
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.