), under policy HG 2, or
 - b) allocated for school provision, under policy HG 5, or
 - c) designated as safeguarded land, under policy HG 3, or
 - d) deleted as a Broad Location.

This would provide flexibility for any future plans for the larger Broad Locations which may in the future only need to be released for housing, safeguarded land or a school in part

Green Belt – Where a non-Green Belt element of a larger site can be brought forward as a housing allocation this should be encouraged – where this approach does not restrict the future comprehensive development of a Broad Location at the point at which the Plan is reviewed. Following consideration of this on applicable sites, the Plan had been amended to allocate land for housing in Phase 1 at HG2-171, Westerton Road (Outer South West) for 35 units, with consequential amendments made to site plans and the indicative capacity for BL1-29 – to reflect that the small parcel of land is brownfield and could come forward for housing against Core Strategy policies.

The Panel noted that further hearing sessions were anticipated for July 2018. Discussions covered the following matters:

- Development of a small non-green belt element of a larger site would not compromise the comprehensive development of the whole site at a future date. Such sites had been reviewed, and only site HG2 – 171 could sustain a split between allocation/Broad Location. It was noted that to provide additional assurance, the site requirements for any future development of HG2-171 could stipulate that the development should not compromise the development of the wider site at a later stage.
- The fact that the SAP and Core Strategy Selective Review processes were ongoing simultaneously and the impact that the CSSR Housing Requirement (51,952 units) balanced against the SAP requirement of c70,000 units may have on any major appeals determined before July – when the Inspectors will conduct further SAP hearing sessions.

Additionally, it was noted that Thornhill Estates sought a Judicial Review of the Inspector's decision regarding the Bagley Lane PAS site. It was agreed that Members would be provided with an update, following the deadline for submissions

In conclusion, the Chair highlighted that Members and officers noted and valued the number and content of the responses received to the consultation;

and that these would be given due consideration as the Submission Draft progressed.

RESOLVED

- i). To note the overall consultation outcomes as outlined within the submitted report
- ii). To note that the Revised Draft Submission Site Allocations Plan was submitted to the Secretary of State on 23rd March 2018
- iii). To note the next steps in the Revised Plan Examination process.

73 Core Strategy Selective Review (Publication Draft Response Overview)

The Planning Strategy Team Leader, Policy & Plans, presented a report which provided an indication of the nature and number of comments and objections raised to the Core Strategy Selective Review (CSSR) Submission Draft Plan. Responses were still being catalogued and would be considered to ascertain whether there was a need to make any changes to the Plan prior to its submission to the Secretary of State for independent examination. In general, responses indicated a difference of opinion between residents/community groups and housebuilder/developer on several key matters:

- Housing Requirement - Many resident/community responses felt that the proposed Policy SP6 housing requirement of 51,952 dwellings was too high however housebuilder responses felt it was too low and did not reflect the job growth scenarios set out in the Leeds Growth Strategy.
- Plan period for housing supply of 2017 – 2033 - Some residents felt that the period of 2012 – 2028 should be retained, or at least dwelling requirements calculated for 2012-28 and 2028-33.
- Housing distribution in Policy SP7 - Some residents/community responses felt that areas with Green Belt sites should have reduced targets, whereas the development industry felt there needed to be a wide distribution of housing land supply in different housing markets, including areas with Green Belt.
- Affordable Housing - Developers queried the evidence to support the increase from 5% to 7% in Zones 3 & 4
- Housing Standards - Housebuilders queried whether need could be demonstrated for Policies H9 space and H10 Accessibility
- Electric Vehicle Charging Points - Housebuilders commented that Policy EN8 should read “seek provision” rather than require.

The Panel noted the comments and responses submitted and further discussion focussed on the following:

- As the Build-to-Rent market was relatively new, it had not matured enough for current residents to consider accessibility measures and standards or think about future proofing their home
- The revisions to Policies H9 and H10 provided an opportunity to ensure the delivery of high standard homes; including those for the Build to Rent market. Comments regarding money saving measures utilised by some developers were discussed and Members agreed that installation of shatter proof locks should be worked into the sustainable design and construction requirements.
- Members noted assurance that the previous resolution to establish standards for HMO's and student housing through creation of an SPD would be implemented.

- The weight to be afforded to the measures set out in the CSSR during consideration of planning applications as the Review progressed.
- Concern that developers would seek to target sites that may not be needed for development once the SAP and CSSR processes conclude.

(Councillor R J Lewis joined the meeting at this point)

- Building Regulations and the impact of the Grenfell Tower disaster in terms of assurance over the application of Regulations and standards in Leeds was discussed.
- The close link between Building Control and planning. Issues such as accessibility, renewable energy; water and construction can be addressed through optional building standards where the Plan Process has established need.

(Councillor F Venner withdrew from the meeting for a short while at this point)

- The role of Infrastructure Delivery Plans as an integral part of the Core Strategy and SAP and as influencers over developments
- The need to discuss all elements of infrastructure provision more widely and the role of Section 106 monies in its provision.

RESOLVED – To note the headline outcomes of the consultation on the National Planning Policy Framework Consultation Proposals, along with the contents of the Panel's discussions.

74 National Planning Policy Framework (NPPF) Consultation Proposals

The Panel considered a report setting out the Council's draft response to the Government consultation on proposed revisions to the National Planning Policy Framework (NPPF). The Ministry of Housing, Communities and Local Government (MHCLG) had indicated its intention to revise the National Planning Policy Framework (NPPF) as part of the planning reform package set out in the February 2017 Housing White Paper (HWP), the September 2017 'Planning for the Right Homes in the Right Places' consultation and further announcements in the November 2017 Budget.

The proposals, launched on 5th March 2018, included the following interrelated documents:

- National Planning Policy Framework consultation proposals
- National Planning Policy Framework – Draft Text for Consultation
- Draft Planning Practice Guidance for Viability, merged as part of wider revisions to the Planning Practice Guidance
- Housing Delivery Test – Draft Measurement Rule Book
- Supporting Housing Delivery through developer contributions (Reforming developer contributions to affordable housing & infrastructure).

The schedule at Appendix 1 of the report included the draft response to the proposed changes with comments on the supporting documents included in Appendix 2.

The Head of Strategic Planning, Planning & Sustainable Development introduced the report and the key headlines for Leeds:

Sustainable Development – Previous concerns that guidance on sustainable development had focussed primarily on an economic rather than a holistic approach had been acknowledged through the rebalancing of economic with environmental and social objectives.

Role of Combined Authorities – Although the Guidance recognised role of combined authorities, it was noted that the West Yorkshire Combined Authority had no planning powers. However the role of Neighbourhood Plans was now elevated, but further clarity was required on the narrative regarding their relationship to Local Plans.

Viability – Guidance suggests that viability will be dealt with as part of the Local Plan making process. Standardised methodology is emphasised but the calculations previously published for each local authority were not repeated.

Housing – A series of technical requirements around the housing delivery test – including delivery rates, relationship to SHLAA etc - suggest the introduction of increased Local Authority monitoring responsibility.

It was reported that the Guidance re-stated the Government's commitment to protection of the **Green Belt**; allowing for some flexibility:

- Neighbourhood Plans can have a role in altering boundaries
- A change of use can be allowed in certain circumstances - but it has been noted that the change of use will not be subject to the very special circumstances test.

A query was raised over Paragraph 145 of the Guidance which appeared to suggest the opportunity for development to come forward under a Community Right To Build Order or Neighbourhood Development Order thus setting aside the high threshold for Green Belt Development. Members were advised that Chapter 13 Green Belt had been amended to clarify:

Green Belt - development only in exceptional circumstances,

Inappropriate development - development only in very special circumstances.

The Guidance also now included 'not accepted sites' such as allotments.

Members were assured that the threshold remained high for release of Green Belt for development and it was agreed that recent officer training documents on this issue would be made available to Members.

In respect of **Affordable Housing**, the Guidance expects 10% of dwellings to be provided as affordable home ownership. For some authorities with targets of 20% or 25% or more, this would allow provision of other types of Affordable Housing, however it would present an issue for Leeds - with low Affordable Housing targets and having regard to the outcome of the SHMAA 2017 which identified a need for two thirds Affordable Housing to be social rented – as all 10% would have to be provided for home ownership. Members noted and supported the intention for the Authority to raise this issue in the proposed response to the consultation. Additionally, information comparing Leeds' approach to Affordable Housing and targets with other local authorities would be provided to Members in due course.

Implementation of the proposed changes to the NPPF was anticipated for summer 2018, with a 6 month transitional period to allow for existing Plans at examination to conclude their processes.

In conclusion the Chair reiterated four matters which Panel had consistently raised as issues, and sought to ensure that Members comments were included within the consultation response relating to:

- Viability
- Build-out rates
- Leeds 5 Year Land Supply and
- Extant planning permissions

Finally, acknowledging that this would be the last Panel meeting before the local elections in May 2018, the Chair took the opportunity to thank Panel Members and officers for their contributions and work this year.

RESOLVED –

- a) To note the contents of the report and the draft response to the NPPF consultation proposals as set out in the report and the comments made during discussions.
- b) To note that the comments made at the meeting will be used to inform responses where appropriate, in conjunction with the Chair and the Executive Member for Regeneration Transport and Planning, prior to the submission to the Secretary of State by the given deadline of 10th May 2018.

75 Date and Time of Next Meeting

RESOLVED – To note the date and time of the next meeting as Tuesday 15th May 2018 at 1.30 pm.



Report author: Heather Suggate

Tel: 3787654

Report of the Chief Planning Officer

Report to Development Plan Panel

Date: 15th May 2018

Subject: Leeds Local Plan – Authority Monitoring Report (AMR) 2016/17

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): All		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Summary of main issues

1. This report is concerned with this year's Draft Authority Monitoring Report (AMR) of the Local Plan. Consistent with previous AMRs, a series of core areas have been monitored and a summary of progress is provided. The 2016/17 AMR is attached as **Appendix 1** to this covering report and relates to the period April 2016 to March 2017. It is in draft pending further information from specific service areas.
2. The main headlines of the AMR for 2016/17 are:
 - Good growth in the City as the economy recovers from recession with one of the most diverse local economies of the all the UK's main employment centres and the fastest rate of private sector jobs growth of any UK city
 - Progress with significant infrastructure projects e.g. different aspects of the Transport Strategy, the delivery of Elland Road P&R Extension, the opening of Skelton Gate P&R and the progress of the Flood Alleviation Scheme phase 1
 - Retail delivery increased due to the opening of Victoria Gate
 - Housing delivery increased to 3,306 homes (over 90% of the Core Strategy target)
 - Office development exceeded Core Strategy targets

Recommendation

3. Development Plan Panel is requested to note and provide comments on the contents of this report; prior to the AMR being finalised and placed on the Council's web-site in due course.

1 Purpose of this report

- 1.1 The purpose of Authority Monitoring Reports (AMRs) is to report on both the performance of specific planning policies and to summarise progress against milestones set out for the preparation of Local Development Documents identified as part of the Local Development Scheme (LDS). The AMR provides an opportunity for local authorities to review delivery progress of the planning policies adopted through the Local Plan process and update, delete or revise Local Development Documents as necessary. This 'plan, monitor and manage' approach is a familiar one and essential for many aspects of planning. It must be set within the wider corporate performance management and monitoring context and the strategic context of the Council's aims and strategies (including the Best Council Plan and Inclusive Growth Strategy).
- 1.2 Monitoring is an essential component of effective spatial planning as it helps determine whether policies are achieving their intentions and ultimately whether there is a need to review the policies. Indeed monitoring of the Local Plan is a statutory requirement under Section 35, Planning and Compulsory Purchase Act 2004 (as amended by The Localism Act 2011) and there is an expectation for development plan soundness that policies have an agreed approach to monitoring. There is a requirement for authorities to publish monitoring reports on their web-sites.
- 1.3 Members are alerted to the fact that preparing an AMR is a time consuming activity and despite best efforts to provide a complete draft for this programmed Panel meeting, there remain some significant gaps around commercial waste, renewable energy, CIL spend and environmental designations. These will be filled prior to the meeting if practicable.

2 Background information

- 2.1 The Monitoring Framework is designed to measure the effectiveness of the Core Strategy objectives which necessitates assessment of the impacts and effects of the Policies which sit below each objective. It consists of 45 indicators which cover the broad scope of the Core Strategy and allow comprehensive monitoring however it must be note that the extent of monitoring will always be dependent upon the availability of resources.
- 2.4 The reporting period for this draft AMR covers 1 April 2016 – 31 March 2017 for planning policy issues though it also looks back over the previous five years since the first AMR in 2012/13 which set a baseline from the adoption of the Core Strategy. The AMR uses the methodology set out in the adopted Core Strategy Monitoring Framework. The AMR provides information relating to each indicator (with some gaps due to the absence of information) shows the amount, location and nature of change during 2016/17 and future change (in relation to planning permissions and allocations). Where possible, it also looks back at previous years and identifies trends.

3 Main Issues

3.1 The main issues arising from the 2016/17 AMR are set out as follows:

City Centre

- 46,869 sqm of new office space completed.
- 411 homes delivered
- Victoria Gate opened.
- Footfall increased since 2015/16
- Significant progress on South Bank projects, with the Draft South Bank Leeds Regeneration Framework Supplementary Planning Document (SPD) and permissions relating to the sustainable housing development initiative (Citu – Climate Change Innovation District)
- Increased numbers of housing permissions and the start on site of Leed's first major Private Rented Sector development at Manor Road (Dandarra)

Housing

- New housebuilding delivery increased to 3,306 homes (over 90% of the Core Strategy target)
- 66% of new homes were in the Main Urban Area (including City Centre) and approximately 80% were on previously developed land (PDL)
- The Inner HMCA provided the greatest number of new dwellings at 655 homes
- On 1 April 2017, 20,774 units had planning permission with a further 7,523 units available to gain planning permission on allocated land.
- 49% of homes were flats or maisonettes
- 557 affordable housing units were completed in the past year, with 112 through Section 106 Agreements and 302 through grant assisted schemes.
- 251 purpose built older persons units were completed
- 8 additional Gypsy and Traveller pitches granted permission
- A 4 year housing land supply against Adopted Core Strategy numbers but with a clear trajectory of lower numbers and sufficient future supply

Employment

- Total new floorspace delivered in 2016/17 (95,604 sqm) was at a similar level to 2015/16 but over double that of the average for the last 5 years (47,646 sqm) indicating a significant pick up in development activity over the last two years.
- Net gain in developed employment land during 2016/17 (3.31 ha) compared to net overall losses of employment land in 2015/16 (-6.67 ha) and 2014/15 (-27.71 ha).
- Office development has exceeded that anticipated in the Core Strategy since the start of 2015/2016. This is indicative of a strongly growing local economy across a number of economic/employment sectors.
- There continues to be a sufficient supply of good quality employment sites in suitable locations to meet anticipated market demand/needs in both in the office, industrial and distribution sectors

Retail and Leisure

- A1 Retail development has increased significantly from 3,025sqm in 2015/16 to 30,929sqm in 2016/17 mainly due to the new Victoria Gate/John Lewis development within the City Centre and complementary improvements to existing retail space e.g. to the Kirgate market
- Leisure developments have also increased, from 3,927sqm in 2015/16 to 6,018sqm in 2016/17 mainly due to changes of use from former industrial/storage units to leisure uses such as gymnasiums and fitness centres.
- The majority of new A1-A4, B1a and C1 retail development (all sizes) in 2016/17 was within town and local centres whilst all A5 development was outside of town and local centres.

Infrastructure

- Following the Secretary of State's decision not to approve the New Generation Transport Trolleybus scheme the DfT has allocated £173.5m to public transport schemes. The strategic case submitted to the DfT for the Leeds Public Transport Investment Programme was approved in April 2017.
- Kirkstall Forge station was opened in June 2016
- Elland Road Park and Ride was opened in Oct/Dec 2016 with advanced plans at the time for Templegate P&R which then opened in June 2017
- The City Connect cycle super highway was opened in June/Oct 2016

Transport and Accessibility

- Nearly 143,000 people travelled into the City Centre during the morning peak during 2016/17, approximately 9,000 fewer than last year
- The modal share shows a reduction in car use and a growth in more sustainable modes such as walking and rail.
- The accessibility of new housing remains good with 96% within a 30 minutes bus journey to key local services.
- All non-residential developments delivered in 2016/17 were within 400m walking distance to the nearest bus stop.

Environment

- 6 air quality management areas designated where nitrogen dioxide concentrations are greater than 40ug/m3.
- Over £1.7million was received from S106 contributions for green space and over £1.1million was spent.
- CO2 emissions continued to fall, with a reduction of 1642.8 in 2015
- The process to secure the design, build, operation and maintenance of the Leeds District Hearing Network and the connection of Council apartments was started.
- The amount of waste (household and municipal) increased

- 3.2 The AMR sets out the proposed actions if monitoring identifies that the policies and objectives of the development plan are not being met. These actions are currently being carried through the Core Strategy Selective Review and are highlighted in the report specifically around the matters of the housing number and housing standards.

4. Corporate Considerations

4.1 Consultation and Engagement

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

4.2 Equality and Diversity / Cohesion and Integration

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

4.3 Council policies and City Priorities

- 4.3.1 The Local Plan, plays a key strategic role in taking forward the spatial and land use elements of the Community Strategy and the aspiration to the 'the best city in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, where relevant the Core Strategy also seeks to support and advance the implementation of a range of other key City Council and wider partnership documents.
- 4.3.2 Within this context, the AMR provides a basis to monitor the implementation of Development Plan policies and progress against the Local Development Scheme.

4.4 Resources and value for money

- 4.4.1 The AMR has been prepared within existing provision and through the collation of existing data sets and intelligence. A key dimension of the preparation and monitoring and Development Plans however, relates to the need to maintain an up to date evidence base. This needs to reflect the evidence required for current policies as well as the need for additional evidence, as required, associated with national planning policy requirements. In some instances, such as demographic information and analysis, external advice is required to acquire and interrogate such data.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 There is a legal statutory requirement for the Council to publish an Authority Monitoring Report on the Council's website. The report does not contain any exempt or confidential information and is not open to call-in.

4.6 Risk Management

- 4.6.1 Whilst there are no specific risks associated with this report, the preparation of the AMR provides an important basis to review the delivery of planning policies and

progress against the Local Development Scheme and to put in place appropriate interventions as required.

5 Conclusion

- 5.1 This is the fifth Authority Monitoring Report which charts progress of the Core Strategy during 2016/17 and looks back over the last 5 years since the base date of 2012. The AMR reports on the thematic policies of the Core Strategy and the main headlines for 2016/17 are characterised by growth and continued recovery from recession.

6 Recommendation

- 6.1 Development Plan Panel is requested to note and provide comments on the contents of this report; prior to the AMR being finalised and placed on the Council's web-site in due course.

LEEDS LOCAL PLAN

DRAFT AUTHORITY MONITORING REPORT

1st April 2016 to 31st March 2017

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The Authority Monitoring Report (AMR)

As outlined the Localism Act 2011 and the subsequent Local Planning Regulations 2012 have removed the requirement for local planning authorities to submit an Authority Monitoring Report to the Secretary of State, whilst retaining the overall duty to monitor. The primary purpose of the AMR is now to share the performance and achievements of the planning service with the local community, at least once every 12 months. Authorities can largely choose for themselves which targets and indicators to include in the report provided they are in line with the relevant UK and EU legislation.

Monitoring helps to address key issues, including:

- are policies achieving their objectives?
- have the predicted effects on sustainability objectives actually occurred?
- are policies delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions behind policies still correct?
- are targets being achieved?

The monitoring of plan preparation (including Neighbourhood Plan progress) is set out in the Local Development Scheme.

Many of the indicators in the AMR depend on development occurring on the ground in the right place at the right time. For the initial years of the Core Strategy plan period this development was constrained by the effects of the economic recession. This AMR shows the authority is in a recovery and growth trajectory.

Monitoring Indicators

The indicators in this AMR are set out in the Core Strategy and the Natural Resources and Waste Local Plan. The Aire Valley Area Action Plan was Adopted in November 2017 and where relevant to its delivery the indicators notes information specific to the Aire Valley.

Significant effects indicators

'Significant Effect' indicators are those that were identified through the Sustainability Appraisal (SA) of Core Strategy policies; they measure those environmental and social issues that are likely to be significantly affected by the policies in the Core Strategy, although they will also be influenced by plans and programmes outside of planning. The Core Strategy SA notes that several SA objectives are predicted to have significant negative effects:

- SA11 – minimize the pressure on greenfield land by efficient land use patterns that make good use of derelict and previously used sites and promote balanced development
- SA12 – maintain and enhance, restore or add to biodiversity or geological conservation needs
- SA13 – reduce greenhouse gas emissions
- SA18 – reduce pollution levels
- SA19 – maintain and enhance landscape quality

The City Centre

Leeds City Centre performs a key economic, strategic and cultural role at the heart of the Metropolitan District and the Leeds City Region. It is approximately 460 hectares in area (less than 1% of the area of the District as a whole) yet attracts a quarter of all employees who live and work in Leeds. Over 140,000 people work in the city centre (full time equivalents) with a large proportion in financial and business services. The city centre is a focus of jobs, shopping, cultural experiences, education and housing with over 250 bars, restaurants, cafés and nightclubs, museums, galleries, cinemas and theatres and two University campuses. Most of the HMCA can be reached in less than 20 minutes' walk from City Station.

Indicator 1: % of development activity to the south of the river in the City Centre as compared to north of the river

Historically, the retail/commercial core has focussed in the northern half of the City Centre, with recent key retail developments such as Trinity and Victoria Gate and new office development north of the River Aire. Nevertheless, in recent years the south side of the river has become a focus for growth and regeneration and has started to develop commercially, including the development of cleared sites around Holbeck Urban Village and Hunslet Road. The new station southern entrance, opened in January 2016, will help reinforce the potential of the southern half of the City Centre along with HS2.

Awaiting figures of % split.

Offices

There is over 900,000 sqm of office space in the City Centre. 2015/16 saw the highest level of office completions of the last five years, approximately 95% of which were completed in the City Centre (46,869 sqm), including 22,680 sqm at Central Square (prestige office), XX at 29 Wellington Street; 13,225 sqm at Wellington Place (prestige office) and 9,398 sqm at Sovereign Square (prestige office). Many of these are in sustainable and highly accessible locations to the north of the river. The level of office development since 2015/16 exceeds the anticipated levels in the Core Strategy and shows a strongly growing local economy. 2,249sqm of B1 other, B2 and B8 were also completed, giving a total of 49,118 sqm of completed employment floorspace.

	Target 2012 - 2028	Completed 2016/17
Net additional office floorspace	655,000 sqm	46,869 sqm

Office Lettings

Over the decade 2007-16, total office letting averaged 664,000 sq ft; with 411,000 sq ft in the city centre and 253,000 sq ft out of town. The total office lettings for the last 4 years is set out in the table below.

Year	City Centre (sq ft)	Out of town (sq ft)
2013	797,811	488,231
2014	545,426	236,719
2015	680,105	268,041
Quarter	City Centre (sq ft)	Out of town (sq ft)
1Q 2016	121,908	141,174
2Q 2016	73,103	76,026
3Q 2016	125,321	65,944
4Q 2016	109,682	28,942
TOTAL	430,014	312,086

The following offices (over 10,000 sqft) were let in 2016/17 though no lettings in the City Centre were over 50,000 sq ft.

Office lettings (over 10,000 sq ft) in the City Centre: 2016-17		
	Let to	Date
Apex View (22,441 sq ft)	BW Legal	Jan 17
5 Wellington Place (25,958 sq ft)	Willis Towers Watson	Mar 17
4 Victoria Place (11,800 sq ft)	MPS	Mar 17
Apsley House (10,000 sq ft)	Infinity Software	Mar 17
6 Wellington Place (39,605 sq ft)	Sky Bet	Mar 16
Central Square (25,539 sq ft)	RSM	Mar 16
Whitehall II (23,762 sq ft)	Dept of Health	Aug 16
Victoria Place (22,685 sq ft)	MPS	Oct 16
Josephs Well (14,743 sq ft)	Plexus Law	May 16
5 Wellington Place (12,969 sq ft)	Ward Hadaway	Sep 16
Central Square (12,755 sq ft)	BDO	Dec 16
Broad Gate (12,305 sq ft)	KPMG	Aug 16
City Point (11,146 sq ft)	Blacks Solicitors	Dec 16
Broad Gate (10,814 sq ft)	Life Search	Aug 16

Lettings fluctuate somewhat and have dropped in the City Centre whilst increasing in out of town locations. The majority of the lettings listed above are north of the river.

Creative and Digital sector

The creative and digital sector has flourished particularly south of the River Aire, outperforming the rest of the UK economy by as much as 32% in recent years, and it is expected to continue to grow. The Round Foundry and Marshalls Mill represents one of the largest clusters of creative and digital businesses in the north of England, with the Round Foundry acting as a central growth hub for these organisations. There are now almost 100 businesses that have a presence within the development with over 1,500 working across the site. Within the wider area there are over 300 creative and digital businesses. In late 2016, Marshalls Mill became 100% let for the first time since it was refurbished in 2001, as the success of the area continues to show no signs of stopping

Homes

There has been a significant increase in the number of homes completed in the City Centre in 2016/17 compared to 2015/16 with 411 units compared to 194 the previous year. This was 14.6% of all completions.

	Target to 2028	Delivered 2016/17
Homes	10,200 dwellings	411

The key message for housing in the City Centre is the significant and continuing increase in housing permissions granted. Awaiting table of permissions and update in activity.

Retail

The Prime Shopping Quarter has over 1000 shops and 10,000 employees and serves a catchment area of 3.2million people. A1 Retail development in Leeds increased significantly from 3,025sqm in 2015/16 to 30,929sqm in 2016/17, the majority of which was due to the new Victoria Gate/John Lewis development within the City Centre. This new development included 29,500sqm of A1 Retail floorspace (24,000sqm John Lewis store) 4,100sqm of A3 Bar/Cafe/Restaurant, a Casino (4,650sqm) and a multi story car park for more than 800 cars. In March 2017 it won "Best New Shopping Centre" in the world for 2017 at the international MIPIM conference in Cannes, France, beat off strong competition from schemes in Hong Kong, Osaka Japan and Guangzhou China.

Footfall

Footfall throughout the city centre increased following the opening of Trinity Leeds and the First Direct Arena, from 53.8 million steps to nearly 55 million steps and has generally continued to increase during more recent years as further developments such as Victoria Gate have been completed.

Footfall Data Breakdown	2015	2016	2017
Total footfall for year	63,095,018	66,480,769	65,606,585
Comparison between weekday, Saturday & Sunday			
Average footfall on weekday Monday-Friday	170,745	181,789	179,310
Average footfall on Saturdays	234,593	243,886	235,497
Average footfall on Sundays	125,047	125,646	129,616

South Bank Proposals

Leeds City Council has ambitious plans for growth including the expansion of Leeds city centre to effectively double its size and economic impact and development of the country's largest sustainable housing development. Key to this is the regeneration of South Bank Leeds where 235 hectares of land south of the River Aire have been earmarked for development to accommodate some 8,000 new homes (including high rise blocks), offices, shops, leisure (including a hotel) cafes, bars, restaurants, open space, create more than 35,000 local jobs and will include the proposed HS2 integrated station.

There are proposals for a major new eco-housing project at Clarence Road, near Leeds Dock where the latest technology will be used to build 520 new low carbon homes (the first houses built in Leeds city centre in nearly a century), as well as leisure, offices and 'climate resilient' public spaces, which will result in less carbon emissions than conventional homes and contribute to Leeds's drive towards becoming a zero carbon city.

A large park of approximately 3.5ha will be delivered within the South Bank through Core Strategy and Aire Valley policies, negotiation with landowners and through direct use of council land holdings. Major development sites within Site AV94 are required to make a proportionate contribution of at least 20% of land area to the city park. It will be a major new attraction, a venue space and a link between the various elements of the South Bank and local communities, including connecting the new HS2 entrance of the remodelled Leeds Station and the greenspace at Sovereign Square via a new footbridge. Outline planning permission was secured in 2017 by Vastint and construction work could begin in late 2019 with phased implementation over the next five years.

The Draft South Bank Leeds Regeneration Framework Supplementary Planning Document (SPD) has been produced to provide clear guidance for the future development of South Bank and to establish principles to drive the growth of the area. Extensive consultation was carried out between 5 August and 2 December 2016 and changes have been made.

The HS2 proposal will increase the attractiveness of the Leeds City Region for inward investment and tourism which is anticipated to create around 300,000 thousand jobs in the Leeds City Region including 41,000 from proposals set out in the plan, 5,000 from construction and a further 40,000 from the broader economic impact of HS2 which has the potential to add more than £54bn to the region's economic output. The HS2 Growth Strategy sets out plans to make the Leeds City Region an international centre of excellence in light and high speed rail skills and support supply chain companies in rail, transport, construction and engineering.

Indicator 2: Vibrancy, character and cultural appeal of the City Centre

The Core Strategy aims to improve the vibrancy, character and cultural appeal of the city centre. Leeds ranks fifth in the largest retail markets in Britain sorted by retail spend potential. Lonely Planet travel guides has ranked Leeds fifth on their list of the 10 best places to visit in Europe in 2017. Leeds successfully hosted a range of events in 2016/17 such as the 2016 Tour de Yorkshire, and the ITU World *Triathlon*. The 42,000m² Victoria Gate (Phase 1) retail and leisure development opened in autumn 2016 with 1,000 retail and hospitality jobs in the finished scheme. In March 2017 it was named the "Best New Shopping Centre" in the world for 2017 at the international MIPIM conference in

Cannes, France. Visit Leeds has produced an informative pictogram of key facts about the city centre in 2016/17.

A 2015/16 a satisfaction survey showed a fifth consecutive annual rise in satisfaction achieving 75% overall satisfaction in 2016-17, though there was a peak of 84.8% in 2014/15 may be as a result of the Tour de France. Along with provision of the traditional range of events, Leeds once again hosted the International Triathlon Union world triathlon event, and 2017 marked the 50th anniversary of the West Indian Carnival.

Managing the needs of a successful district

Housing

This section sets out progress against housing development indicators over 2016/17 and compares this against performance in recent years and against the level of development set out in the Core Strategy. It is important to note when considering performance of housing delivery that updated national population and household projections reveal lower growth requirements for Leeds and that national policy on how to calculate housing requirements is in the process of being amended¹. This eventuality was anticipated in the Adopted Core Strategy² and therefore caution needs to be used when considering the performance in the delivery of new homes against SP6. These issues are being addressed through a Selective Review of the Core Strategy.

Supply of Housing

The housing requirement for Leeds since 2012/13 is set out in the Core Strategy as summarised below.

Table 1: Core Strategy Net Housing Requirement			
Period	Start of period	End of period	Total housing required
Plan period	1st April 2012	31st March 2028	70,000
Year		Net annual requirement	
2012/13 – 2016/17		3,660	
2017/18 – 2027/28		4,700	

Recognising the challenges of the housing requirement the Council has continued to strive to boost the supply of housing in the District through a range of measures such as a Site Allocations Plan and an Aire Valley Area Action Plan, which together identify a mix of brown and green field housing sites, allocations and broad locations to deliver an allocations target of 66,000 homes and a range of measures to accelerate development, especially of brownfield sites. The analysis below shows an increase in delivery over the last 5 years and that recent levels have been close to the Core Strategy annual target of 3,660. Despite this completions remain below the annual targets.

¹ Draft NPPF (March 2018) proposes a standardised approach to housing requirements which is significantly lower than the Core Strategy requirement

² Para 4.6.3 notes that the Core Strategy Policy SP6 housing requirement is “based primarily on the 2008-based population projections and has not reflected the 2012-based population projections which were published at a very late stage of the Core Strategy Examination process. As part of the implementation of the Core Strategy, the City Council will continue to monitor the evidence base and delivery...”

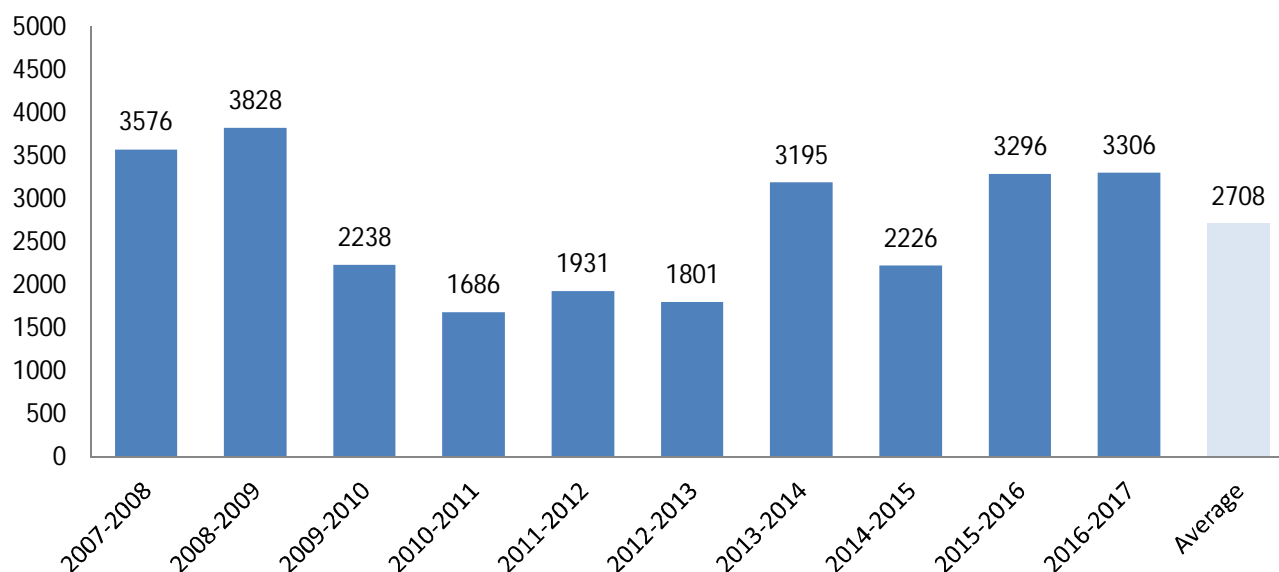
Overall completions for Leeds during the Core Strategy period

The overall completions for Leeds during the Core Strategy period are set out below.

Table 2: Overall completions since 2012/13 by delivery type							
Year	Core Strategy Policy SP6	Type			Demolitions	Total	% of target
		New and converted units	Empty homes	Older persons housing (C2)			
2012/13	3,660	1,650	149	29	27	1,801	49.2%
2013/14	3,660	2,235	880	86	6	3,195	87.3%
2014/15	3,660	2,076	215	32	97	2,226	60.8%
2015/16	3,660	2,516	755	67	42	3,296	90%
2016/17	3,660	2,878	437	45	54	3,306	90.3%
Total	18,300	11,355	2,436	259	226	13,824	73.15%
5 year average	3,660	2,271	487.2	51.8	45.2	2,764.8	75.52%

Over the last 5 years the total amount of net additional dwellings delivered (including the return of long term empty properties to use) has fluctuated somewhat with a significant increase in 2013/14 followed by a noticeable drop in completions in 2014-15. Since then, numbers have risen year by year though only slightly in 2016/17. The 3,306 units delivered in 2016/17 represents just over 90% of the Core Strategy annual target of 3,660. This shows that delivery has generally increased over the last 5 years as development picks up after the recession but that delivery is still below target with only 13,824 units (75.5%) having been completed rather than the target of 18,300. This is concerning given that Core Strategy requirements step-up in 2017/18 to 4,700 dwellings per annum.

Figure 2: Net additional dwellings over the past ten years*



* pre-2012 figures do not include the return of long term empty dwellings to use

Indicator 3: Net additional dwellings (new and converted units) by location within the Settlement hierarchy

Core Strategy Policy SP7 sets out an indicative strategy for the location and distribution of housing land and allocations and therefore the primary locations of new housing development, excluding windfall. The location of housing delivery during 2016/17 within the settlement is set out below:

Table xx: Net additional dwellings by location within the Settlement Hierarchy (2016-17)(exc. empty homes)					
Location	Core Strategy Policy SP7 (excluding windfall)	Total housing (gross) (including windfall)	Demolished and/or lost units	Total change (net) (including windfall)	% of Total change (net)
Main Urban Area	33,300 (50%)	1,456	54	1,402	51%
City Centre	10,200 (15%)	411	0	411	15%
Major Settlements	14,300 (22%)	455	0	455	17%
Garforth		3	0	3	0%
Guiseley/Yeadon/Rawdon		121	0	121	4%
Morley		91	0	91	3%
Otley		116	0	116	4%
Rothwell		19	0	19	1%
Wetherby		105	0	105	4%
Smaller Settlements	7,500 (11%)	184	0	184	7%
Villages/Rural/Outside Hierarchy	700 (2%)	281	0	281	10%
Total	66,000 (100%)	2,787	54	2,733	100%

In line with Core Strategy policy SP1 and SP7, the majority of housing delivery was in the Main Urban Area and City Centre where 51% and 15% respectively of the net change of additional dwellings occurred which met the indicative targets of 50% and 15%. A further 17% was located in Major Settlements in comparison to SP7 targets of 22% and 7% in Smaller Settlements compared to the 11% target. Development in villages/rural areas/outside the hierarchy was higher than the 2% target at 10%, this will be concerning if it is a trend which continues and may at this stage of the plan period simply reflect opportunities outside of the settlement hierarchy which are in high market areas and attractive to developers. Delivery has generally mirrored the strategy and targets of the Core Strategy in key locations with slightly greater numbers in rural locations.

Indicator 4: Net additional dwellings (new and converted units) by Housing Market Characteristic Area

Core Strategy Policy SP7 also sets out an indicative distribution of housing land and allocations across the eleven Housing Market Characteristic Area. The table below illustrates the level of delivery in each HMCA and enables comparisons to be made between indicative targets and actual change. It should be noted that there is not an expectation that the distribution of housing completions keep pace year on year. Some areas because of particular active development may meet or exceed their indicative target earlier in the plan period than others.

Table xx: Net additional dwellings by Housing Market Characteristic Area (exc. empty homes) 2016/17					
Location	Core Strategy Policy SP7 (excluding windfall)	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Aireborough	2,300 (3%)	130	0	130	4.6%
City Centre	10,200 (15.5%)	411	0	411	14.6%
East Leeds	1,400 (17%)	227	0	227	8%
Inner Area	10,000 (15%)	709	54	655	23.2%
North Leeds	6,000 (9%)	293	0	293	10.4%
Outer North East	5,000 (8%)	155	0	155	5.5%
Outer North West	2,000 (3%)	117	0	117	4.1%
Outer South	2,600 (4%)	146	0	146	5.2%
Outer South East	4,600 (7%)	130	0	130	4.6%
Outer South West	7,200 (11%)	320	0	320	11.3%
Outer West	4,700 (7%)	240	0	240	8.5%
Total	66,000 (100%)	2,878	54	2,824	100

Delivery over 2016/17 has broadly been in line with the indicative target splits set out in Core Strategy Policy SP7 with the exception of East Leeds (target of 17%, delivery of 8%) and Inner (target 15%, delivery 23%). Yearly delivery will inevitably fluctuate due to market forces and developer behaviour however much of the planned delivery in the East HMCA will come later in the plan period e.g. Skelton Gate (AV111 – 1,801 units), the East Leeds Extension (HG1-288 - circa 3771 units), Bridgewater Road

North (AV40 – 546 units) and the former Vickers Tank factory (HG2-120 – 450 units) as these sites either require significant remediation, demolition and clearance, or major infrastructure delivery before the majority of development can be started in earnest. The East Leeds Orbital Road is not due for completion until 2021 however the East Leeds Extension SPD is well advanced.

The Inner Area has markedly accommodated more new housing than any other HMCA in 2016/17 (23.2% of total delivered in that year) and over the last 5 years (24% of total delivered). This is because of a number of factors: a) prices within the Inner Area have performed well, with prices increasing above the wider Leeds District average according to the District Valuer Service, b) the activities of the Council's Housing Growth Board including: the Housing Investment Land Strategy which saw packaging and disposals of sites across the area; a private sector acceleration programme which stimulated stalled sites and the Council's own Council House Build Programme in the area and c) the activities of the SME house building industry taking approaches to niche developments and more market sensitive profit expectations.

Outer South West has accommodated the next highest amount of delivery over the last 5 years (13 % of the total delivered over 5 years) whilst the City Centre has accommodated the second highest amount during 2016/17 (14.6 % of the total delivered in that year.) The lowest areas over the last 5 years is Outer South (2%) and during 2016/17 is Outer North West (4.1%).

Table xx: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2016/17)				
HMCA	Year	Brown	Green	Total
Aireborough	2012/13	162	0	162
	2013/14	152	5	157
	2014/15	155	1	156
	2015/16	69	0	69
	2016/17	129	1	130
TOTAL		667	7	674
City Centre	2012/13	298	0	298
	2013/14	171	0	171
	2014/15	199	2	201
	2015/16	194	0	194
	2016/17	411	0	411
TOTAL		1273	2	1275
East Leeds	2012/13	69	1	70
	2013/14	140	9	149
	2014/15	155	44	199
	2015/16	86	233	319
	2016/17	42	185	227
TOTAL		492	472	964
Inner Area	2012/13	326	96	422
	2013/14	375	141	516
	2014/15	324	14	338
	2015/16	692	36	728
	2016/17	702	7	709
TOTAL		2419	294	2713
North Leeds	2012/13	126	7	133
	2013/14	210	2	212

Table xx: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2016/17)				
HMCA	Year	Brown	Green	Total
	2014/15	207	10	217
	2015/16	407	6	413
	2016/17	262	31	293
TOTAL		1212	56	1268
Outer North East	2012/13	35	9	44
	2013/14	39	70	109
	2014/15	40	73	113
	2015/16	44	69	113
	2016/17	125	30	155
TOTAL		283	251	534
Outer North West	2012/13	5	0	5
	2013/14	35	26	61
	2014/15	104	23	127
	2015/16	40	0	40
	2016/17	111	6	117
TOTAL		295	55	350
Outer South	2012/13	19	1	20
	2013/14	11	3	14
	2014/15	12	4	16
	2015/16	23	46	69
	2016/17	21	125	146
TOTAL		86	179	265
Outer South East	2012/13	63	2	65
	2013/14	53	140	193
	2014/15	47	85	132
	2015/16	54	27	81
	2016/17	122	8	130
TOTAL		339	262	601
Outer South West	2012/13	129	74	203
	2013/14	185	166	351
	2014/15	183	170	353
	2015/16	129	117	246
	2016/17	262	58	320
TOTAL		888	585	1473
Outer West	2012/13	204	24	228
	2013/14	298	4	302
	2014/15	223	1	224
	2015/16	217	27	244
	2016/17	211	29	240
TOTAL		1,153	85	1,238
ALL HMCAs		9,107	2,248	11,355

Not surprisingly the split between brownfield and greenfield varies greatly across the HMCA's which is inevitably influenced by the availability of green and brownfield land. It is also a result of the Council's approach to release of brownfield land first and in all areas except Outer South, more units have been delivered on brownfield land over the last 5 years than green field.

Indicator 4(a): Net additional dwellings (new and converted units) in Aire Valley

Table xx: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary						
Site	2013/14	2014/15	2015/16	2016/17	Total	Brownfield
East Street Mills, East Street	0	0	7	0	7	100%
Land At Yarn Street, Hunslet	53	56	29	0	138	100%
Land On St Hildas Crescent, St Hildas Grove, Cross Green Crescent, Cross Green, Leeds	21	0	0	0	21	100%
Windfall - Unidentified site less than 5 units	4	4	3	0	11	100%
Boyd's Mill, 177 East Street, Leeds, LS9 8QE	0	0	0	9	9	100%
Long Closed Lane, Richmond Hill	0	0	0	8	8	100%
AVLAAP Total	78	60	39	17	194	100%

Delivery in the Aire Valley Area Action Plan area has been less than anticipated in the early years of the Plan period – a symptom of the economic recession. Signs of growth in the inner area are encouraging to this area as it shares similar types of market. The AVLAAP was Adopted in November 2017 and will help stimulate development in this area. Moreover, permission for housing at Skelton Gate was granted in 2017. This signals confidence in proposals for a new community to the east of the AAP.

Permitted Development

The Government has sought to increase the supply of housing by making it easier to change the use of offices and agricultural buildings to dwellings. During 2016/17 17 schemes with a total capacity of 502 units were approved with the majority of these in the main urban area.

Outstanding Housing Capacity

Planning permissions granted for housing continue to reach record levels in Leeds.

On 1 April 2017, 20,774 units had planning permission with a further 7,523 units available to gain planning permission on allocated land. Of the 20,774 units, 14,675 had detailed planning permission. Considering that 2,021 units are under construction, this left 12,654 units with detailed planning permission that have not yet started. Therefore, whilst Core Strategy targets have not been reached this is not a symptom of a lack of supply of deliverable land.

Total outstanding capacity increased by 2,434 units up to the end of 2017 with new approvals replacing completed units and planning permissions that expired in the same period. This increase is

predominantly an increase of sites with detailed permission where the outstanding capacity has increased by 2,139 units.

Site	Planning Permission			Development Status		Previous Use		Total
	None	Outline	Detailed	Under con	Not yet started	B'field	G'field	
City Centre	0	1,585	3,558	242	4,901	4,948	195	5,143
Rest of MUA	0	3,644	6,431	1,071	9,004	8,854	1,221	10,075
Outside MUA	0	607	2,564	502	2,669	917	2,254	3,171
Total	0	5,836	12,553	1,815	16,574	14,719	3,670	18,389

H3-1	1,056	263	1,365	79	2,605	2,400	284	2,684
H3-2	327	0	641	106	862	7	961	968
H3-3	6,140	0	116	21	6,235	0	6,256	6,256
Total	7,523	263	2,122	206	9,702	2,407	7,501	9,908

Total land	7,523	6,099	14,675	2,021	26,276	17,126	11,171	28,297
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Brownfield/greenfield split

In reflecting corporate and regeneration priorities a high proportion of development has been delivered on brownfield land. Following a dip in 2013/14, the proportion has tended to increase since and 2016/17 saw a noticeable rise from 78% to 86%. This proportion reflects that the largest proportion of housing is being delivered in the inner area and city centre where brownfield opportunities are greatest and the activities of the Council are focussed.

However, the Council also recognises the ambitions of Government to diversify choice and competition in the market for land for housing and boost delivery therefore it has taken steps to release greenfield land through, for example, identifying green field sites for housing development through the Site Allocations Plan and introducing an interim policy which released over 1,400 homes on UDP Protected Areas of Search between 2013 and 2016.

The Council became a pilot authority for the Brownfield Land Register given its extensive stocks of PDL. This is a precursor to clarifying permission in principle for housing.

Indicator 5: New and converted housing units on Previously Developed Land

Table xx: New and converted housing units on Previously Developed Land (exc. empty homes)					
Period	Gross dwellings	Number PDL	% PDL	Target	Indicator
2008/09	3976	3787	95%	65%	
2009/10	2519	2341	93%	65%	
2010/11	1839	1682	91%	65%	
2011/12	2032	1931	85%	65%	
2012/13	1650	1439	87%	65%	
2013/14	2235	1669	75%	65%	
2014/15	2076	1649	79%	65%	
2015/16	2516	1954	78%	65%	
2016/17	2787	2399	86%	65%	
Last 5 years	11,264	9,110	81%	65%	

Indicator 6: Five year supply of housing sites and the long term housing trajectory

To be completed.

Indicator 7: Housing completions (new and converted units) by land type

To be completed.

Indicator 8: Density of new housing sites

Period	City Centre	Main Urban Area	Major Settlements	Rural
2013/14	292.9	64.8	41.9	22.9
2014/15	354.3	87.2	109.4	35.0
2015/16	318.3	79.8	59.6	17.5
2016/17	393.4	90.5	56.9	45.6
Average	339.7	80.6	70	30.3
Policy H2 minimum	65	40	35	30
Indicator				

The Core Strategy sets minimum densities in Policy H2 to encourage sustainable housing development and more efficient use of land in order to avoid more greenfield land being developed than is necessary. New development is exceeding minimum densities in all parts of Leeds. As would be expected, densities are highest in the city centre and as more apartment blocks are completed the City Centre has significantly exceeded its minimum. Moreover, trends that minimum densities are exceeded in the main urban area and major settlements bodes well for an effective and efficient use of land throughout Leeds with only development in rural areas meeting expected lower densities. It is however important to recognise that with 38% of a sample of new dwellings in Leeds not meeting Royal Institute of British Architects minimum space standards the exceedance of minimum densities

may come at a cost of smaller dwellings which may not meet local space needs. This is an issue being addressed through the Core Strategy Selective Review.

Housing Type and Mix

Indicator 9: Mix of net housing (new and converted units) delivered each

Table 10: Mix of housing units delivered each year by housing type and number of bedrooms (exc. empty homes)					
Year	Flats / Maison's	Housing units (includes bungalows)			Total
		Terrace	Semi detached	Detached	
2012/13 (%delivery)	827 (50%)	366 (22%)	144 (9%)	313 (19%)	1650 (100%)
2013/14 (%delivery)	841 (38%)	398 (18%)	429 (19%)	561 (25%)	2229 (100%)
2014/15 (%delivery)	668 (34%)	437 (22%)	426 (21%)	448 (23%)	1979 (100%)
2015/16 (%delivery)	1119 (39%)	682 (23%)	311 (17%)	362 (21%)	2474 (100%)
2016/17 (%delivery)	1397 (49%)	725 (25%)	311 (11%)	445 (15%)	2878 (100%)
Policy H4	25%	75%			
Type	Number of bedrooms				Total
	1	2	3	4+	
Flats/Maisonettes	837	477	14	69	1397
Houses/Bungalows	6	265	722	488	1481
Total	843	742	736	557	2878
% Delivery	29%	26%	25%	19%	100%
Core Strategy Policy H4	10%	50%	30%	10%	100%

2016/17 has seen the continuation of the dominance of flats and apartment building. This is likely to be complementary to the highest levels of development taking place in the city centre and inner area (especially the city centre fringe) where an upsurge of apartment building has recently occurred. It also saw a slight increase in terrace properties and reductions in semi detached and detached which is to encouraged especially where 2-bed properties are delivered.

The number of bedrooms in new dwellings provides an indication of the size and type of dwelling developed. This information is important to ensure that the appropriate housing mix is being developed. In 2016/17, 1 bedroomed units represented the largest share of completions due to the completion of a high number of 1 bed flats/maisonettes. Nevertheless, over a quarter of all completions were 2 bedroomed properties and another quarter 3 bedroomed properties with the smallest share being 4+ bedroomed properties. As compared to the targets in Policy H4 this improves upon housing mix in recent years.

Indicator 9 (A): Mix of net housing (new and converted units) delivered each year by housing type and number of bedrooms in Aire Valley

Table 10: Net housing delivered each year by housing type within AVLAAP boundary										
Type	Bedrooms								Total	
	1		2		3		4			
	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17	2015/16	2016/17
Detached	0	0	2	0	3	0	0	0	5	0
Flats	22	0	47	17	0	0	1	0	70	17
Terraced	0	0	8	0	72	0	6	0	86	0
Semi-detached	0	0	12	0	4	0	0	0	16	0
AVLAAP Total	22	0	69	17	79	0	7	0	177	17

Affordable housing

Indicator 10: Gross affordable housing completions

Table xx: Gross affordable housing completions									
Period	Section 106	HCA Grant assisted (RP / LCC delivery)	LCC Programme (PFI, RtB & LAMS)	Total	Government initiative (Help To Buy)*	Total (incl Help to Buy)	Net arising need per annum	Balance (Total – Net need)	Backlog
2012/13	72	119	14	205	155	360	428	-223	3,824
2013/14	109	175	45	329	361	690	428	-99	3,923
2014/15	79	288	88	455	427	882	428	27	3,896
2015/16	129	78	249	456	474	930	428	28	3,868
2016/17	112	302	143	557	464	1021	428	129	3,739

* Following the previous AMR, the Council's Legal Service has confirmed that Help to Buy properties do not count.

557 affordable housing units were completed in the past year, with 112 through Section 106 Agreements and 302 through grant assisted schemes. A further 464 were delivered through the Government's Help to Buy initiative though these are not counted as a form of delivery under the definition of Affordable Housing in the National Planning Policy Framework.

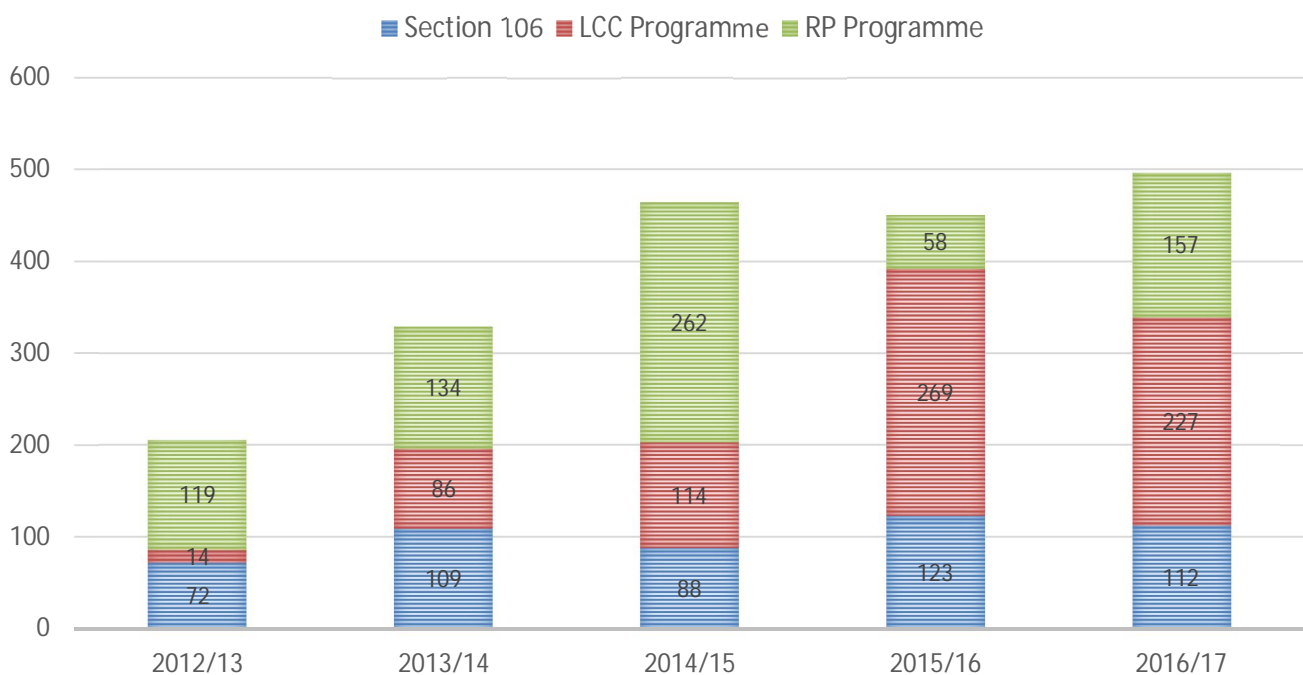
The Housing Growth Programme was established by the Council to help deliver new homes across all tenures through the delivery of affordable housing, direct delivery of council new build including the

acquisition of long term empty homes and helping to unlock stalled private sites in partnership with the development sector.

One key component is the delivery of affordable homes which is achieved mainly through the Affordable Homes Programme funded by Homes England and delivered by Registered Providers (RPs). Other streams include development of specialist housing (e.g. bespoke properties, self-build) and development by RPs and the 3rd sector using land and grants from the Council, including Right to Buy receipts. Affordable housing is also delivered through S106 agreements (on site and through commuted sums.) Commuted sums can also be matched with other funding to maximise resources; in 2016 it was anticipated that for every £1 of S106 commuted sums spent, £8 would be invested from other funding sources.

The Programme also includes the Acceleration Programme which helps to unlock stalled sites through e.g. brokering finance discussions with Homes England/LEP to marrying up RPs with land owners, and the council housing growth programme which delivers new units through direct new build, off plan acquisitions and the acquisition of long term empty homes.

Table xx: Delivery Routes of Affordable Housing



Older Persons Accommodation

The number of older people as a proportion of the population is increasing and placing additional demands for services. It is important that the provision of specific older persons housing provision is monitored so we can understand whether new homes are meeting their needs e.g. the right type and are sufficiently adaptable.

Indicator 11: Total number of C2 housing units delivered per annum

Table 12: Number of C2 housing units delivered each year					
Period	Planning Ref	Proposal	Location	Beds	Units
2012/13	10/01593/FU	Part 2 part 3 storey residential care home with 58 bedroom	Wetherby Health Centre, St James's Street	58	29
2013/14	11/00915/FU	Three storey residential care home	Grove Lane, Headingley	76	38
2013/14	10/04942/FU	Change of use and extension to education centre to form 96 bed space care home	The Grange, York Road, Seacroft	96	48
2014/15	12/03868/FU	One three storey care home	Theaker Lane	64	32
2015/16	14/02689/FU	Demolition of restaurant and erect 74 bedroom residential care home	China Red Dragon, 3 Wakefield Road, Oulton	74	37
2015/16	14/01942/FU	2 storey 60 bedroom care home	Grange Court, Church Gardens, Garforth	60	30
2016/17	15/03475/FU	Demolition of restaurant and erect 74 bedroom residential care home for the elderly with car parking and associated external works.	Land Adj Seacroft Grange Care Village, The Green, Seacroft	74	37

Build out rates

The number of outlets (sites under construction) running at any one time has been between 105 and 120. In April 2017), build out rates ranged from 14 to 68 units per annum depending on the size of the site, giving an average build out rate of 39 units per annum. At this build out rate there would need to be just over 93 outlets under construction at any one time. For those sites which will take more than 3 years to deliver i.e. sites over 50 dwellings the standard SHLAA build out rates of 50 dwellings per annum are conservative (the average build out rate of larger schemes is 56 dwellings per annum per outlet). The Council continues to press for increased build out rates and has made representations to Government on this point in respect of Housing White Paper proposals.

Table xx: Build Out Rates (April 2017)					
Site Capacity	Number of sites	Under construction	Yet to start	Total Outstanding	Build out
Under 20 units	44	237	22	259	14 units per annum
Between 20 to 50 units	23	395	106	480	30 units per annum
Between 50 to 100 units	15	359	369	728	44 units per annum
100 or more units	29	1,030	1,636	2,666	68 units per annum
Total	111	2,021	2,133	4,133	Average build out rate 39 units per annum

Demolition rates

Demolitions rates in Leeds have decreased significantly in recent years as the large bulk clearance programmes that occurred before the Core Strategy period have since finished leaving small scale demolition projects and units lost in the process of new build schemes. The Council's current approach is to increase its social housing stock and there are no current plans for any medium or large scale demolition. No significant net loss of units due to the existence of social housing tower blocks that no longer meet demand is expected. The average in the last five years is 45 per annum and 116 in the last 10 years. This reduction is being accounted for via a change to Policy SP6 in the Core Strategy Selective Review.

Gypsies, Travellers and Travelling Show people

Indicator 12: Total number of Gypsy and Traveller pitches in the District as compared to the previous year

There were a total of 66 Gypsy and Traveller pitches identified at 2016/17. Additional pitches being provided at Kidacre Street, City Centre (8 pitches total – 3 additional). These pitches are subject to a 10 year temporary permission.

Table xx: Total number of Gypsy and Traveller plots in the District		
Type	Site	Pitches
Public provision	Cottingley Springs	41
	Kidacre Street	8
Private provision	Nepshaw Lane	2
	Rose Neath	1
	Ninevah Lane	1
	Knotford Nook	1
	Springfield Villas	2
Private provision (tolerated sites)	Dunningley Lane, Middleton	2
	White Rose Farm, Gildersome	2
	Scarecrow Farm, Gildersome	1
	Thorp Lane, Tingley	3
	Urn Farm, Middleton	2
Total provision		66

Indicator 13: Total number of Travelling Showpeople plots in the District as compared to the previous year

There is a tolerated site at Whitehall Road, Drighlington where 8 families are reported by the Showmen's Guild to currently reside. There is also a longstanding small site at Town Street, Yeadon.

Vacancy rates

Indicator 14: % of empty homes in the District (as measured through properties classified as long term vacant)

Table xx: % of empty homes (as measured through properties classified as long term vacant) at 1 April 2017	
Type	Total
Number of properties	349,312
Number of empty properties	3,340
% of empty homes	1.0%

A healthy housing market has vacancy levels within it as it allows churn (a rule of thumb is that a 3% vacancy rate is appropriate in a healthy housing market). Vacancy rates allow choice within the market and that a property can sit empty for a short period of time between residents. If the vacancy rate rises alongside new development, there is concern that the new development is not helping the housing market. In such a case, a review of demand for housing, alongside knowledge of vacant housing stock, will be required. The long term³ vacancy rate at April 2017 was 1%.

The Leeds Empty Homes Strategy

<https://www.leeds.gov.uk/docs/empty%20homes%20strategy%202016%20-%202019.pdf> is helping to bring empty homes back into use and since March 2012 there has been a net reduction of approximately 2000 long term empty homes in the city. More information is available on the Leeds Empty Homes web-page <https://www.leeds.gov.uk/residents/housing/empty-homes>.

Vacancy rates are higher in the city centre than elsewhere in the District. This is symptomatic of a substantial proportion of dwellings classified as second homes. In 2010 vacant homes (including second homes) stood at 14% and in 2013 the figure had dropped to 10%. If second homes are stripped out of the calculations the vacancy rate in the city centre falls to 5%.

The Council – in line with the Core Strategy and National guidance – counts the return of long term empty properties back to use as part of its housing completions. In 2016/17 437 long term empty homes were returned to use.

³ Longer than 6 months

Employment

This section sets out progress against employment development indicators over 2016/17 and compares this against performance in recent years and against the level of development anticipated in the Core Strategy. It also provides data on current employment land availability.

Overall commentary

After a few years of more limited employment development at the start of the plan period, activity has increased significantly towards and, in the case of office development, exceeding that anticipated in the Core Strategy since the start of 2015/2016. This is indicative of a strongly growing local economy across a number of economic/employment sectors.

Employment development is also concentrated in locations identified and promoted in the Core Strategy and allocation documents (the AVLAAP and SAP) and wider Council economic development strategies and programmes.

For office development, the City Centre has been the main focus of development within sustainable and highly accessible locations. This include prestige Grade A developments with excellent access to the railway station and bus services such as Wellington Place, Central Square and Sovereign Square. In the industrial and distribution sectors the Aire Valley regeneration area has been a key driver of growth particularly the Leeds Enterprise Zone sites designated in 2012. The former wholesale markets and Thornes Farm sites are moving closer to being fully developed and the early phases on the Logic development at Skelton Moor Farm are now completed. Provision of supporting infrastructure including spine roads and a flood relief channel supported by Council economic development / regeneration programmes have been key to enable the larger sites to be brought forward. This is now being reflected in the completion data and new jobs being brought forward on these sites.

At April 2017, there continues to be a sufficient supply of good quality employment sites in suitable locations to meet anticipated market demand/needs in both in the office, industrial and distribution sectors. As well as looking at quantitative provision in terms of years supply, which is the focus of indicator 16, it is also important to consider how employment sites support strategic economic priorities, such as the growth of Leeds Bradford Airport and the South Bank and Aire Valley regeneration programmes, and how local employment needs are addressed away from the main employment areas. The pipeline of new sites identified in the adopted AVLAAP and advanced draft SAP are considered to be particularly important to addressing these wider employment land supply issues.

Indicator 15: Total amount of additional employment floorspace by type

Table 15 shows that total floorspace for new employment development in 2016/17 (95,604 sqm) was at a similar level to 2015/16 but over double that of the average for the last 5 years (47,646 sqm) indicating a significant pick up in development activity over the last two years.

Table 15: Completed floorspace and land developed by employment type ⁴						
Year	Offices		Other (general) employment		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2016/17	2.17↑	49,317↑	17.18↑	46,287↑	19.35↑	95,604↑
2015/16	3.74	29,388	20.04	66,011	23.78	95,399
2014/15	2.66	20,355	2.11	6,745	4.77	27,100
2013/14	0.27	2,100	2.50	7,771	2.77	9,871
2012/13	0.4	2,680	2.26	7,575	2.66	10,255
TOTAL	9.24	103,840	44.09	134,389	53.33	238,229
5 YEAR AVERAGE	1.85	20,768	8.82	26,878	10.67	47,646
CS NEED ESTIMATE (P.A)	-	33,600	23.5	-	-	-

↑↓ - 2016/17 compared to 5 year average

Office completions were at the highest level of the last five years at 49,317 sqm. Since the beginning of the Core Strategy plan period in 2012, 103,840 sqm of office floorspace has been completed at an average of 20,768 sqm per annum. Whilst this is below the anticipated level of development, derived from the Core Strategy requirement, of 33,600 sqm per annum (see Indicator 16 for details), this is mainly due to a low level of completions in the first two years of the plan period, which coincided with the years immediately after the recession. This last three years have averaged approximately 33,000 sqm of new floorspace per annum.

17.18 ha of land was developed for general employment uses (defined in the Core Strategy research & development, industry and warehousing/distribution uses) and waste management uses in 2016/17. This is below the 20.04 ha recorded for 2015/16 but nearly double the five year average (8.82 ha). 44 hectares has been developed for general employment/waste management uses since the start of the plan period. The average completions per year are well below the expected level derived from the Core Strategy requirement (23.5 ha).

⁴ The completion data for 2016/17 has been compiled using an updated approach, which provides an improved measure of progress against Core Strategy requirements/targets. As a result it is not directly comparable with data presented in earlier AMRs. The new data excludes any changes of use within B1b, B1c, B2 & B8 sectors as these all fall within the definition of general employment set out in the Core Strategy and therefore doesn't provide a net gain in employment floorspace. It also adjusts the land area developed for extensions to better reflect the amount of land developed for the extension rather than using the planning application red line boundary which often includes the existing building curtilage as well. Using the revised approach total land and floorspace developed will be lower than previously reported but better aligned with the Core Strategy and allocations documents which adopt a similar approach. Previous year's data has therefore been revised in Tables 15 & 19 to accord with the updated approach and to allow a meaningful comparison to be made with this year's information. Whilst the previous years' data was not inaccurate in itself the new approach is much more useful as a monitoring tool.

However completions in the past two years have picked up significantly averaging 18.6 ha per year, particularly as the Leeds Enterprise Zone sites have started coming through the pipeline.

Indicator 16: Total demand for employment land forecasted in the District until the end of the plan

Based on the Leeds Employment Land Review (2010 Update), the following requirements have been identified over the Core Strategy plan period (2012-2028).

- *General employment (research & development; industrial and warehousing/distribution uses⁵)* - a minimum of 493 hectares is required to be identified in allocations documents under Core Strategy Spatial Policy 9. This reflects an estimated need for 376 hectares (23.5 hectares per annum) to provide new or relocated jobs in these sectors and a further allowance to provide a margin of choice of 5 years supply for market choice.
- *Office floorspace* - a minimum of 706,250sqm is required reflecting an estimated need for 33,600 sqm of office floorspace each year and allowing for further margin of choice of 5 years. The Core Strategy made a further allowance for allocations documents to increase the requirement to 1,000,000 sqm. This was because existing planning permissions at the time amounted to 840,000 sqm and it was considered appropriate for a further 160,000 sqm of office floorspace to be identified to help prioritise the locating of offices in centres, especially the City Centre, reflecting its role as a regional economic centre.

The Local Development Scheme (2018) notes the need to update the Employment Land Review for Leeds and ensure that the total demand for employment land remains up to date. This will progress throughout 2018 and inform a subsequent selective review of the Core Strategy in due course.

Indicator 17: Employment land available by sector

Amendments have been made to the assessment of employment land availability since the publication of the 2015/16 AMR reflecting the outcome of the Employment Land Assessment published in May 2017. Sites have been excluded where the ELA assessed the site was not suitable, available or achievable for employment development during the Core Strategy plan period to 2028 or where they are currently allocated for employment but proposed for other uses in emerging allocations documents (SAP and AVLAAP). This updates employment land available to meet future employment needs but, given the changes between land uses through e.g. planning permissions granted, the SAP and AVLAAP, is not directly comparable with the figures set out in previous AMRs.

In addition, availability of sites for office development has been separated from other types of employment land and expressed as an estimate of the office floorspace sites can accommodate reflecting the floorspace-based office requirement in the Core Strategy. Availability of land for other B class employment uses have been grouped together consistent with the approach in the Core Strategy to identify requirements for general employment land. The analysis also indicates whether sites are current or were set out in emerging plans (the

⁵ Also includes waste management uses.

SAP and AVLAAP) as of 01/04/2017) and, for current sites, whether they are available in the short or medium/long term (see footnotes below tables for definitions).

Table 16a shows the land available for office development at 31st March 2017 in terms of estimated floorspace and the number of years supply against the expected level of development anticipated in the 2010 Employment Land Review (33,600 sqm per annum). Land with an estimated capacity of 589,000 sqm was available on current sites representing 17.5 years supply. A further 328,000 sqm was proposed in emerging plans. Most of the new office development proposed in emerging plans is in the form of mixed use development within or close to the City Centre. Whilst a figure for office development is assumed for these sites, many of the sites could come forward for a range of residential and town centre uses depending on the needs and market conditions prevailing at the time the scheme are progressed.

Table 16a: Land available for new development (B1 office floorspace estimate)		
Site Status	Floorspace (sqm)	Years supply @ 31/03/2017
Current (available short term) ⁶	361,423	10.8
Current (available medium / long term) ⁷	227,945	-
<i>Sub-total: All current sites</i>	<i>589,368</i>	<i>17.5</i>
Sites in emerging plans ⁸	328,328	-
TOTAL (ALL ELA SITES)	917,696	27.3

Table 16b shows the land available for general employment uses (R&D, industry and warehousing / distribution). 314 ha was available on current sites as of March 2017 representing 13.4 years supply. A further 123 ha was proposed in emerging plans.

Table 16b: Land available for new development (B1 other, B2 Industrial & B8 Warehouses)		
Site Status	Land area (ha.)	Years supply @ 31/03/2017
Current (available short term)	286.33	12.2
Current (available medium / long term)	27.64	-
<i>Sub-total: All current sites</i>	<i>313.97</i>	<i>13.4</i>
Sites in emerging plans	123.04	-
TOTAL (ALL ELA SITES)	437.01	18.6

⁶ Current sites are defined as those with an extant planning permission and/or shown on the Leeds Local Plan Policies Map as of 01/04/2017 which have been assessed as being capable of being delivered within the Core Strategy plan period up to 2028. Sites are defined as available in the short term if they have no known availability or achievability constraints.

⁷ Site are defined as available in the medium / long term if they have known availability or achievability constraints such as existing or temporary uses on the site or significant infrastructure constraints.

⁸ Includes employment allocations proposed in the Site Allocations Plan (Publication Draft September 2015) and Aire Valley Leeds Area Action Plan (AVLAAP, Submission Draft Plan, September 2016). Identified sites proposed in these documents are included within the current sites where they have an extant planning permission and/or are allocated in the Leeds UDP (Review 2006). The AVLAAP was adopted in November 2017.

Indicator 18: Net change of employment land in Leeds

There was a net gain in developed employment land during 2016/17 (3.31 ha) compared to net overall losses of employment land in 2015/16 (-6.67 ha) and 2014/15 (-27.71 ha). As with previous years, existing employment land re-used for housing has accounted for the majority of losses (7.53 ha) which, subject to the policy framework set out in the Core Strategy for loss of employment land, will make an important contribution to meeting the housing targets set out in the Core Strategy.

Whilst the indicator focuses on quantitative losses, there is also a need to ensure that losses of existing employment premises and land do not unduly harm the primary function of established business parks and industrial estates and the businesses that operate from those locations. This issue needs to be balanced against the advantages of adopting a flexible approach to support re-use of buildings and creation of new jobs. This is flagged as an issue which requires further investigation.

Table 17: Losses and gains of employment land to / from other land uses		
Loss / Re-use:	Area (ha)	Number of sites
Housing	7.53	23
Retail/other commercial	0.02	2
Other	1.79	19
Total loss: 2016/17	9.34	44
Total loss: 2015/16	20.3	44
Total loss: 2014/15	31.44	51
Gain from:		
Greenfield sites	6.23	3
Brownfield sites	6.42	10
Total gain: 2016/17	12.65	13
Total gain: 2015/16	13.63	10
Total gain: 2014/15	3.73	11
Net:		
Net (loss) 2016/17	3.31	-31
Net (loss) 2015/16	-6.67	-34
Net (loss) 2014/15	-27.71	-40
Note: Losses/gains are based on the start of development. Losses relate to land last used for employment purposes		

Employment development within Housing Market Characteristic Areas (HMCA) and the Aire Valley Leeds AAP area

HMCA boundaries are originated from the Strategic Housing Market Assessment, and relate to the housing characteristic areas used in the Economic Viability Assessment. Using HMCA boundaries for employment monitoring is consistent with the advanced emerging Site Allocation Plan which identifies and allocates sites for residential, employment, retail, and greenspace up to 2028.

Table 18 shows that approximately 95% of office developments were completed within the City Centre (46,869 sqm), including 22,680 sqm at Central Square, 29 Wellington Street; 13,225 sqm at Wellington Place and 9,398 sqm at Sovereign Square. East Leeds was the only other area with significant amount of office development (2,028 sqm). General employment developments consisting of industrial and warehousing/distribution land uses were mainly concentrated within East Leeds (8.31 ha), Outer South West (3.59 ha), Outer North East (3.15 ha) and Outer West (1.02 ha) areas.

Table 18: Completed employment floorspace by HMCA				
Area	Size*	B1 Office	B1 Other, B2 & B8	Total
Aireborough	Area (ha)	0	0.13	0.13
	Sqm	0	500	500
City Centre	Area (ha)	1.27	0.6	1.87
	Sqm	46,869	2,249	49,118
East Leeds	Area (ha)	0.77	8.31	9.08
	Sqm	2,028	18,433	20,461
Inner Area	Area (ha)	0.01	0	0.01
	Sqm	50	0	50
North Leeds	Area (ha)	0	0	0
	Sqm	0	0	0
Outer North East	Area (ha)	0	3.15	3.15
	Sqm	0	7,990	7,990
Outer North West	Area (ha)	0	0	0
	Sqm	0	0	0
Outer South	Area (ha)	0	0	0
	Sqm	0	0	0
Outer South East	Area (ha)	0	0.38	0.38
	Sqm	0	1,424	1,424
Outer South West	Area (ha)	0	3.59	3.59
	Sqm	0	10,122	10,122
Outer West	Area (ha)	0.12	1.02	1.14
	Sqm	370	5,569	5,939
Total	Area (ha)	2.17	17.18	19.35
	Sqm	49,317	46,287	95,604

The Adopted Aire Valley Leeds Area Action Plan (AVLAAP) area is identified as a strategic location for new employment development in the Core Strategy. The area has a target to identify 250 hectares of land for employment use (both office and general employment) over the period 2012-28. Allowing for a margin of choice of sites this equates to an expected level of employment development of 11.9 hectares per year.

As Table 19 shows, 9.08 ha of land was developed for employment in 2016/17 in the AVLAAP area. This is less than in 2015/16 (14.22 ha) and marginally below the assumed area target (11.9 ha) but nearly double the average over the last 5 years (5 ha). In 2016/17 most land (8.31 ha) was developed for general employment (B1 other, B2 and B8 uses) and this represented 48% of all development in these sectors across the district, highlighting the area's strategic role as an employment location. The largest development was a new build 7,417 sqm distribution unit at the Logic (Skelton Moor Farm) site in the Enterprise Zone which is now occupied by Amazon.

Office development in 2016/17 (2,028 sqm) was around half of that in 2015/16 (4,126 sqm) but higher than the average of the last 5 years (1,495 sqm). It accounted for 4% of development across the district.

Over the five year period from the start of the Core Strategy plan period 25 hectares of employment land has been developed in the AVLAAP area. At an average of 5 ha per annum this is below the level of development anticipated in the Core Strategy (11.9 ha per annum). However, in the last two reported years levels of economic activity have been broadly in line with the expected levels, averaging 11.7 ha per year, as the Enterprise Zone sites come on stream following the construction of enabling infrastructure during the early part of the plan period.

Table 19: Completed floorspace and land developed by employment type within Aire Valley Leeds AAP area						
Year	B1 Office		B1 other, B2 & B8		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2016/17	0.77 ↑	2,028↑	8.31↑	18,016↑	9.08↑	20,034↑
2015/16	0.46	4,126	13.76	38,422	14.22	42,548
2014/15	0	0	0.99	2,600	0.99	2,600
2013/14	0.10	1,320	0.54	2,015	0.64	3,335
2012/13	0	0	0.07	245	0.07	245
TOTAL	1.33	7,474	23.67	61,298	25.00	68,762
5 YR AVERAGE	0.27	1,495	4.73	12,260	5.00	13,752
AREA TARGET (P.A)	-	-	-	-	11.9	-

↑↓ - 2016/17 compared to 5 year average

Retail and Leisure development

This section sets out information on the amount of retail and leisure development across the whole district and more specifically within or on the edge of town and local centres.

Indicator 19: Total A1 (Retail) development in the District (previously Retail Land Supply)

Council monitors and records planning permissions, development and internal floorspace and not retail land.

A1 Retail development in Leeds has increased significantly from 3,025sqm in 2015/16 to 30,929sqm in 2016/17. The majority of this increase can be contributed to the new Victoria Gate/John Lewis development within the City Centre. This new development included 29,500sqm of A1 Retail floorspace, 4,100sqm of A3 Bar/Cafe/Restaurant, and a Casino (4,650sqm).

Food stores and smaller independent retailers contributed to the remainder of A1 Retail development within Leeds.

Indicator 20: Total D2 (Leisure) development in the District

Leisure developments have increased from 3,927sqm in 2015/16 to 6,018sqm in 2016/17. The majority of developments were change of use from former industrial/storage units to leisure uses such as gymnasiums and fitness centres. This included a change of use of the former Magnet unit on Meanwood Road to a gym (1,000sqm).

Table 20: Retail and leisure completions 2016/17						
Use Class	2016/17		2015/16	2014/15	2013/14	2012/13
	Floorspace (sqm)	Area (.ha)	Floorspace (sqm)	Floorspace (sqm)	Floorspace (sqm)	Floorspace (sqm)
A1 Retail	30,929	1.29	3,025	9,515	4,070	1,360
D2 Leisure	6,018	2.3	3,927	3,148	4,860	6,730
Total	36,947	3.59	6,952	12,663	8,930	8,090

Place making

Indicator 21: % of A1-A5, B1a, C1 and D1-D2 development within and on the edge of town and local centres

The majority of new A1-A4, B1a and C1 retail development in 2016/17 was within town and local centres. B1a Office developments within the City Centre included new offices at Wellington Street (22,680sqm), Wellington Place (13,225sqm) and Sovereign Square (9,398sqm). A1 and A3 Retail developments within the City Centre included the new Victoria Gate/John Lewis stores. All A5 development was outside of town and local centres.

Table 21: % of A1-A5, B1a, C1 and D1-D2 development floorspace within and on the edge of town and local centres

	IN	OUT	EDGE
A1 Food	100%	0%	0%
A1 General	98%	1%	1%
A2	100%	0%	0%
A3	94%	6%	0%
A4	100%	0%	0%
A5	0%	100%	0%
B1a	95%	4%	1%
C1	100%	0%	0%
D1	12%	48%	40%
D2	9%	70%	21%

Indicator 22: % of A1-A5 development within and on the edge of town and local centres dividing between schemes of units larger or smaller than 372sqm

The majority of new A1-A4 units of all sizes were located within or on the edge of town and local centres. Larger A3 developments above 372sqm were located out of town and local centres. Smaller A1-A4 units below 372sqm were located more evenly across the district, with all new small A5 units being located out of town and local centres.

Table 22: % of A1-A5, development floorspace within and on the edge of town and local centres outside town and local centres dividing between units larger and smaller than 372sqm gross

Use	Units below 372sqm			Units above 372sqm		
	IN	OUT	EDGE	IN	OUT	EDGE
A1 Food	100%	0%	0%	0%	0%	0%
A1 General	80%	20%	0%	99%	0%	1%
A2	100%	0%	0%	0%	0%	0%
A3	58%	42%	0%	0%	100%	0%
A4	100%	0%	0%	0%	0%	0%
A5	0%	100%	0%	0%	0%	0%

The figures show that the vast majority of retail and leisure use floorspace was delivered within designated centres. This is unsurprising as the major development delivered this year was the Victoria Gate scheme, which incorporated a John Lewis store as its flagship occupier. This is welcomed and is an example of city centre policies delivering major retail developments exactly where local and national policy requires them to be. However, existing planning permissions are still suggestive of a large amount of floorspace due to be delivered in out of centre locations in future years. This correlates with a national retail picture of increased retail growth in out of centre locations. For 2016/17 this clearly hasn't been the case for Leeds but future years may present an increased challenge in this regard.

Infrastructure to support regeneration and growth

Infrastructure Delivery Plan

The Infrastructure Delivery Plan supports the LDF. The term 'infrastructure' has a very wide meaning and relates to all facilities and services which are necessary for successful communities to function. Infrastructure is essential to support social, economic, and environmental objectives. It includes a very wide range of aspects within transport, such as roads, railways, buses and public transport systems, cycle and pedestrian provision, parking, and less visible measures such as travel cards or real-time information. It also includes education and health facilities, greenspaces, leisure and cultural facilities, and utilities for instance water and electricity.

The Infrastructure Delivery Plan identifies as far as possible the currently planned infrastructure provision in the Leeds Metropolitan District, including the critical infrastructure necessary for the delivery of the Core Strategy, Site Allocations Plan and Aire Valley Local Area Action Plan, over the whole time period. It provides an overarching framework for other service providers' plans and programmes, to bring them into one place and to ensure that all providers are planning for the predicted level and locations of future growth as set out in the Core Strategy.

Indicator 23: Provision of Infrastructure as outlined in CIL

The Infrastructure Delivery Plan supports the LDF. The term 'infrastructure' has a very wide meaning and relates to all facilities and services which are necessary for successful communities to function. Infrastructure is essential to support social, economic, and environmental objectives. It includes a very wide range of aspects within transport, such as roads, railways, buses and public transport systems, cycle and pedestrian provision, parking, and less visible measures such as travel cards or real-time information. It also includes education and health facilities, greenspaces, leisure and cultural facilities, and utilities for instance water and electricity.

The Infrastructure Delivery Plan identifies as far as possible the currently planned infrastructure provision in the Leeds Metropolitan District, including the critical infrastructure necessary for the delivery of the Core Strategy over the whole time period. It provides an overarching framework for other service providers' plans and programmes, to bring them into one place and to ensure that all providers are planning for the predicted level and locations of future growth as set out in the Core Strategy.

The Secretary of State did not approve powers for the New Generation Transport (NGT) trolleybus system following a public inquiry, however the DfT has allocated the £173.5M contribution towards public transport schemes in Leeds. The Council submitted a strategic case for the Leeds Public Transport Investment Programme

to DfT in December 2016. This was approved in April 2017 and work has commenced on developing schemes, consultation and engagement

The new station at Kirkstall Forge with 122 space parking open in June 2016 as part of a wider scheme including 1,000 new homes, offices and leisure facilities whilst Elland Rd Park and Ride Phase 2 opened in Oct/Dec 2016. Aire Valley Park and Ride (Temple Green) is expected to open shortly and a planning application for the East Leeds Orbital Road is expected in summer 2017.

Indicator 24: Provision of Green Infrastructure and green space as obtained through development process and other sources

Part of the Best Council Plan involves ambitions for Leeds to be a child-friendly city and a healthy city. Providing green spaces, which improve quality of life is key to this ambition. The Core Strategy will help secure over 500 ha of new greenspace provision in association with its delivery of 70,000 new homes.

In 2016/17 over £1.7 million was received from S106 contributions towards greenspace improvements and provision and over £1.1 was spent.

Table 23:Section 106 green space contributions - £ received and spent		
Year	Amount received	Amount spent
2016/17	£1,702,649	£1,171,134
2015/16	£2,009,517	£1,241,825
2014/15	£1,103,334	£1,259,367
2013/14	£1,530,417	£336,972
2012/13	£804,873	£991,087

Community Infrastructure Levy Receipts

Income for CIL for 2016/17 was £3,800,5700. Awaiting further information on breakdown.

Greenspace lost to development

Indicator 25: Amount of green space lost to redevelopment

Awaiting further information.

Indicator 26: Number of Conservation Area appraisals completed as a proportion of total Conservation Areas

46% of conservation areas have Conservation Area Appraisals. **Awaiting further contextual information.**

Indicator 27: Number of buildings noted as 'At Risk' on the 'At Risk Register'

A Building at Risk is a listed building at risk from neglect and decay rather than alteration. In July 2016 there were 89 known Buildings at Risk which account for 3.6% of the total (2,340) of listed buildings in the city. This is

a reduction of 11 buildings since last year's due to properties being refurbished and improved information. The City Council owns 18 Buildings at Risk which is high though this is a reduction from last year due to the properties no longer being in Council ownership.

The City Council has a strategy to deal with Buildings at Risk in line with the provisions of Core Strategy Policy P11 (prioritises action to repair and refurbish assets at risk through planning conditions or obligations or the provisions of the planning acts to secure repairs) which has assisted with 14 buildings being repaired since the last report in 2015. Priorities include First White Cloth Hall (Kirkgate, Grade II*), Temple Mill and Temple Lodge, (Holbeck, Grade I), Stank Hall Barn, (Beeston, Grade II*), Hunslet Mill and Thorpe Hall, (Thorpe on the Hill, Grade II*). Significant progress has particularly been made in securing funding for the restoration of the First White Cloth Hall with substantial amounts offered by the Heritage Lottery Fund and Historic England. A feasibility study has been carried out which has identified a viable option and negotiations are ongoing to secure the freehold of the building. Work on restoring the building is due to be complete in 2019

Indicator 28: Number of Listed Buildings demolished

No listed buildings were demolished April 2016 – March 2017.

Indicator 29: Total development in Regeneration Priority Programme Areas

There are 4 regeneration priority areas in the Core Strategy, East Leeds, Aire Valley Leeds, Leeds Bradford Corridor (incorporating the West Leeds Gateway), and South Leeds. Aire Valley saw significant employment development and some residential development over the last few years.

Table xx: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary						
Site	2013/14	2014/15	2015/16	2016/17	Total	Brownfield
East Street Mills, East Street	0	0	7	0	7	100%
Land At Yarn Street, Hunslet	53	56	29	0	138	100%
Land On St Hildas Crescent, St Hildas Grove, Cross Green Crescent, Cross Green, Leeds	21	0	0	0	21	100%
Windfall - Unidentified site less than 5 units	4	4	3	0	11	100%
Boyd's Mill, 177 East Street, Leeds, LS9 8QE	0	0	0	9	9	100%
Long Closed Lane, Richmond Hill	0	0	0	8	8	100%
AVLAAP Total	78	60	39	17	194	100%

Table 19: Completed floorspace and land developed by employment type within Aire Valley Leeds AAP area						
Year	B1 Office		B1 other, B2 & B8		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2016/17	0.77 ↑	2,028↑	8.31↑	18,016↑	9.08↑	20,034↑
2015/16	0.46	4,126	13.76	38,422	14.22	42,548
2014/15	0	0	0.99	2,600	0.99	2,600
2013/14	0.10	1,320	0.54	2,015	0.64	3,335
2012/13	0	0	0.07	245	0.07	245
TOTAL	1.33	7,474	23.67	61,298	25.00	68,762
5 YR AVERAGE	0.27	1,495	4.73	12,260	5.00	13,752
AREA TARGET (P.A)	-	-	-	-	11.9	-

↑↓ - 2016/17 compared to 5 year average

The amount of employment, retail and leisure development in the other three Regeneration Priority Areas is set out below:

Table xx: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas				
Regeneration Area	B1A	B1,B2 & B8	A1 - A5	D2
Leeds Bradford Corridor	370	5,569	240	1307
East Leeds	0	0	959	150
South Leeds	50	10,122	430	742

Awaiting breakdown of housing completions by regeneration area.

Indicator 30: Performance as measured by the Index of Multiple Deprivation

The Department for Communities and Local Government (DCLG) last published The English Indices of Deprivation 2015 in September 2015. They have not been updated since. Leeds is 31 out of 326 when ranking on proportion of neighbourhoods in most deprived 10% nationally. Leeds has 105 neighbourhoods (22%) in the most deprived 10% nationally. Leeds has 148 (31%) neighbourhoods in the most deprived 20% nationally.

Indicator 31: Delivery of a City Centre park

The first city centre green space was completed and opened during 2016. Sovereign Square includes raised lawns, water features, fountains and a rain garden and takes over the former pay and display car park at the old Queen's Hall site. The delivery of a new substantial city centre park is at the heart of South Bank proposals which will be

secured through Core Strategy policies relating to open space, negotiation with landowners and the direct use of council land holdings. Further details about the South Bank proposals can be viewed at <https://southbankleeds.co.uk/>, including the South Bank Leeds Regeneration Framework and The Leeds Integrated Station Masterplan.

A well connected district

Accessibility and Transport

Indicator 32: Accessibility of new dwellings to local services, employment, health, education and centres.

Identifying how accessible new housing developments of 5 or more dwellings are to the services and facilities which they will access provides a measurement of how sustainable these new locations are.

Over 96% of all new housing developments are within a 30 minute bus journey to key local services such as employment, primary schools, secondary schools, and GP surgeries. Less than 2% of all new dwellings have a low accessibility level (greater than 60min).

Table xx: Accessibility of new dwellings to key services by public transport			
Key Local Services	High Accessibility (< 15min)	Medium Accessibility (<30min)	Low Accessibility (>60min)
Employment	91%	98%	2%
Hospitals	48%	76%	2%
GP surgeries	99%	99%	1%
Primary Schools	98%	98%	1%
Secondary Schools	65%	96%	1%
Higher Education	30%	50%	2%

Indicator 33: Public transport accessibility of new employment, health, education, leisure and retail developments.

Measuring the accessibility of new employment, health, education, culture, leisure, and retail uses to the public transport network provides an indication of the sustainability of these new locations.

In order to have access to the public transport network, a location must be within a 5 minute (400m) walking distance to the nearest bus stop. All non-residential developments in 2016/17 were located within 400m of a bus stop and therefore meet the criteria of being accessible to the public transport network.

Table xx: Accessibility of new employment, health, education, culture, leisure, and retail uses to the public transport network.		
Development Type	Accessible	Not Accessible
Employment	100%	0%
Health	100%	0%
Education	100%	0%
Culture	100%	0%
Leisure	100%	0%
Retail	100%	0%

Indicator 34: The delivery of transport management priorities

A number of transport schemes have been delivered across Leeds since April 2012 and work is ongoing to progress further major interventions. Table 28 lists the more significant interventions that have been completed.

Table 28: Delivery of significant transport interventions		
Scheme	Description	Completion
A647 bus lane	Outbound bus lane and bus gate on Canal Street, Armley	Open Apr 2012
A65 Quality bus scheme	Bus priority, facilities for pedestrians and cyclists, new shelters, pre-signals	Open Aug 2012
Leeds Core Cycle Network route 10	Route 10 – Armley to City Centre	Open Sep 2012
Leeds Core Cycle Network route 12	Route 12 – Garforth to City Centre	Open Sep 2012
M621 Jn 2	Full signalisation of roundabout	Completed May 2013
M62 Smart Motorway	M62 Jn 25-30 Managed Motorway	Completed Sep 2013
Roundhay Rd Integrated Transport scheme	Roundhay Road (Bayswater Rd – Harehills Lane). Am and pm peak outbound bus lane and signalisation of Shepherd's Lane junction	Open Dec 2013
New Pudsey station car park	Extension of station parking by 176 spaces from existing 267 and improved access onto Dawson's Corner.	Open Jan 2014
Elland Rd Park and Ride	Park and ride with 800 parking spaces	Open June 2014
M1 Jn 44 pinch point scheme	Signalisation of M1 Jn 44	Open Apr 2015
Thornbury Barracks	Signalisation scheme.	Open May 2015
Leeds Core Cycle Network route 9	Route 9 – Chapel Allerton to City Centre (Regent Street)	Open May 2015
Rodley roundabout	Signalisation scheme.	Open Aug 2015
Horsforth roundabout	Signalisation scheme.	Open Oct 2015
Apperley Bridge station	New station with 300 space parking	Open Dec 2015
M1 Smart Motorway	M1 Jn 39-42 Smart motorway	Open Dec 2015/Feb 2016

Table 28: Delivery of significant transport interventions		
Scheme	Description	Completion
Leeds station southern entrance	New entrance to south of river	Open Jan 2016.
A61 Stourton bus lane	A61 outbound bus lane	Open Apr 2016.
City Connect towpath upgrade	Upgrade of Leeds-Liverpool canal towpath between Shipley and Leeds	Complete May 2016
Kirkstall Forge station	New station with 122 space parking	Open June 2016
City Connect 1 Cycle superhighway	Seacroft-Leeds City Centre-Bradford 22km cycle superhighway	Open June/Oct 2016
Elland Rd Park and Ride Phase 2	New visitor facility and resurfacing of overflow car park.	Open Oct/Dec 2016
Aire Valley Park and Ride (Temple Green)	1000 space park and ride on A63 west of M1 Jn 45	Open June 2017

Plans for a New Generation Transport (NGT) trolleybus system have now been abandoned following the Secretary of State's decision in May 2016 not to approve the powers for the 14.8km scheme following a public inquiry. Nevertheless, the DfT have allocated their planned £173.5M contribution to NGT towards public transport schemes in Leeds and the Council submitted a strategic case for the Leeds Public Transport Investment Programme to DfT in December 2016. This was approved in April 2017 and work has commenced on developing schemes, consultation and engagement. The package includes an additional private sector investment of up to £100M and comprises proposals for:

- A new high frequency bus network
- A comprehensive package of bus priority measures across the city to improve journey times on some of the most congested corridors
- Investment by First Group in 284 environmentally clean buses
- Provision of real time information at 1000 more bus stops
- Three new rail stations serving Leeds Bradford airport, Thorpe Park and White Rose and the provision of additional parking at New Pudsey station
- Two additional park and ride sites at Stourton and the north of the city together with further expansion of the existing Elland Rd site
- Accessibility improvements at Cross Gates, Morley and Horsforth stations
- New improved bus hub interchange facilities in the city centre and district centres

The outcomes sought from these proposals are to double bus patronage from 2016 levels in 10 years; significantly improve air quality and reduce carbon emissions; support economic growth and job creation; reduce congestion; and work towards all stations in Leeds being accessible.

A planning application for the East Leeds Orbital Road is due to be submitted summer 2017 by Leeds City Council. The Council will deliver this key element of infrastructure to facilitate the delivery of the major housing sites that make up East Leeds Extension. The developers of the housing sites within ELE will contribute to the cost of the road through S106 payments raised by a roof tax on each property. Construction is currently programmed to start in summer 2019 with completion by the end of 2021.

A West Yorkshire Transport Strategy is currently being drafted to replace the West Yorkshire Local Transport Plan (2011). This strategy will cover the period up to 2040 and will set out a step change in the quality and performance of the transport system within West Yorkshire and our connections with the rest of the UK. It will take into account the opportunities that HS2 and the planned Northern Powerhouse Rail represent and will set out measures to ensure their benefits are felt throughout the City Region. The strategy will also recognise the need to upgrade key local and regional roads and motorway system and identify the huge potential for growth in active travel through cycling and walking, which is already underway.

Table xx shows the results of the annual mode share survey undertaken each spring on radial routes approaching the city centre during the morning peak period (0700 – 0930). This reveals a downward trend in car usage since 2012 and increased use of more sustainable modes.

Indicator 35: Mode of travel to work

Table xx Modal share for journeys approaching Leeds city centre (calendar years)												
Mode	2011		2012		2013		2014		2015		2016	
	Baseline Persons	Mode share (%)	Persons	mode share (%)	Persons	mode share (%)	Persons	mode share (%)	Persons	mode share (%)	Persons	mode share (%)
Rail	18,083	13.8	17,879	13.6	18,530	13.2	20,205	13.8	20,628	13.6	21,937	15.3
Bus	29,868	22.9	27,931	21.3	32,983	23.5	36,031	24.6	39,435	26.0	32,650	22.8
Car	75,801	58.0	77,352	59.0	80,769	57.6	80,790	55.2	82,531	54.3	78,727	55.1
Motorcycle	675	0.5	629	0.5	578	0.4	610	0.4	655	0.4	577	0.4
Cycle	1,442	1.1	1,614	1.2	1,731	1.2	2,038	1.4	2,157	1.4	2,003	1.4
Walk	4,820	3.7	5,748	4.4	5,555	4.0	6,787	4.6	6,457	4.3	7,035	4.9
Total	130,689	100.0	131,153	100	140,146	100	146,461	100	151,863	100	142,929	100

Awaiting commentary

Indicator 36: Expansion of the Leeds Core Cycle Network

The western section of the City Connect cycle superhighway between Bradford and Leeds city centre successfully opened on 30 June 2016. Early monitoring has shown an increase in cycling numbers.

The eastern section between the city centre and Seacroft/Crossgates effectively opened for use in October 2016, although ongoing snagging works are still taking place. Construction of further elements of the City Connect project have commenced on the western and eastern entries to the city centre.

Environment

Managing environmental resources

Indicator 37: Quality of existing Sites of Special Scientific Interest in Leeds

Awaiting information

Indicator 38: Increase in the amount of tree cover in the District

Awaiting information

Indicator 39: Planning permissions granted contrary to Environment Agency advice on flood risk and water quality

Awaiting information

Indicator 40: Delivery of the Leeds Flood Alleviation Scheme

Phase 1 of the Flood Alleviation Scheme is now operational. The business case for Phase 2 is awaiting approval from the Treasury. Awaiting commentary on impacts of FAS.

Indicator 41: Air quality in Leeds

Both the EU and UK Government Annual Objective Level for NO₂ is 40ug/m³. UK Legislation requires Air Quality Management Areas (AQMA) to be designated where there is relevant exposure to homes and schools. Leeds has designated AQMAs where public exposure is a concern and monitoring data shows that concentrations of NO₂ have not reduced in line with expectations.

The Council declared two new AQMAs in Pool-in-Wharfedale and at Morley where the annual mean nitrogen dioxide concentrations exceed the objective of 40µg/m³ contained in the UK AQ Regulations and revoked the AQMAs at Ladybeck Close and at Queen Street, Morley where the results of monitoring have shown that the pollutant concentrations are consistently below the annual mean objective of 40µg/m³.

Table 30: Declared Air Quality Management Areas (2017)			
AQMA Name	Pollutants and Air Quality Objectives	City / Town	One Line Description
AQMA 1 Ebor Gardens	NO ₂ annual mean	Leeds	Residential properties on Burmantofts St. and Haslewood Close. Originally declared in 2001, it was extended in 2010 to include Burmantofts St. and York Road.
AQMA 2 Caspar Apartments	NO ₂ annual mean	Leeds	Caspar Apartments. Originally declared in 2001, it was extended in 2010 to include North Street and the slip road onto the A58(M)

Table 30: Declared Air Quality Management Areas (2017)			
AQMA Name	Pollutants and Air Quality Objectives	City / Town	One Line Description
AQMA 3 The Normans	NO ₂ annual mean	Kirkstall, Leeds	Residential properties in the 'Normans' in the immediate vicinity of, and including, Abbey Road.
AQMA 4 The Tilburys	NO ₂ annual mean	Leeds	Residential properties in the 'Tilburys' and 'Eustons' in the vicinity of, and including, the M621 together with on and off slip roads.
AQMA 5 Pool in Wharfedale	NO ₂ annual mean	Pool in Wharfedale	Residential properties, particularly at the back of the footpath adjacent to the A658 (Main Street) through the village.
AQMA 6 Chapel Hill, Morley	NO ₂ annual mean	Morley	Residential properties with a frontage on Chapel Hill in the 'Morley Bottoms' area of the town.

Climate Emissions

The trend of CO₂ reductions across the whole of Leeds since 2005, when the first quality data was available. This gives the overall % figure, then breaks this down by the relative contribution of the three main sectors. Note that figures are released with a two year lag.

Table 22: Carbon Dioxide emissions reduction in Leeds District by major emitter						
	Per capita % reduction	Absolute % reduction	Absolute tCO ₂ reduction	Industry	Domestic	Road Transport
2006	0.6	0.4	24.8	-1.1	1.2	1.5
2007	3.3	2.8	163.4	3.0	5.2	0.1
2008	5.6	4.8	272.9	3.9	5.2	5.2
2009	14.8	13.7	788.5	16.2	14.5	9.7
2010	11.7	10.2	584.0	11.4	8.2	10.5
2011	19.4	17.7	1012.6	20.5	19.6	12.0
2012	16.1	13.5	777.2	13.7	13.4	13.3
2013	19.0	16.1	924.4	16.8	16.7	14.4
2014	28.7	25.7	1473.1	32.0	30.4	12.7
2015	32.2	28.6	1642.8	39.2	33.6	10.3

The figures for previous years are slightly different to those previous AMR's. This is because the government constantly updates past figures as the science improves or as different evidence emerges. It's frustrating. It is considered more appropriate to use the revised information rather than fixing early years in the AMR.

A number of developments in Leeds have achieved BREEAM "excellent" rating. A few examples of these schemes are:

- 6 Queen Street, Leeds – speculative office development at. 70,784 sq ft over 6 floors with an external roof terrace and secure basement car parking.
- Paradigm, 3175 Century Way, Thorpe Park – premium, Grade A office building. Achieved BREEAM excellent at design stage due to e.g. energy efficient building envelope, low energy LED lighting, ASHPs and solar photovoltaics, covered secure cycling, electric vehicle 'cable enabled' parking spaces.
- Platform (former City House), Leeds – 13 floors of full range Grade A workspace. BREEAM excellent due to e.g. energy efficient building envelope, air source heat pumps as a source of low carbon heating and cooling, reuse of building structure, high green guide rated and responsibly sources newly specified building.

The Council runs a number of projects aimed at improving domestic energy efficiency, such as:

- The installation of larger scale energy efficiency measures such as heating improvements and insulation by Better Homes Yorkshire (LCC's main contractor). Better Homes Yorkshire had a target of installing measures in 223 households in Leeds and actually assisted 242 households, including external wall insulation in 43 social homes.
- Able to pay boiler scheme available to any private sector household who wants to replace their heating boiler with an energy efficiency one. The Council uses its tendered pricing structure. 23 boilers were installed in private sector able to pay households in 2016-17.
- Installation of external wall insulation in back to back properties in Holbeck, many of which are low income, private renting households who are at a much greater risk of fuel poverty by Better Homes Yorkshire and part funded through the Local Growth Fund
- Installing first time central heating systems in private sector households through the Central Heating Fund. 81 central hearing systems were installed during 2016-17.
- 92 hard to insulate homes received works such as external wall insulation through the Green Deal Communities scheme.
- Working closely with public health on the Warmth for Wellbeing scheme to provide smaller scale measures such as draft proofing as well as fuel bill and energy advice to low income households. This scheme provided small scale assistance and advice to 936 households who were fuel poor or at risk of fuel poverty during 2016-17.

Renewable Energy

The context for monitoring renewable energy generation capacity in Leeds is provided by the Council's Natural Resources and Waste Local Plan (2013) in Table 5.1. This Table sets out the estimated installed and potential grid connected renewable energy capacity (MW) for the Leeds district. The target for Leeds is to produce at least 75MW of installed grid-connected renewable energy capacity by 2021, which originated from the now-revoked RSS. The target aims to significantly increase the existing position of 15.51MW of total generated grid-connected renewable energy capacity in Leeds to 75MW by 2021.

Indicator 42: Renewable energy generation

Awaiting information

Leeds District Heating Network

Leeds City Council is developing a flagship District Heating Network (DHN) that will use heat generated by processing waste at the council's newly constructed Recycling and Energy Recovery Facility (RERF). The heat network will deliver low carbon heat in the form of hot water, through super insulated underground pipes, to public, commercial and domestic customers in and around the city centre. Vital Energi Utilities have been selected as the council's delivery partner to design, construct and operate the heating network, ensuring the design of the network is optimised, the build is of a high quality, and the operations are efficient.

This multi-million pound investment will play a key role in the city's plans to cut carbon emissions, reduce energy bills and improve air quality in the city. Benefits of connecting to the DHN include secure, reliable and low carbon heat provision, lower utility costs and enhanced sustainability credentials. It also helps developments to comply with Planning Policy EN1 (Carbon reduction), EN2 (Sustainable Construction) and EN4 (District Heating), removes the need for on-site heat generation and reduces capital costs associated with enhanced building fabrics or low carbon technologies. Leeds City Council is investing a further £15m to connect over 1,900 council flats to provide an 'anchor load'. However the network has significant capacity to grow by adding new customers. There is now an exciting opportunity for existing buildings and new developments to connect and be part of the city's transition

In 2015-16, the Council commissioned detailed feasibility studies, looking at the potential to take low carbon heat from the RERF and supply to homes and businesses in the city centre. This culminated in a decision in February 2016 to make the capital available and procure a delivery partner. During 2016-17, the Council ran two linked tenders to secure contractors to design, build, operate and maintain a new spine district heating network and to connect council apartments in Saxton Gardens, Ebor Gardens and Lincoln Green. These OJEU compliant tenders were collectively worth £c35m and both were awarded in mid-2017 to Vital Energi. At the same time, the Council developed and adopted Local Development Order 3 which removed the need for planning permission for underground district heating pipes and associated infrastructure over large parts of the city.

Indicator 43: Production of primary land won aggregates

In 2016/17, the following amounts of minerals aggregate were extracted.

Type	Amount (tonnes)
Crushed Rock Reserves	16,057,675
Crushed Rock Sales	470,000
RSA Sales	340,000

Indicator 44: Capacity of new waste management facilities

Awaiting information

Indicator 45: Amount of municipal waste arising and managed by waste stream

Table 33: Waste arising by waste stream				
Recycling/Reuse	2013/14	2014/15	2015/16	2016/17
Household Waste Recycling/Reuse	91,268	88,472	77,675	78,652
*Trade Waste Recycling/Reuse	1,227	1,307	1,467	3,569
Total Municipal Waste Recycling/Reuse	92,495	89,779	79,142	82,221
Composting				
Household Waste Composted	42,107	42,561	41,153	43,576
Trade Waste Composted	1,211	1,145	1,020	1,014
Total Municipal Waste Composted	43,318	43,706	42,173	44,590
Energy Recovery				
Household Waste sent for Energy Recovery	30,668	41,670	124,141	178,930
Trade Waste sent for Energy Recovery	234	85	120	1,931
Total Municipal Waste sent for Energy Recovery	30,902	41,755	124,261	180,861
**Landfill				
Household Waste Landfilled	141,700	132,914	66,194	14,787
Trade Waste Landfilled	18,487	16,956	20,287	19,984
Total Municipal Waste Landfilled	160,187	149,870	86,481	34,771
Recycling/Reuse and Composting				
Total Household Waste sent for Recycling/Reuse/Composting	133,375	131,033	118,828	121,215
Total Trade waste sent for Recycling/Reuse/Composting	2,438	2,452	2,487	4,583
Total Municipal waste sent for Recycling/Reuse/Composting	135,813	133,485	121,315	125,798
Total Waste				

Total Household Waste	305,359	305,618	309,163	314,931
Total Municipal Waste	325,572	323,967	331,710	340,490
Households				
No. of Households	342,150	342,150	343,710	346,490

*Trade means non-domestic and includes waste streams controlled by the Council either delivered as commercial waste to the Household Waste Recycling Centres or via other Council departments such as highways.

The effect of the incinerator is shown in the latest figures for 2015/16 where 'Domestic Waste Landfilled' dropped from 132,914 in 2014/15 to 66,194 tonnes whilst 'Total Energy Recovery' increased from 41,670 to 124,141 tonnes.

Conclusions for 2016/17

The main issues arising from the 2016/17 AMR are set out as follows:

City Centre

- 46,869 sqm of new office space completed.
- 411 homes delivered
- Victoria Gate opened.
- Footfall increased since 2015/16
- Significant progress on South Bank projects, with the Draft South Bank Leeds Regeneration Framework Supplementary Planning Document (SPD) and permissions relating to the sustainable housing development initiative (Citu – Climate Change Innovation District)
- Increased numbers of housing permissions and the start on site of Leed's first major Private Rented Sector development at Manor Road (Dandarra)

Housing

- New housebuilding delivery increased to 3,306 homes (over 90% of the Core Strategy target)
- 66% of new homes were in the Main Urban Area (including City Centre) and approximately 80% were on previously developed land (PDL)
- The Inner HMCA provided the greatest number of new dwellings at 655 homes
- On 1 April 2017, 20,774 units had planning permission with a further 7,523 units available to gain planning permission on allocated land.
- 49% of homes were flats or maisonettes
- 557 affordable housing units were completed in the past year, with 112 through Section 106 Agreements and 302 through grant assisted schemes.
- 251 purpose built older persons units were completed
- 8 additional Gypsy and Traveller pitches granted permission
- A 4 year housing land supply against Adopted Core Strategy numbers but with a clear trajectory of lower numbers and sufficient future supply

Employment

- Total new floorspace delivered in 2016/17 (95,604 sqm) was at a similar level to 2015/16 but over double that of the average for the last 5 years (47,646 sqm) indicating a significant pick up in development activity over the last two years.
- Net gain in developed employment land during 2016/17 (3.31 ha) compared to net overall losses of employment land in 2015/16 (-6.67 ha) and 2014/15 (-27.71 ha).
- Office development has exceeded that anticipated in the Core Strategy since the start of 2015/2016. This is indicative of a strongly growing local economy across a number of economic/employment sectors.
- There continues to be a sufficient supply of good quality employment sites in suitable locations to meet anticipated market demand/needs in both in the office, industrial and distribution sectors

Retail and Leisure

- A1 Retail development has increased significantly from 3,025sqm in 2015/16 to 30,929sqm in 2016/17 mainly due to the new Victoria Gate/John Lewis development within the City Centre and complementary improvements to existing retail space e.g. to the Kirgate market

- Leisure developments have also increased, from 3,927sqm in 2015/16 to 6,018sqm in 2016/17 mainly due to changes of use from former industrial/storage units to leisure uses such as gymnasiums and fitness centres.
- The majority of new A1-A4, B1a and C1 retail development (all sizes) in 2016/17 was within town and local centres whilst all A5 development was outside of town and local centres.

Infrastructure

- Following the Secretary of State's decision not to approve the New Generation Transport Trolleybus scheme the DfT has allocated £173.5m to public transport schemes. The strategic case submitted to the DfT for the Leeds Public Transport Investment Programme was approved in April 2017.
- Kirkstall Forge station was opened in June 2016
- Elland Road Park and Ride was opened in Oct/Dec 2016 with advanced plans at the time for Templegate P&R which then opened in June 2017
- The City Connect cycle super highway was opened in June/Oct 2016

Transport and Accessibility

- Nearly 143,000 people travelled into the City Centre during the morning peak during 2016/17, approximately 9,000 fewer than last year
- The modal share shows a reduction in car use and a growth in more sustainable modes such as walking and rail.
- The accessibility of new housing remains good with 96% within a 30 minutes bus journey to key local services.
- All non-residential developments delivered in 2016/17 were within 400m walking distance to the nearest bus stop.

Environment

- 6 air quality management areas designated where nitrogen dioxide concentrations are greater than 40ug/m3.
- Over £1.7million was received from S106 contributions for green space and over £1.1million was spent.
- CO2 emissions continued to fall, with a reduction of 1642.8 in 2015
- The process to secure the design, build, operation and maintenance of the Leeds District Hearing Network and the connection of Council apartments was started.
- The amount of waste (household and municipal) increased

The AMR sets out the proposed actions if monitoring identifies that the policies and objectives of the development plan are not being met. These actions are currently being carried through the Core Strategy Selective Review and are highlighted in the report specifically around the matters of the housing number and housing standards.

**DEVELOPMENT PLAN PANEL
DRAFT WORK PROGRAMME 2017/18**

ITEM	DESCRIPTION	Officer	Panel / workshop / informal feedback
Meeting date: 15 May 2018			Completion date
Authority Monitoring Report	Performance against Local Plan indicators	Heather Suggate	Panel
Meeting date: June 2018			
Core Strategy Selective Review Feedback from Submission Draft Consultation and resulting amends	Summary of consultation responses and changes arising	Robin Coghlan	Panel
Core Strategy Selective Review Submission to Secretary of State	Submission Draft CSSR policies and supporting submission material (report of consultation, Sustainability Appraisal and background documents)	Robin Coghlan	Panel
Meeting date: July 2018			
No meeting	SAP Examination		
Meeting date: August 2018			
No meeting	SAP Examination		
Meeting date: September 2018			
Neighbourhood Planning Update and Implementation Activities	Update on duty to support, made NPs, regulatory and NPPF changes and implementing made Plans. Addressing spatial distribution of plans in preparation. Need to invite Community Committees.	Ian Mackay	Panel

**DEVELOPMENT PLAN PANEL
DRAFT WORK PROGRAMME 2017/18**

ITEM	DESCRIPTION	Officer	Panel / workshop / informal feedback Completion date
Site Allocations Plan – Update	Update on SAP post hearing sessions	Martin Elliot	Panel
Viability	Panel Workshop	TBC	Workshop
Meeting date: October 2018			
Permission in Principle	Endorsement of approach to permission in principle for sites on the Brownfield Land Register	Caroline Harris	Panel
Local Plan Review	To discuss future Local Plan Reviews (including further Core Strategy thematic areas and Natural Resources and Waste Plan)	Paul Bingham Helen Miller	Panel
Meeting date: November 2018			
5 year supply update	5 year supply / SHLAA position update following appeal decisions and SAP Examination	Matthew Brook	Panel
CURRENTLY UNSCHEDULED ITEMS:			
Negotiated Stopping Sites for Gypsies & Travellers (July 2017 minute 7)	The number of occurrences of stopping on unauthorised sites 2016/17 and the start date for the 24 hour service to respond to negotiated stopping		Address in future AMR Reports