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**DEVELOPMENT PLAN PANEL**

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Meeting to be held in Civic Hall, Leeds, LS1 1UR on  
Tuesday, 19th March, 2019  
at 1.30 pm

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**MEMBERSHIP**

Councillors

P Gruen (Chair)	B Anderson	C Campbell	T Leadley
C Gruen	Andrew Carter		
R Lewis			
J McKenna			
M Shahzad			
F Venner			
N Walshaw			

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# A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></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><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b></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><b>RESOLVED</b> – 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><b>LATE ITEMS</b></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><b>DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS</b></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><b>APOLOGIES FOR ABSENCE</b></p>	
6			<p><b>MINUTES</b></p> <p>To agree the minutes of the meetings held on 18<sup>th</sup> December 2018 and 10<sup>th</sup> January 2019 as a correct record.</p>	1 - 6
7			<p><b>EXAMINATION OF THE LEEDS CORE STRATEGY SELECTIVE REVIEW</b></p> <p>To consider the report of the Director of City Development with an update on the Core Strategy Selective Review Examination Hearings and future work and dates toward adoption of the Plan.</p>	7 - 14
8			<p><b>LEEDS LOCAL DEVELOPMENT FRAMEWORK - AUTHORITY MONITORING REPORT (AMR)</b></p> <p>To consider the report of the Director of City Development on 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).</p>	15 - 30

Item No	Ward	Item Not Open		Page No
9			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note the date and time of the next meeting as 16<sup>th</sup> April 2019 at 13:30pm.</p> <p><b><u>Third Party Recording</u></b></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"> <li>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.</li> <li>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.</li> </ul>	

# Public Document Pack Agenda Item 6

## Development Plan Panel

Tuesday, 18th December, 2018

**PRESENT:** Councillor P Gruen in the Chair

Councillors B Anderson, C Campbell,  
C Gruen, T Leadley, R Lewis, J McKenna,  
M Shazad, R. Stephenson, F Venner and  
N Walshaw

### **41 Appeals Against Refusal of Inspection of Documents**

There were no appeals against refusal.

### **42 Exempt Information - Possible Exclusion of the Press and Public**

There was no exempt information.

### **43 Late Items**

There were no formal late items, however, Members were in receipt of supplementary information for item 7 – Site Allocations Plan Update. (Minute 48 refers)

### **44 Declaration of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests.

### **45 Apologies for Absence**

Apologies for absence were received from Tim Hill, Chief Planning Officer and Councillor A Carter. The Panel welcomed Councillor R Stephenson as substitute.

### **46 Minutes**

**RESOLVED-** That, subject to an amendment to minute No.38 to read “Minute 30 - ...the panel were informed that the *draft* main modifications had been submitted”, the minutes of the Development Plan Panel meeting held on 13<sup>th</sup> November 2018 be approved.

### **47 Matters Arising**

Minute 39 Councils’ current position on the 5 year land supply – A member sought clarity on the current position being 4.76 years as at the Tingley Station and Thorp Arch appeals, the position had been reported at 4.38 years in recent planning appeals. The Panel noted that the Council agreed to the 4.38 years with the appellants, in order to expedite the appeal in a timely fashion and consolidate the strengthened position of an above 4 year supply. Panel also noted that the Council’s evidence was as having a 4.76 year housing land supply and that scenarios around lower Core Strategy numbers were also put to the appeal Inspector.

### **48 Site Allocations Plan Update**

Further to minute 30 of the meeting held 16<sup>th</sup> October 2018, the report of the Chief Planning Officer provided the Panel with an update on the Site Allocations Plan’ position.

The Group Manager, Policy and Plans, presented the report and provided an update on the progress of the SAP process.

Members were in receipt of an additional document – a schedule of site deletions agreed with the Inspector, which the Inspector had requested the Council make public. The schedule was already available on the examination website - <https://www.leeds.gov.uk/planning/planning-policy/emerging-local-plan/site-allocations-plan/examination>

With regard to the schedule and in response to a Members query, it was agreed to re-issue the schedule to clarify which sites had been proposed for deletion and which sites were to be re-designated as per the Inspectors comments.

Additionally, it was noted that a check of the description of the site at Pool was required to ensure that it appeared either as Safeguarded Land or Green Belt as appropriate. Officers were requested to make the change to the schedule if necessary and advise Panel Members.

In response to a query, the Legal Adviser clarified that the full list of sites remaining in the SAP would be made available shortly by the Inspector and would be publicly available through the Executive Board process.

In response to Members' previous comments regarding their concern that the public may become confused between the two processes, officers reported the intention to publish a Local Plans Newsletter in 2019. The Newsletter would provide information on both the CSSR and SAP processes. Members requested that it also reference methodology changes, as well as clarify the changes between the SAP as submitted and the Inspectors' modifications.

In conclusion, the Chair commented on the impact of the lateness of the receipt of the Inspectors modifications on the planning appeals process. The Chair identified the possibility of a further DPP meeting prior to anticipated January Executive Board, but noted that subject to no major changes to the modifications; to ensure the Plan is progressed in a timely way, Member briefings would suffice until DPP participated in the consultation period.

#### RESOLVED-

- A. To note the contents of the report and comments made during the discussions.
- B. To note that the Inspectors' comments will be received in due course and requested that Panel Members will be updated in due course.
- C. To note the supplementary information provided at the meeting and request that the changes to the schedule providing clarity on the sites for deletion and the sites to be re-designated, are actioned.

#### **49 Technical Consultation on National Planning Policy & Guidance**

The report of the Chief Planning Officer updated the Panel on the proposed changes to national planning policy and guidance by the Ministry of Housing Communities (MHCLG) and the consultation response by Leeds City Council.

The Planning Strategy Team Leader, Policy and Plans presented the report and provided the Panel with an update on the changes to National Planning Policy and Guidance, and summarised Leeds City Councils' consultation response.

Officers confirmed that the Government had removed support for the 2016 housing projections and standard methodology published by the Office of National Statistics (ONS) in September 2018. Members welcomed this approach, and reiterated support for the Councils alternative approach through the use of the 2014 projections which produced a more realistic housing target.

In response to a Members query seeking clarity on the definition of the term 'deliverable', Members were informed that a range of evidence is pulled together to justify the deliverability of a site.

**RESOLVED-**

- A. To note the report and proposes changed to national policy and guidance
- B. To note Leeds City Council's consultation response

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## **Development Plan Panel**

**Thursday, 10th January, 2019**

**PRESENT:** Councillor P Gruen in the Chair

Councillors B Anderson, C Campbell,  
A Carter, C Gruen, T Leadley, R Lewis,  
J McKenna, M Shazad, F Venner and  
N Walshaw

### **51 Appeals Against Refusal of Inspection of Documents**

There were no appeals against refusal.

### **52 Exempt Information - Possible Exclusion of the Press and Public**

There was no exempt information.

### **53 Late Items**

There were no formal late items of business added to the agenda, however the Panel received two supplementary packs prior to the meeting in regards to item 6 – Site Allocations Plan Update. (Minute 56 refers)

### **54 Declaration of Disclosable Pecuniary Interests**

There were no declarations of disclosable pecuniary interests.

### **55 Apologies for Absence**

Apologies for absence were received from Tim Hill, Chief Planning Officer.

### **56 Site Allocations Plan Update**

Further to minute 48 of the meeting held 18th December 2018, the report of the Chief Planning Officer provided the Panel with an update on the Site Allocations Plan' position.

The Group Manager, Policy and Plans, introduced the report and summarised the overall scope of the SAP Inspectors' schedule of recommended potential Main Modifications, which would be subject to a 6 week consultation period.

Members noted the SAP would be considered by Executive Board on 14<sup>th</sup> January 2019 with a Recommendation to agree public consultation on the Main Modifications. Prior to the meeting, the Panel received supplementary information due to be considered at Executive Board on 14<sup>th</sup> January 2019, which included:

- Executive Board Report
- Appendix 1 - Further post hearing note from the Inspector;
- Appendix 2 - Inspectors' recommended potential Main Modifications;
- Appendix 3 - Sustainability Appraisal document;
- An updated version of 'Table 1', as detailed within Appendix 2 to the submitted report

Members discussed the following:

- The proposed review of the SAP which will be commenced with the intention of submission to the Inspector by 31<sup>st</sup> December 2021 following the adoption of the Core Strategy Selective Review.
- Noted the removal of phasing allowed focus on the suitability of sites, avoiding any delays to meeting Leeds' housing requirements and sought to reduce the overall release of Green Belt for development.

Members were informed that the Inspector requested Officers to review the Gypsy and Traveller policy, requiring the Council to allocate provision of private sites, to be reviewed before 2024, to plan for the need of Gypsies and Travellers. A Member requested that the Council and its Members' welcome further provision around Gypsy and Travellers' accommodation of private sites. Additionally, it was agreed to monitor the deliverability of sites and report back to DPP with an update, including a response from Leeds Gate.

In response to Members concerns, the Legal Adviser clarified that the Council facilitate the public consultation on behalf of the Inspector; representations will be dealt with directly by the Inspector. Representations with no relevance to the scope of Main Modifications are likely to be deemed not duly made.

Additionally, Members were informed that the Main Modifications relate solely to the soundness and legal compliance of the plan. In addition a schedule of additional modifications, which are consequential changes for clarity purposes, will be made available by the Council on its website. These are not subject to consultation but provide clarity.

The Chair reiterated the importance of convening Ward Member briefings, specifically upon completion of the SAP process. Panel Members expressed their gratitude to Officers and the Legal team for their hard work during the SAP process, highlighting the achievement that significant weight can be afforded to the provisions of the SAP when determining planning applications.

#### **RESOLVED-**

- A. To note the contents of the report and the supplementary documents and the comments made during the discussions on the progression of the SAP and;
- B. To recommend Executive Board approve that the Inspectors schedule of Main Modifications are subject to a 6 week public consultation period

#### **57 Date and Time of Next Meeting**

#### **RESOLVED-**

- A. To note the next meeting scheduled for 22<sup>nd</sup> January 2019 has been cancelled
- B. To note the date and time of the next meeting as Tuesday 19<sup>th</sup> February at 13:30pm

**Report of Director of City Development**

**Report to Development Plan Panel**

**Date: 19<sup>th</sup> March 2019**

**Subject: Examination of the Leeds Core Strategy Selective Review**

Are specific electoral wards affected? If yes, name(s) of ward(s): ALL	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Summary of main issues**

1. The Core Strategy Selective Review (CSSR) was submitted for independent examination in August 2018, with the Hearing sessions taking place over two weeks in February 2019. Claire Sherratt (DIP URP MRTPI) has been appointed as the planning inspector, who members may recall, is also one of the Inspectors, examining the Site Allocations Plan (SAP).
  
2. The Hearing sessions considered a range of procedural matters and Policy aspects. These include: the plan period, the housing requirement, housing distribution, sustainable housing design, electric vehicle charging, housing space standards, accessible housing, green space and affordable housing. Matters were led by the Inspector's questions. The examination was attended by representatives of the house building industry, community and neighbourhood groups and a number of elected members.
  
3. In summary, as set out in representations, the house building industry felt that the housing requirement should be increased and questioned the need for and viability of new and amended policies. Community representatives suggested that the housing requirement should be reduced and that policies should seek greater levels of public benefit. The Inspector has suggested a number of main modifications to the CSSR which she will consider before she formally recommends them necessary to make the Plan sound. The main modifications will be subject to a six week period of public consultation. The anticipated scope of the suggested main modifications, is to improve and clarify aspects of the proposed Policies, rather than changing the scope and intent

of the CSSR overall. It should be noted that the Inspector has committed to provide a list of suggested main modifications and / or further interim comments by 15 March 2019.

### **Recommendation**

4. Development Plan Panel is invited to comment on the issues raised in this report.

## **1. Purpose of this report**

- 1.1 The purpose of this report is to update Development Plan Panel on the CSSR Examination Hearings and future work and dates toward adoption of the Plan.

## **2. Background information**

- 2.1 Executive Board resolved to undertake a selective review of the Core Strategy in February 2017 (the Core Strategy Selective Review – CSSR). It agreed a targeted scope of the Review focussing on: updating the housing requirement for a revised plan period of 2017 – 2033, updating affordable housing and green space policies, introducing new policies on housing standards (size and accessibility) and updating the sustainable construction Policies EN1 and EN2 to reflect national advice. In addition to these matters the Council also reflected upon messages from Government on electric vehicle technologies and introduced a policy on electric vehicle charging as part of its Submission Draft Policies.
- 2.2 Since August 2017 reports on the CSSR have been presented to and considered at eight previous Development Plan Panel meetings. The meeting of June 2018 made recommendations to Executive Board regarding the submission of the CSSR for examination. At the October 2018 meeting, further consideration was given to the implications of new national policy and new household projections for the housing requirement.
- 2.3 The CSSR Hearing sessions took place over a two week period, 4<sup>th</sup> – 8<sup>th</sup> and 25<sup>th</sup> – 28<sup>th</sup> February 2019, with Claire Sherratt as the Planning Inspector.
- 2.4 The Hearings were attended by a number of representors (and observers) including the house building industry, community and neighbourhood groups and elected members. A team of Council officers supported the CSSR with help from external consultants on certain technical matters (in relations to details of the evidence base). It should be noted that the CSSR was submitted under the transitional arrangements of the revised NPPF in 2018. This means that the CSSR was examined for “soundness” against the 2012 NPPF.

## **3. Main issues**

- 3.1 The Inspector had regard to representations on the CSSR and set the agenda of particular questions for hearing sessions that addressed each of the policy areas proposed in the CSSR.

### Procedural Matters

- 3.2 This hearing session focussed on procedural matters in relation to the preparation of the Plan. This included: public consultation, duty to cooperate, sustainability appraisal and habitats regulation assessment.

### The Plan Period 2017 - 2033

- 3.3 The main focus of this session related to the relationship between the plan period and Policies for housing and employment. Consideration was also given

to Policy SP7 (housing distribution), with the Inspector suggesting a main modification to clarify that Policy SP7 is subject to the 2017-33 plan period.

#### The Housing Requirement Policy SP6

- 3.4 The session was divided into two parts, the first session concerned whether the housing requirement was too high, with the second session concerned whether the requirement was too low, with consideration given to the Strategic Housing Market Assessment (2017).
- 3.5 The second session heard from the housebuilding industry that a higher housing requirement was needed to support economic growth in Leeds and help deliver greater quantities of affordable housing. The inspector has asked for further information on the Planning Advisory Service approach to backlog and has suggested a main modification to ensure that changes in headship rates in Leeds can be monitored.

#### Housing Distribution – Policy SP7

- 3.6 Whilst the Council's position is that the proposed deletions to Policy SP7 are merely consequential to having a new housing requirement, a number of potential implications were discussed. An issue raised was whether the amount of housing delivered in the period 2012 – 17 should be accounted for. The Inspector has suggested a main modification to say that regard will be given to past delivery within HMCAs.

#### Climate Change Reduction - Policies EN1, EN2

- 3.7 National policy on the design of buildings to address climate change and sustainability issues changed after the CSSR was approved for submission. The revised NPPF 2018 no longer constrains local authorities from setting requirements above those of building regulations as the Written Ministerial Statement of March 2015 had done. Therefore, the proposed changes of the CSSR to the original EN1 and EN2 policies were now considered unnecessary by the Council. The Inspector has therefore suggested for a main modification for Policy EN1 to revert to the original wording.

#### Electric Vehicle Charging Infrastructure – Policy EN8

- 3.8 Some viability issues were raised, and whether the policy had been tested on the basis of charging points per dwelling or parking space. The Inspector has asked for a further clarification on viability in relation to this matter.

#### Affordable housing – Policy H5

- 3.9 This session considered if the proposed increases in targets for the city centre and inner areas from 5% to 7% were justified. Consideration was also given to whether the types of affordable housing sought in Leeds (reflecting particular evidence of need), are consistent with national planning guidance. Affordable housing in association with build-to-rent developments was also considered. For clarity, the Inspector has suggested modifications to clarify how the Council's definitions of affordable housing sit in relation to new definitions in the glossary of NPPF 2018 and to clarify that affordable build-to-rent dwellings can be administered by build-to-rent management companies at the Council's affordable benchmark rents.

Housing Standards (i) Nationally Described Space Standards – Policy H9

- 3.10 Discussion focussed on whether a need had been justified for requiring compliance with the Nationally Described Space Standards (NDSS), whether a transitional period is needed for applying the policy once adopted and whether exception departures from the standards may be appropriate, particularly concerning build-to-rent dwellings. The Inspector has suggested a main modification to strengthen the requirement by substituting the word “should” with something stronger.

Accessible Housing – Policy H10

- 3.11 Issues raised included the need for this policy and for it to apply to all sizes and types of housing. The Inspector has suggested a main modifications to improve clarity, regarding when wheelchair *accessible* as opposed to wheelchair *adaptable* dwellings are required and to clarify when and what local evidence of need may be demonstrated to justify departure from a pro-rata mix of sizes, types and tenures of accessible dwellings.

Green Space – Policy G4, G5 and G6

- 3.12 The debated focussed on the justification for the new requirements of Policy G4 on the basis of evidence of need, viability and deliverability. Arising from this the Inspector has suggested a main modification to clarify that one factor alone could be sufficient reason to require green space provision on-site.

Next Steps / Timetable

- 3.12 The Inspector is to provide a schedule of recommended main modifications and / or further interim comments by no later than 15<sup>th</sup> March 2019. The Council is currently preparing those suggested during the hearing sessions. Consideration is currently been given as to when the consultation on main modifications, once received, can be considered by Executive Board. Development Plan Panel members will be updated at the meeting.

**4. Corporate Considerations**

**4.1 Consultation and Engagement**

- 4.1.1 The consultation on the scope of the CSSR was carried out for 6 weeks from June until July 2017. Consultation on the proposed Submission Draft policies (“Publication Draft “stage) was undertaken from February to March 2018. Further consultation on the Inspector’s proposed main modifications will be necessary before the Inspector’s report can be issued, as to whether the Plan is sound.

**4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 Equality has been an integral part of the preparation of the CSSR. Due regard has been given to the equality characteristics and an equality screening has been prepared. Equality diversity, cohesion and integration has been an important part of the formulation of policies of the Core Strategy Selective Review. Equality Impact Assessment screenings have been undertaken at key

stages of the process to ensure that policies are embedded in equality considerations.

### **4.3 Council Policies and Best Council Plan**

4.3.1 The Best Council Plan (2018/19 – 2020/21) is relevant in terms of its priorities for Good Growth, Health & Wellbeing, Resilient Communities, Better Lives for People with Care & Support Needs and Low Carbon. The quantity of homes that Leeds plans for will have ramifications for economic growth, but also meeting needs of a growing population. The CSSR will also provide the ability to improve the range and quality of dwellings delivered to ensure the needs of particular groups such as the elderly are met, and that health and wellbeing of residents is improved. Proposed Policy H10 (Accessible Housing Standards) should be of particular benefit to households with mobility issues including the elderly. In terms of public health and wellbeing, there are important linkages between the proposed revised and new Policies set out in the CSSR and the Council's priorities. Improved Space and Access Standards, the provision of Affordable Housing (in meeting housing needs), together with the protection and provision of green space make an important contribution to local amenity and quality of life across the District.

### **4.4 Resources and Value for Money**

4.4.1 The cost of preparation of the CSSR will be met from existing budgets.

### **4.5 Legal Implications, Access to Information, and Call-In**

4.5.1 The preparation of the CSSR as a development plan document is in compliance with the provisions of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) Regulations 2012 (as amended).

4.5.2 As a development plan document the CSSR falls within the Council's budget and policy framework.

### **4.6 Risk Management**

4.6.1 The Risk to the Council of not having up to date Plans in place, exposes the District to speculative, potentially unsustainable development and a lack of certainty for investors. This is detrimental to communities and to the provision of co-ordinated and well planned infrastructure. In addition, with the Local Plan in place, the Council is better able to establish and defend a five year housing land supply position and to take a plan led approach to growth and investment, consistent with the requirements of national planning guidance.

## **5. Conclusions**

5.1 The close of the Hearing sessions highlights a key milestone in the preparation of the CSSR to adoption and the Plan is now at an advanced stage. At the Hearings a number of matters and issues were raised, leading to suggested main modifications by the Inspector. It is not considered however that these

suggested modifications change the overall focus, scope and intent of the Policies before the Inspector. However, the Council will need to await the final main modifications from the Inspector, for this to be confirmed.

6. **Recommendation**

- 6.1 Development Plan Panel is invited to comment on the issues raised in this report.

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Report author: Heather Suggate

Tel: 3787654

**Report of Director of City Development**

**Report to Development Plan Panel**

**Date: 19<sup>th</sup> March 2019**

**Subject: Leeds Local Development Framework – Authority Monitoring Report (AMR)**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): District-wide	Yes	<del>No</del>
Are there implications for equality and diversity and cohesion and integration?	Yes	<del>No</del>
Is the decision eligible for Call-In?	Yes	<del>No</del>
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<del>Yes</del>	No

**Summary of main issues**

1. This report is concerned with the 2017/18 Local Plan Authority Monitoring Report (AMR). Consistent with previous AMRs, a series of core areas have been monitored and an overall summary of Local Plan progress and policy delivery is provided. Where appropriate and available, more recent information (post 31 March 2018, has been provided).
2. The main headlines of the AMR for 2017/18 are:
  - Very significant progress has been, and is being made in relation to ‘plan making’, regarding the Aire Valley Leeds Area Action Plan, Site Allocations Plan, Core Strategy Selective Review, Neighbourhood Plans and Supplementary Planning Documents
  - Notwithstanding the previous impacts of recession, the City Centre continues to perform strongly as a focal point for growth in terms of housing, area based areas for growth (including the South Bank) and major transformational initiatives, including the Station Master Plan

- As a whole, growth continues to be experienced across the District, however generally development rates have slowed in comparison to 2016/17, though levels are largely above the average for the last 5 years.
- Progress with significant infrastructure projects e.g. approval of the strategic case for the Leeds Public Transport Investment Programme and subsequent engagement, consultation and scheme development and the opening of the Aire Valley Park and Ride (Temple Green). This is part of an overall strategy for the development of P&R in strategic locations across the District
- As a premier retail destination, the City Centre continues to perform strongly. However, it is important that efforts continue to be sustained to ensure its longer term vitality and viability, given the changes across the retail sector (including the growth of internet shopping), to ensure this position is maintained and where possible enhanced. A1 Retail delivery was mainly located out of the city centre to meet local needs
- Housing delivery shows signs of increase albeit that the year 2017/18 was a low year for completions
- 92,899sqm of new employment floorspace was delivered, similar to 2015/16 and 2016/17 and 44% more than the average for the last 5 years indicating a continuation of pick up in development activity since 2015/16
- An important thread across the Council's Local Plan, relates to environmental management and the need to secure cross cutting measures to adapt and mitigate against the consequences of climate change. For example, the Core Strategy Selective Review Policies have been revised to ensure their effectiveness in providing green spaces for amenity and recreation but also urban cooling. Diligence is also required in relation to managing flood risk with policies in place to secure sustainable urban drainage and to address any flooding issues via site requirements, where necessary in relation to sites allocated in the SAP.
- There was a continued reduction in CO<sup>2</sup> emissions, following the general downward trend over the last 11 years and increase in renewal energy capacity.

## **Recommendation**

3. Development Plan Panel is requested to note the contents of this report 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 The reporting period for this AMR covers 1 April 2017 – 31 March 2018 for planning policy issues. This reporting information has occasionally been supplemented by more recent information (post 31 March 2018) where appropriate, available and where this helps to amplify particular aspects of delivery.
- 1.3 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 update 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 websites. In addition, following changes to the National Planning Policy Framework (NPPF), it is now necessary for local authorities to review Development Plans every five years; consequently the AMR will have a key role in informing how and where Adopted Policies are being effective and where changes need to be made on the basis of implementation.
- 1.4 It is now 6 years since the Core Strategy was adopted in 2012 therefore the AMR can identify events and trends from the 2012 baseline. The Natural Resources and Waste Local Plan was adopted in January 2013.
- 1.5 Members are alerted to the fact that preparing an AMR is a resource intensive activity and at this stage, whilst an advanced draft document is available, it currently runs to over 90 pages and it is considered necessary for more work to be done to make the document more digestible to a wider audience. This paper captures the headline conclusions from the AMR.

## **2 Background information**

- 2.1 The Council's Monitoring Framework<sup>1</sup> is designed to measure the effectiveness of the Core Strategy and Natural Resources and Waste Plan policies. It consists of 45 indicators which cover the broad scope of the Core Strategy and allow comprehensive monitoring however it must be noted that the extent of monitoring will always be dependent upon the availability of resources.
- 2.2 This current AMR covers 1 April 2017 – 31 March 2018 for planning policy issues and also reflects on the past five to six 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 2017/18 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 2017/18 AMR are set out as follows:

### **Plan-making**

- 3.2 Plan-making performance is very good, with the adoption of the Aire Valley Leeds Area Action Plan and advancement of the Site Allocations Plan (SAP) and Core Strategy Selective Review (CSSR), alongside 6 Neighbourhood Plans made during the period (to bring the total to 13 in 2019). Whilst the timetable for the SAP has suffered from delay this has been brought about by the Council's commitment to release fewer sites from the Green Belt post-submission.
- 3.3 There has also been an advancement of Supplementary Planning Documents on topics such as Hot Food Takeaways, East Leeds Extension, South Bank Regeneration Framework.

### **City Centre**

- 3.4 Leeds City Centre performs a key economic, strategic and cultural role at the heart of the Metropolitan District and the Leeds City Region. The city centre is a focus for jobs, shopping, cultural experiences, education and housing with bars, restaurants, cafés and nightclubs as well as museums, galleries, cinemas and theatres and two University campuses with nearly 60,000 students. Most of the wider City Centre

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<sup>1</sup>

HMCA can be reached in less than 20 minutes' walk from City Station and is a highly sustainable focus for homes. Growth is planned throughout the area but with a focus on transformation to the south of the river where large scale development, open space provision and linkages are being planned for.

3.5 There are early encouraging signs of delivery south of the river with the following developments:

- Major plans progressed on-site to develop the country's largest sustainable low-carbon housing development (over 500 homes), the Leeds Climate Innovation District at Low Fold and Clarence Road, near Leeds Dock. This includes a new pedestrian footbridge which will improve connectivity between the South Bank and Cross Green, and the surrounding areas
- The commencement of the City Centre's first Build-to-Rent scheme at Sweet Street / Manor Road providing over 770 homes.
- The commencement of 250 homes and over 8,000 sq ft of commercial space at Mustard Wharf, next to Granary Wharf.
- Consultation on the South Bank Leeds Regeneration Framework Supplementary Planning Document and adoption of the Holbeck Neighbourhood Plan help shape future growth of the area
- Consultation on the Leeds Integrated Station Masterplan has been held with the aim to create a world class gateway for the City Region which integrates High Speed 2 (HS2), helps support the doubling of passenger numbers and act as a catalyst for 300,000sqm of commercial development and the regeneration of the South Bank
- In October 2017 City Plans Panel approved in principle an outline planning application by Vastint, the owners of the former Tetley Brewery site, to deliver 850 homes, 85,000 sqm offices, a hotel and the majority of a proposed 3.5ha new City Park for the South Bank.

3.6 Housing development elsewhere in the City Centre is on the right growth track, albeit that completions for the year remain low.

- Immediate pipeline housing developments in the City Centre currently total over 2,200 homes. This includes smaller schemes for over 750 homes starting on site within the monitoring period and providing completions of 294 homes.

3.7 Office development continues its strong recovery from the recession in the City Centre with new additional office floorspace totalling 28,000 sqm during 2017/18 and continuing the positive growth of the last two years.

- There were two major office refurbishment schemes which brought out-dated vacant office space back into use at Merrion House and Platform (City House)
- Total office lettings in the City Centre were above 93,000 sq m in 2017, this is a significant increase compared with previous years and indicates buoyancy in the market, with a continued focus on Wellington Street corridor with good links to the station

3.8 New retail took an inevitable dip after the strong recent years of delivery of major retail schemes at Trinity and Victoria Gate but prime shopping pitches in Leeds City Centre remain strong<sup>2</sup>.

- Shopping is the main reason for visits to the City Centre<sup>3</sup> and Leeds is successfully drawing regional day visitors with high satisfaction rates and 96% would recommend Leeds as a place to visit.
- Briggate and Trinity had minimal vacancies and new retailers were taking vacant space. More broadly, there were closures across the City Centre, however take up was relatively good.
- There are wider national concerns about the retail picture moving forward with significant national retailers such as Marks and Spencer, House of Fraser and Debenhams experiencing trading concerns and closing stores nationally. These closures are not affecting the City Centre.
- There is slightly less footfall in the City Centre this year compared to last – down 2%. This is likely as a result of wider national trends, which are firstly, pushing more retail trade online (with online spending in 2017/18 increasing by 15% nationally compared to 2016/17, according to ONS data) and secondly, overall national retail spend plateaued.

3.9 The vibrancy, character and cultural appeal of the City Centre is being enhanced by a range of events.

- Efforts to encourage a night time offer such as Leeds Light Night continue to bring additional footfall and spend and Leeds was awarded the Purple Flag Standard for a second year in January 2018 by the Association of Town and City Management in recognition for achieving “standards of excellence in managing the evening and night time economy”
- Leeds has been ranked as the fifth best performing city in the UK for attracting foreign direct investment (FDI), with 19 FDI projects locating in the city in 2017 – a 23% share of all projects locating in Yorkshire & Humber last year. Leeds is the 4th most popular conference destination in the UK despite not having a bespoke conferencing centre and Lonely Planet travel guides ranked Leeds

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<sup>2</sup> Colliers Midsummer Retail Report, 2018

<sup>3</sup> Visitor Profile Survey (Leeds 2023)

fifth on their list of the 10 best places to visit in Europe in 2017.

## **Housing**

- 3.10 Building the right homes in the right places of the right type and quality is a key objective of the Core Strategy and Aire Valley Plan. The District's housing delivery performance is nationally relatively strong, with Leeds being the second<sup>4</sup> highest delivering authority in England and the top performing Core City on average.
- During 2017/18 2,333 dwellings were completed. When measured against the Adopted Core Strategy target of 4,700 homes per annum this is clearly below target, however it is important to recognise that the advanced CSSR sets a new housing target of 3,247 homes per annum from 2017 based on up to date evidence.
  - This is still fewer homes than expected and points to a) a failure to build on the significant stocks of planning permissions that are in place across the District<sup>5</sup> and b) a net decrease in long term empty homes returning to use after many years of strong performance. The impacts of exceptionally bad and prolonged weather during Storm Eva during Quarter 3 would also have had a significant impact.
  - There are 9 planning permissions for every home built
  - Sites have an average build out rate of 45 units per annum (in comparison to 39 units per annum in 2016/17). This increase in build out is reflective of improved activity across all markets in Leeds but could be improved further and developers are encouraged to aim for higher build out on larger sites.
  - There are currently over 4,104 homes under construction on 124 sites, with clear signs that completions will exceed 3,500 homes in 2018/19. That is the highest level of construction activity the District has seen since 2008 and completions are showing signs of catching up with permissions.
- 3.11 In terms of distribution 76% of housing delivery was in the Main Urban Area, the City Centre and major settlements, taking advantage of existing infrastructure in the most sustainable brownfield locations.
- 5% of homes were in smaller settlements providing local opportunities. There was an increase in development in locations outside of the settlement hierarchy with 19% of homes being built in villages or rural locations. This reflects a number of permissions granted (including on appeal) for speculative developments in advance of the adoption of the SAP and will be more readily

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<sup>4</sup> Only Tower Hamlets has delivered more homes in the past 3, 4 and 5 years on average.

<sup>5</sup> There are currently over 21,500 homes with planning permission (including 17,000 with detailed permissions)

managed with an adopted plan in place

- The Inner Area delivered the most housing (610 units (27% of the total)) with the Outer South West (15%), North (14%) and the City Centre (13%). The Aire Valley delivered 346 homes and saw the commencement of the Skelton Gate development for 1,800 homes alongside new school and community infrastructure
- 371 homes were delivered via permitted development under the Government's schemes to make it easier to change officers to homes. This is down 26% from previous years
- 75% of all new housing development was on brownfield land
- New homes continued to exceed minimum densities in all parts of Leeds, except in rural areas where densities dropped below the minimum standard of 30 dwellings/hectare as a result of speculative smaller site releases being a focus for larger homes

3.12 The Council currently has a stock of 28,217 units which are assessed as being suitable, available and achievable for housing over the next 5 years. This provides a 5 year land supply of 4.79 against current CS targets. Upon Adoption of the SAP a further 5,487 homes can be added to total 33,704 units with a 5.5 year land supply. Upon Adoption of the CSSR this supply will be inflated to 9 years.

3.13 In terms of housing type and mix the year saw the continued dominance of flats and apartment building, though at a slightly lower level than 2016/17. It also saw a decrease in terrace and detached properties and a slight increase in semi-detached properties. 1-bed units formed 22% of completions, 2-bedroomed units represented the largest share of completions (30%), with 26% being 3-bedroomed properties and 22% being 4+ bedroomed properties. This is more in line with CS targets that in recent years but this mix does not always appear on all sites and there remains a need to understand what the local housing market needs are at planning application stage. 74 extra-care dwellings were specifically delivered for older people.

3.14 239 affordable housing units were completed in 2017/18, with 88 through Section 106 Agreements (off the back of market housing) and 115 through grant assisted schemes. This represents a fall in absolute numbers which is explained below.

- The fall in Section 106 delivery is brought about partly as a result of lower overall completions but also a lower proportion of those completions are eligible for affordable housing by being smaller than the threshold, permitted developments or purpose built student flats. Moreover, on larger market housing sites which have started, the affordable dwellings are often delivered last and won't be captured as completions until they are transferred to a provider.

- 3.15 The main method of delivering affordable housing is through the Affordable Homes Programme, funded by Homes England and delivered by Registered Providers (RPs). The AHP has delivered over 500 properties since 2015 and is due to produce a further 500 over the period to 2021, representing well over £100m investment into the city.
- 3.16 The council housing growth programme has delivered over 600 units so far. The next phase of the programme will focus on the delivery of 360 extra care units. The Council has also announced that it has a long term programme of 300 council houses per annum.
- 3.17 The decrease in delivery is not through lack of implementation of the affordable housing policy, with nearly 90% of all policy requirements being met over the last 4 years. It is therefore considered that 2017/18 is an anomalous year and the Council's efforts to secure more affordable dwellings and stimulate growth in housing overall will see numbers increase. The CSSR has increased the proportions of affordable housing sought in the inner area and city centre from 5% to 7% to stimulate more delivery and the review also recognises that of the 3,247 homes needed each year 1,230 of these should be affordable.

### **Employment**

- 3.18 After a few years of more limited employment development at the start of the plan period, activity has increased significantly and, in the case of office development, exceeded that anticipated in the CS. This is indicative of a strongly growing local economy across a number of economic/employment sectors. This employment development has been 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.
- Office development - the City Centre has been the main focus of office development in sustainable and highly accessible locations over recent years. This include prestige Grade A developments with excellent access to rail and bus services such as Wellington Place, Central Square and Sovereign Square. The first office building at the mixed use scheme at Kirkstall Forge development next to the new rail station was completed on 2017/18.
  - Industrial and Distribution - the Aire Valley regeneration area has been a key driver of growth particularly the Leeds Enterprise Zone sites designated in 2012. Development of the former wholesale markets and Thornes Farm sites is continuing and the early phases on the Logic development at Skelton Moor Farm are now completed. Council economic development / regeneration programmes have supported the provision of infrastructure including spine roads and a flood relief channel, which has enabled larger sites to be brought

forward. These have generated new jobs within the area.

- Employment Land Supply - at April 2018, there continues to be a sufficient supply of good quality sites in suitable locations to meet anticipated market demand / needs in the office sector. In the industrial / distribution sector, the pipeline of new sites identified in the advanced draft SAP, including land at Leeds Bradford Airport and at Capitol Park, Morley will add to the supply of employment land and help support strategic economic priorities. The overall supply of industrial / distribution land is considered to be sufficient to meet needs to the end of the current plan period to 2028.

3.19 The recent consultation on the Working Draft Environmental Statement for the HS2 scheme has confirmed that current employment land is likely to be lost to the scheme both during construction and permanently. This will particularly impact on delivery of two of the larger sites in the employment land portfolio, Temple Green (Gateway 45) in the Enterprise Zone and North Newhold in Garforth (see Indicator 17). The impact of the HS2 scheme on both the quantity and quality of employment land supply is an issue that will require further detailed consideration through plan-making.

### **Retail**

3.20 Retail delivery is often characterised by noticeable peaks and troughs and this year is a low year for development by comparison with previous years which saw the completion of Trinity and Victoria Gate. In total 15,798 sqm of retail floorspace was completed, with the majority being outside of the city centre<sup>6</sup>, which nevertheless remains significant.

3.21 These figures belie worrying trends that have emerged nationally in 2017/18 which have had, and are likely to continue to have negative implications at a Leeds level. The national and local footfall trends show a slowdown on the High Street, with internet-trade taking an ever-increasing share of the overall retail economy. The role of our High Streets and Local Centres will need to be addressed in future work. One such work stream is the Council's bid to the Future High Streets Fund.

### **Infrastructure**

3.22 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 and provides an overarching framework for other service providers' plans

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<sup>6</sup> New discount supermarkets at Armley, Guiseley and Wetherby

and programmes.

- 3.23 2017/18 saw considerable progress in the preparation of the Site Allocations Plan and due to the level of growth identified, infrastructure requirements were considered in the Infrastructure Background Paper (May 2017) which identifies infrastructure needs to match the housing growth identified, particularly in relation to transport and schools.
- 3.24 Infrastructure covers a wide range of facilities and services. Whilst there was a strong focus on planning for future growth requirements in 2017/18, the following highlights some key successes:
- Green space: over £2m was received in S106 contributions towards green space improvements and provision in 2017/18 of which £1.3m was spent, more than in any of the previous 5 years. The Council undertook 52 schemes, most of which delivered improvements to existing spaces.
  - The design brief for the City Centre Park was approved by Executive Board and in October 2017 City Plans Panel approved in principle an outline planning application by Vastint, the owners of the former Tetley Brewery site, to deliver 850 homes, 85,000 sqm offices, a hotel and the majority of the proposed City Park. This shows a continued commitment to the improvement of the quantity and quality of green spaces however the City's green spaces are still under pressure from development
  - Key transport schemes delivered during 2017/18 include Aire Valley Park and Ride (Temple Green) (opened June 2017) and M1 Jn 45 improvements (completed March 2018). In addition, the Council's strategic case for the Leeds Public Transport Investment Programme was approved in April 2017 and work has commenced on developing schemes, consultation and engagement.
  - Planning permission was granted for the East Leeds Orbital Route in December 2017 to support delivery of over 5,000 new homes and supporting community infrastructure of the East Leeds Extension.
- 3.25 CIL receipts increased to £4.1m and has been allocated to funding the improvement and delivery of school places throughout Leeds.

### **Transport and Accessibility**

- 3.26 Development continued to be delivered in sustainable locations in relation to access to public transport, with 92% of new housing within a 30 minute journey to key local services and 90% of all non-residential developments within 400m of a bus stop.

3.27 Figures for journeys into the City Centre are very similar to previous years albeit with a 4% reduction in overall trips. The split between mode of transport remains similar to previous years with over 55% of trips by car compared to 45% by sustainable modes. There is a continued need to encourage more sustainable modes of transport. Initiatives such as the Leeds Public Transport Investment Programme will help to promote sustainable practices and reduce environmental impacts through its aims 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.

### **Environment**

3.28 Overall, policies and measures to protect the environment of Leeds and promote sustainable practices have tended to perform well. There was little change in the condition of the city's SSSIs, and over 14,000 trees were planted by the Council. No planning applications were approved with outstanding objections from the Environment Agency, which indicates consultation procedures are working well. Phase 1 of Leeds Flood Alleviation Scheme (FAS) was completed in October 2017 with the installation of moveable weirs, the removal of the Knostrop Cut to merge the river and canal and the installation of flood defences along the River Aire, the Hol Beck and at Woodlesford.

3.29 There was a continued reduction in CO<sup>2</sup> emissions, following the general downward trend over the last 11 years. A further fall in emissions resulted in an overall reduction of 1.73 million tonnes since 2005. Nevertheless, three of the six Air Quality Management Areas (AQMA) recorded annual mean nitrogen dioxide concentrations exceeding the objective of 40µg/m<sup>3</sup> contained in the UK AQ Regulations (Ebor Gardens, The Normans and Pool in Wharfedale) which highlights the continued need to reduce emissions in these areas. The other three AQMAs recorded annual averages well below the annual mean objective (Caspar Apartments, The Tilburys and Chapel Hill, Morley.) The Council's Clean Air Strategy postdates these results and should make a difference to monitoring in future years.

3.30 The capacity of renewable energy facilities with planning consent increased to exceed the target of 75MW and was nearly 17MW more than in 2016/17. Further planning applications for grid-connected renewable energy development are expected between now and 2021 therefore it is likely the target will be further exceeded. However the actual installed capacity was somewhat lower mainly due to the Energy Recovery Facility at Skelton Grange Road (26MW) not being operational during the monitoring year.

- 3.31 The District Heating Network project continued to progress successfully with the awarding of two contracts in mid-2017 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. The Council also 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 and invested a further £15m to connect over 1,900 council flats to provide an 'anchor load'.
- 3.32 After 4 years of increasing waste generation, 2017/18 saw a drop of nearly 9,000 tonnes in household waste and nearly 11,000 tonnes in municipal waste. The detailed results are again somewhat varied, however the amount of waste sent for energy recovery continued to rise due to an increase in household waste (183,500 tonnes). The amount of waste sent to landfill significantly fell from 34,771 tonnes to 10,744 tonnes due to a change in contractor with much higher landfill diversion. This shows an encouraging trend of reduced waste generation and an increased use of more sustainable methods of dealing with it.

## **4. Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The AMR is not subject to formal public consultation and engagement, as it is reporting tool. The figures in the AMR 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 and is not required. This is because it is felt that AMR is a reporting back mechanism and by itself, does not have an impact on community groups and is for information only. Instead, the AMR 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 Best Council Plan, supported by the Inclusive Growth and Health & Wellbeing Strategies, 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 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. The report is 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**

- 5.1.1 This reports summarises the sixth AMR which charts progress of the Core Strategy during 2017/18. The AMR reports on the thematic policies of the Core Strategy and the main headlines for 2017/18 are characterised by continued by sustained recovery following the 2008 recession.

### **6 Recommendation**

- 6.1 Development Plan Panel is requested to note the contents of this report 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.



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