



Report of the Director of City Development

Development Plan Panel

Date: 7th December 2010

Subject: Leeds Local Development Framework : Annual Monitoring Report 2010

Electoral Wards Affected:

All



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

1. This report is concerned with this year's Local Development Framework (LDF) Annual Monitoring Report (AMR), with a recommendation for Development Plan Panel to refer the report to 15th December Executive Board for approval (to submit to the Secretary of State for the 31 December 2010 deadline).
2. Following the introduction of the Local Development Framework, consistent with the regulations, the City Council has prepared a LDF Annual Monitoring Report. Incorporated as Appendix 1 to this covering report, the 2010 report has been prepared. Consistent with previous AMRs, a series of core areas have been monitored. In addition, the AMR records a summary of progress against the Local Development Scheme, identifies a number of areas where monitoring work continues to be established and also areas of further work where the LDF evidence base is to be developed.

1.0 Purpose of this report

- 1.1 Monitoring of the LDF is a statutory requirement under Section 35, Planning and Compulsory Purchase Act 2004. Each year an Annual Monitoring Report (AMR) has to be submitted to the Secretary of State (Communities and Local Government). Attached to this covering report is a copy of the 2010 submission for Members' consideration (Appendix 1).
- 1.2 Following the General Election in May 2010, the coalition government has introduced a number of changes to the Planning System. At this stage it is still a requirement for Local Planning Authorities to prepare AMRs as set out in the Planning Legislation.

2.0 Background information

- 2.1 The purpose of AMRs is to report on both the performance of specific planning policies and a summary of progress against milestones set out for the preparation of Local Development Documents identified as part of the Local Development Scheme (LDS). Following this, Government advice promotes the need for local authorities to review planning policies through the LDF process where appropriate. Within this context (and with regard to the LDS), where adjustments are necessary to update, delete or inject Local Development Documents as part of the overall programme, these need to be incorporated into future updates for submission to the Secretary of State.
- 2.2 Within the context of the LDF Regulations and Government Guidance, the reporting period for this AMR covers the period 1 April 2009 – 31 March 2010 for planning policy issues and the progress update on the Local Development Scheme is the position at December 2010.

3.0 Main issues

- 3.1 The 2010 LDF AMR is the sixth of an annual series of reports as required within the Development Plan System. Over the past years, the Core Output Indicators, as required by Communities and Local Government (CLG) have formed the basis for much of the monitoring document. As the LDF progresses and new statutory documents are adopted, their policies will be framed in such a way to monitor performance. However the Core Output Indicators provide a comprehensive coverage of key issues affecting the Leeds District.
- 3.2 Progression on the Local Development Framework is outlined through the Local Development Statement (LDS). The LDS highlights that much work was undertaken on various LDF documents, including the Core Strategy, the Resources and Waste Development Plan Document, the Aire Valley Leeds AAP as well the West Leeds Gateway Supplementary Planning Document.
- 3.3 The Planning System has been subject to a number of sweeping changes in recent months, with the Regional Spatial Strategy seemingly having been abolished in July 2010. A recent High Court ruling overturned the abolition, although the Coalition Government continues to stress that they are working to remove regional structures.
- 3.4 The constant change to the planning system puts added pressure on ensuring the completion and adoption of the Core Strategy. The Core Strategy is now required to set out a range of targets and requirements that were once devised at the regional level but provides an opportunity to develop policy approaches within the context of

the evidence base at a Leeds level. Significant work is therefore underway (including the Strategic Housing Market Assessment, Retail & Town Centres Study & Employment Land Review Update) to develop these new requirements, taking into account need, demand, capacity and ability to deliver. As the 2010/11 monitoring year progresses, new legislation and further guidance on the preparation of Development Plans is anticipated. This will help provide further direction to the development of the Core Strategy.

- 3.5 Following on from the 2008/09 monitoring year, where housing delivery was at an all time high, housing completions dropped significantly. In 2009/10, 2238 net units were completed, a decrease of close to 1600 units from the previous year. Sustained low levels of housing starts indicate that the 2010/11 monitoring year has the potential to deliver even fewer housing units than 2009/10.
- 3.6 The drop in housing delivery was anticipated in AMR2009. AMR2009 identified a five year supply of housing at approximately 14, 792 units gross. This was subsequently revised to 14, 773 (13, 523 units net). An update to the Five Year Supply is ongoing and will be published in AMR 2010. Housing land supply remains a contentious issue in the District and a number of housing applications on allocated housing sites are at appeal where housing supply is one of the issues being examined.
- 3.7 The downward trend of completions in employment floorspace has continued again this year, registering the lowest level of space completed (42170 sqm) and the lowest land-take (6.65 ha) since AMR reporting began in 2003. Industrial & warehousing completions have moved slightly against this trend, with this year's outturn showing almost an 11% increase over 2008/09. As a result, industrial schemes show a rise in their share of completed floorspace – up to 30% from 18% last year. In contrast, office completions have fallen away to just over 29000 sqm in the year, three quarters of which is accounted for by 4 city centre schemes.
- 3.8 Starts were also significantly lower this year, at 10230 sqm on 3.4 ha across all sectors. This will impact on the level of completions for the 2010/11 year. It is anticipated that only two office schemes will complete in the city centre in 2010: Indigo Blu and the refurbishment of South Parade LS1. Two moderately sized industrial schemes at Jack Lane Hunslet and Thorp Arch Estate near Wetherby are progressing. It appears from the data that the employment sectors have not yet reached the bottom of the development cycle.
- 3.9 In the retailing sector most developments in 2009/10 comprised small extensions to existing units or new units within existing centres, such as Northside Retail Park in Meanwood. Towards the close of the AMR year, work began to build new foodstores in Harehills in Meanwood. However the majority of this development replaces existing food store units. Both the Trinity and Eastgate retail schemes (in Leeds City Centre), are making progress despite the current market downturn.
- 3.10 Overall waste arising continues to decrease (09/10 showing the largest year on year decline in reporting years). The management methods of recycling and composting continue the trend of increasing their total percentage share of Leeds' waste management type. This has contributed to the continued decline in the total amount of waste sent to landfill. Following a significant dip in the last reporting year, incineration has returned to levels seen in the reporting year 06-07. This can be explained by a change in contractor over the last 18months and a subsequent return to incineration following a brief period of sending rejected green bin waste to landfill.

3.11 Following a review of national planning guidance in 2008 (Planning Policy Statement 12: Local Spatial Planning), greater emphasis has been placed upon the production of LDF Core Strategies and the preparation of Infrastructure Delivery Plans to support them. These changes subsequently prompted a review of the overall LDF programme in Leeds, with priorities focusing on the preparation of the Core Strategy, Natural Resources & Waste DPD and Aire Valley Area Action Plan. In complementing this work a series of Supplementary Planning Documents have also been progressed, including the West Leeds Gateway and community led (supported by the City Council) design guides. A summary of progress against the Local Development Scheme priorities is included in the AMR.

4.0 Implications for council policy and governance

4.1 There are no implications for Council policy and governance.

5.0 Legal and resource implications

5.1 The preparation of the LDF Annual Monitoring Report is a statutory requirement of the Development Planning system. There are no legal implications stemming from this year's AMR provided it is submitted to the Secretary of State (Communities and Local Government) by 31st December 2010.

5.2 As LDF work progresses, the AMR will present an executive summary of the monitoring carried out on LDF policies. The AMR is an integral part of the new LDF process and is intended to bring to the Council's attention monitoring information that may indicate that certain planning policies may need revision, as well as providing assurance that implementation of other policies is 'on track'.

5.3 A key dimension of the LDF work programme is the need to establish and maintain the detailed evidence base to support policy development, implementation and monitoring requirements. Given current resource constraints, this remains a challenge for a city the size and complexity of Leeds. On going review is therefore necessary to ensure that the evidence based requirements are proportionate and focused in delivering strategic and policy requirements and can be delivered within the context of available resources.

6.0 Conclusions

6.1 This report provided an overview of the 2010 LDF AMR with the detailed report included as Appendix 1.

7.0 Recommendations

7.1 Development Plan Panel is recommended to:

- i) Recommended to Executive Board that the Leeds Local Development Framework Annual Monitoring Report 2010 is approved for submission to the Secretary of State pursuant to Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Background documents

Leeds LDF Annual Monitoring Report (2009) and the Local Development Scheme (April 2010)

APPENDIX 1

Leeds Local Development Framework Annual Monitoring Report 2010

To follow