

LEEDS LOCAL PLAN

AUTHORITY MONITORING REPORT

1st April 2018 to 31st March 2019

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The Authority Monitoring Report (AMR)

As outlined the Localism Act 2011, the subsequent Local Planning Regulations 2012 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 to assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved. It also enables the Council 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 which can be viewed at

<https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/local-development-scheme>.

This document looks at April 2018 – March 2019 however some more recent information is given in places on the progress of development plan documents. The key documents are set out below:

Development Plan Documents

Adopted Development Plan Documents

Table 1: Adopted Plans	
Title	Adoption Date
Unitary Development Plan Review https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/unitary-development-plan	July 2006
Core Strategy https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/core-strategy-introduction	November 2014
Natural Resources and Waste Local Plan https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/natural-resources-and-waste-local-plan	January 2013
Aire Valley Leeds Area Action Plan https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/aire-valley-area-action-plan	November 2017
Policies Map https://www.leeds.gov.uk/planning/planning-policy/policies-maps	

Table 2: Made Neighbourhood Plans	
Title	Date Made
Clifford	March 2017
Collingham	June 2017
Bardsey-cum-Rigton	November 2017
Barwick in Elmet and Scholes	November 2017
Boston Spa	November 2017
Thorp Arch	January 2018
Linton	March 2018
Holbeck	April 2018
Alwoodley	July 2018
Walton	October 2018
Bramham cum Oglethorpe	March 2019
Kippax	March 2019
Scarcroft	March 2019

Further information on progress of all neighbourhood plans within Leeds can be found at <https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning>.

Development Plan Documents in production

Table 3: Documents in Production			
Title	Stage at March 2019	Anticipated stage in LDS (March 2018)	Expected Adoption
Site Allocations Plan https://www.leeds.gov.uk/planning/planning-policy/emerging-local-plan/site-allocations-plan	Consultation on proposed main modifications following hearing sessions (closed 4 th March 2019.)	Adopted	Late 2018
Core Strategy Selective Review https://www.leeds.gov.uk/planning/planning-policy/emerging-local-plan/core-strategy-selective-review	At examination. Examination hearing held February 2019	Adopted	Winter 2018
Neighbourhood Plans https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning	See link	Dependent on qualifying body	Various

Updates to Policies Map https://www.leeds.gov.uk/planning/planning-policy/policies-maps	In progress	In progress. Update to take into account the above documents.	N/A. Ongoing updates as required.
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Other Local Development Documents (not part of the Statutory Development Plan)

Supplementary Planning Documents

Supplementary Planning Documents (SPD's) are part of the Local Plan and carry weight when the Council makes decisions on planning applications. SPDs build and expand on existing policies in DPDs. A list of adopted SPDs can be found on the Council's web-site <https://www.leeds.gov.uk/planning/planning-policy/supplementary-planning-documents-and-guidance/adopted-supplementary-planning-documents>.

The Local Development Scheme 2018 states that the following SPDs are in preparation:

Table 4: SPD's in Preparation			
SPS	Details	Stage stated in LDS March 2018	Current Stage
Hot Food Takeaways	sets out exclusion zone around secondary schools for Hot Food Takeaways	pending adoption in April 2018	Adopted April 2019
East Leeds Extension	guides development of over 5,000 new homes in three quadrants	pending adoption in April 2018	Adopted August 2018
South Bank Regeneration Framework	guides development of specific City Centre southern gateway which includes the location of the High Speed 2 station	pending adoption Spring 2018	Adopted July 2018
Leeds Bradford International Airport	guides implementation of the employment hub and other uses at the airport.	due for drafting during Summer 2018	Awaiting outcome of Site Allocations Plan Inquiry before commencing.

Additional SPDs in preparation			
Tall Buildings (update)	to provide advice on the location and design of tall buildings across Leeds.		Drafting revisions in preparation for consultation later in 2019

Highways SPD (including a wider review of S106 contributions to highway schemes)	will supersede a number of existing highways related SPD's. Provides guidance on the sustainable, high quality design of highways.		Drafting
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Monitoring Indicators

The indicators used in this AMR are set out in the Monitoring Framework November 2013 Update which relate to policies primarily within the Core Strategy but also those in the Natural Resources and Waste Local Plan and the Aire Valley Leeds Area Action Plan.

Many of the indicators 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 however the 2016/17 AMR recorded increased development and growth. 2018/19 has seen a continued general slowing in this growth in many areas.

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. The city centre is a focus for jobs, shopping, cultural experiences, education and housing with over 250 bars, restaurants, cafés and nightclubs as well as museums, galleries, cinemas and theatres and two University campuses with roughly 58,000 students. Most of the City Centre Housing Market Characteristic Area (HMCA) can be reached in less than 20 minutes' walk from City Station. The City Centre is also a focus for development, in particular office, retail, housing and supporting services. Growth has occurred and further expansion is beginning to be delivered, including to the south of the river where large scale development, open space provision and linkages are coming to fruition and in the pipeline.

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

Relevant Core Strategy Policies:

Policy SP3 Role of Leeds City Centre
Policy CC2 City Centre South

Historically, the retail/commercial core has been focussed in the northern half of the City Centre, with most key retail, residential and office developments located north of the River Aire. In 2018/19 this continued to be the case for residential, A2, A4 and D2 uses however a larger proportion of new offices (13%) and the first new A3 restaurants/cafes were located south of the river as Table 5 illustrates. Following the fundamental shift in the location of new A1 retail development in 2017/18 to entirely south of the river, no new retail development was delivered across the City Centre in 2018/19.

Table 5: Amount of Development North and South of the River Aire 2018/19

Type of development	Total Amount (2017/18)	Total Amount (2018/19)	Amount to the North (2018/19)	Amount to the South (2018/19)
Office	27,832 sqm	5,792 sqm	5,022 sqm	770 sqm
Residential	294 units	272 units	272 units	0
A1 Retail	500 sqm	0	0	0
A2 Financial & Professional	30 sqm	108 sqm	108 sqm	0
A3 Restaurants & Cafes	2,151 sqm	5,212 sqm	5,012 sqm	200 sqm
A4 Drinking Establishments	593 sqm	268 sqm	268 sqm	0
D2 Assembly & Leisure	542 sqm	1,585 sqm	1,585 sqm	0

Offices

There is currently over 900,000 sqm of office floorspace in the City Centre. Table 6 shows that 5,800 sqm of new additional office floorspace was completed in the city centre during 2018/19. This was 79% lower than the previous year's total (27,800 sqm). Generally caution should be taken comparing one year's office completions with the next as there are only a few schemes completed in any one year so delivery in any one particular year can be very variable and influenced by the completion of one or two larger schemes. There is no indication that this lower trend will continue into the future as a number of major office schemes, such as Wellington Place and the Channel 4 headquarters in the Majestic Building are under construction and will be completed in the next two to three years.

Analysing five year trends can be a useful way of smoothing out the data to reveal the longer term trends in development activity. Table 6 also shows the level of office completions in the city centre in the last five years (2014-19) was 5% higher than the five years up to 2017/18.

Table 6: Net Additional Office Floorspace in the City Centre (sqm)						
Location	One year trend			Five year trend		
	2018-19 (sqm)	2017-18 (sqm)	Change (%)	2014-19	2013-18	Change %
City centre	5,800	27,800	-79%	109,800	104,300	+5%
City centre (north of river)	5,000	24,800	-80%	101,900	96,000	+6%
City centre (south of river)	770	3,000	-74%	7,800	8,300	-6%
% of total development south of river	13%	11%		7%	8%	

5,000 sqm of additional office floorspace was delivered in the north of the city centre during 2018/19, a decrease of 80% compared to 2017/18. 87% of office development in the City Centre was on sites north of the River Aire (89% in 2017/18). Details of the completed schemes are set out below:

Table 7: Completed office schemes 2018/19 – North of River Aire	
Location	Floorspace (sqm)
Land At Lodge Street, Fenton Street And Back Ibbetson Place (Nexus), LS2 3ED	4,489
6 - 7 Park Row, Leeds, LS1 1GS	533

One office development of 770 sqm was completed on a site south of the River Aire in the city centre. This was down 74% from the completions of 3,000 sqm in 2017/18. Details of the scheme are set out below:

Table 8: Completed office schemes 2018/19 – South of River Aire	
Location	Floorspace (sqm)
The Small Mill, Chadwick Street, Hunslet, LS10 1LJ	770

City centre office completions & Core Strategy requirements

The Core Strategy sets out target to accommodate 655,000 sqm of new office development in the City Centre for the plan period between 2012 and 2028. Allowing for a margin of choice of sites of five years supply, this represents an annual expected delivery target of 31,000 sqm. Table 9 indicates the level of delivery of new office floorspace against the Core Strategy target. In 2018/19 delivery was well below the target and over the plan period as a whole delivery has been 51% of that which was planned for. This is due in part to very low levels of construction early in the plan period however, as the economy has begun to recover from recession, the average level of new floorspace completed in the last 5 years has been higher at 70% of the planned level.

Table 9: Net Additional Office Floorspace in the City Centre (sqm) compared to Core Strategy requirements				
	Total	Annual average	% of planned floorspace	Performance Indicator
Expected delivery target (2012-28)	495,000	31,000		
Completed floorspace - 2018/19	5,800	5,800	19%	
Completed floorspace - last 5 years (2014-19)	108,800	21,760	70%	
Completed floorspace – Current Core Strategy plan period (2012-19)	111,000	15,860	51%	

Office Lettings

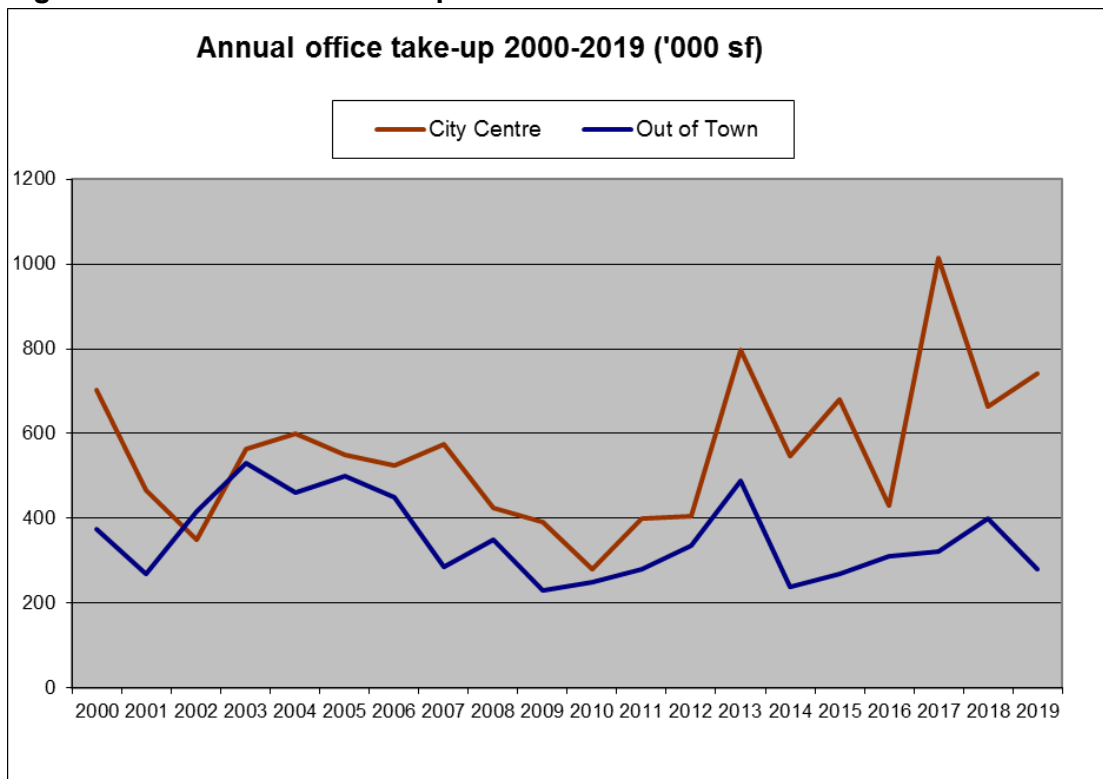
Office lettings in the city centre reached a peak with over 1 million sq ft let in 2017. 2018 saw a drop in city centre lettings though a slight increase in out of town lettings. The total office lettings for the last 5 years is set out in Table 10 below.

Table 10: Office Lettings		
Year	City Centre (sq ft)	Out of town (sq ft)
2014	545,426	236,719

Table 10: Office Lettings		
2015	680,105	268,041
2016	430,014	312,086
2017	1,014,615	322,943
Quarter	City Centre (sq ft)	Out of town (sq ft)
1Q 2018	191,861	83,830
2Q 2018	145,329	167,962
3Q 2018	191,464	86,119
4Q 2018	134,579	61,673
TOTAL	663,233	399,582
1Q 2019	222,318	70,928

The chart below shows the variation in office take up and the increase in lettings in the city centre.

Figure 1: Annual Office Take-Up



The following offices (over 10,000 sq ft) were let in 2018/19, with 2 lettings over 50,000 sq ft.

Table 11: Office lettings (over 10,000 sq ft) in the City Centre: 2018/19		
Accommodation (sq ft)	Let to	Date
Central Square (71,288)	Link Asset Services	Mar 19
Sovereign Square (20,701)	WYG	Mar 19
Central Park (12,891)	RH Smith & Sons	Mar 19
Quayside House, Granary Wharf (12,791)	Unite	Mar 19
Broadgate (12,558)	Hays	Mar 19
Gateway East (10,981)	Opera North	Mar 19
Chadwick Street (24,376)	N/A	Dec 18
St Pauls House (11,160)	Orega	Dec 18
2 Park Lane (10,500)	ICS Media Group	Dec 18
1 Wellington Place (11,292)	Equifax	Nov 18
3 Wellington Place (60,000)	HMRC	Sep 18
3 Wellington Place (13,000)	Mazars	Aug 18
6 Queen Street (12,194)	Murray Harcourt	Aug 18
Apsley House (12,642)	Infinity Works	Jul 18
3 Wellington Place (20,402)	Investec	Jun 18
Pinnacle (10,142)	Regus	Jun 18
5 Wellington Place (25,938)	MOJ	May 18
1 Park Row (19,838)	Gilbanks	Apr 18

Homes

The number of units delivered in the City Centre in 2018/19 fell again from 411 in 2016/17 to 294 in 2017/18 to 272 in 2018/19. 272 units was 8% of all completions in 2018/19. The City Centre HMCA fell to the fourth highest delivering HMCA behind Inner, Outer West and North.

Table 12: Additional Homes in the City Centre 2018/19		
	Target to 2028	Delivered 2018/19
Homes	10,200 dwellings	272

The following sites contributed 10+ units in 2018/19:

Table 13: Sites in the City Centre that contributed 10+ units 2018/19		
Application reference number	Site	Units
16/02175/FU	67 - 83 Cookridge Street, Leeds, LS2 3AW	96
14/01008/FU	Jayco 88, 2 Skinner Lane, Leeds	81
14/07404/DPD	53 The Calls	17
14/07273/FU	Burley House, 12 Clarendon Road, Woodhouse	17

Retail

The Prime Shopping Quarter contains a high concentration of shops, is a focus for jobs and serves a catchment area of 3.2million people. 2016/17 saw an unprecedented amount of A1 retail development in Leeds with the opening of the Victoria Gate/John Lewis development (29,500 sqm) in the City Centre. 2017/18 saw a drop to only 500sqm of A1 retail delivered in the City Centre and over 96% of new retail floorspace being located outside the City Centre. In 2018/19 there were no new A1 Retail developments within the City Centre with all new retail floorspace being delivered outside the City Centre as the out of town retail and leisure markets continued to expand. Nevertheless, the amount of new A3 Restaurants and Cafes floorspace more than doubled in the City Centre.

Table 14: Retail & Leisure Developments 2018/19			
Use	Within City Centre (sqm) 2017/18	Within City Centre (sqm)	Outside City Centre (sqm)
A1 Retail	500	0	8,040
A2 Financial & Professional	30	108	323
A3 Restaurants & Cafes	2,151	5,212	2,591
A4 Drinking Establishments	593	268	546
A5 Hot Food Takeaway	0	0	651
D2 Assembly & Leisure	542	1,585	9,145
Total	3,816	7,173	21,296

**It must be noted that there is a roughly 3 month delay on receiving completions data from business rates therefore some 2018/19 completions will come through in 2019/20 and not be included in the 2018/19 figures.*

The Colliers Midsummer Retail Report 2019 states that “after an unprecedented year of turmoil, the UK retail sector and the property market that it supports is having to reinvent itself” to remain relevant and viable with thousands of square feet of shopping space having to be “repurposed”. Yorkshire/Humberside/North East have suffered with a number of high-profile

retailers entering administration which has resulted in a series of closures e.g. Debenhams, House of Fraser and BHS, and resulting gaps on High Streets and shopping centres. However there are retailers looking for specific requirements. Matalan is soon opening their first city centre units on the Headrow and The Ivy has opened in the Victoria Quarter.

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. This rise continued to a peak in 2016 which coincided with the opening of Victoria Gate. 2017 saw a fall in footfall overall whilst 2018 saw an increase by more than 430,000 steps.

Table 15: Footfall in the City Centre*			
Footfall Data Breakdown	2018	2017	2016
Total footfall for year	49,068,624	48,638,509	49,959,927

**Footfall figures are collected over a calendar year, rather than the financial year.*

Online spending continued to be a significant part of overall retail sales. In April 2018, 17.2% of the total retail sales nationally were online, this peaked in November 2018 at 21.6% and by March 2019 it was 18.9% of total sales.

South of the River - South Bank Proposals

Leeds City Council has ambitious plans for growth across the city including the expansion of Leeds city centre to effectively double its size and economic impact. Key to this is the regeneration of South Bank Leeds where 253 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 and open space which will create more than 35,000 local jobs and include the proposed HS2 integrated station.

The South Bank Leeds Regeneration Framework Supplementary Planning Document (SPD), which provides principles and guidance for future development and growth of South Bank, including the remodelling of Leeds Station, was adopted as part of the Leeds Development Plan in July 2018 following extensive public consultation. It sets out the vision to create a well-connected, mixed use neighbourhood with new public spaces, good public transport and a world-class train station at its heart. Much development already has planning permission and some is currently under construction or even completed. The area is becoming a focus for digital and creative industries and a new education hub including the Leeds College of Building, has over 10,000 students attending.

Progress has also been made on the Sovereign Square footbridge, Meadow Lane and the first and second phases of the City Park, in particular in relation to agreeing detailed terms with Vastint for the sustainable operation and maintenance of the park to 'green flag' standards and achieving the next steps to deliver new development at Meadow Lane. It is envisaged that the Park will open in 2023.

The Leeds Integrated Station Masterplan shows how Leeds Station could be remodelled to become a world-class gateway and transport interchange featuring high-speed rail for the city and the wider Leeds City Region. In October 2018, the Council's Executive Board noted the progress made on the HS2 Growth Strategy and gave approval for the Council and partners to submit the Station Masterplan Strategic Outline Business Case (SOBC) to the Department for Transport and the Ministry of Housing, Communities and Local Government.

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

Relevant Core Strategy Policies

Policy SP2 Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
Policy SP3 Role of Leeds City Centre
Policy CC1 City Centre Development
Policy CC2 City Centre South
Policy P8 Sequential and Impact Assessments for Town Centre Uses
Policy P9 Community Facilities and Other Services

The Core Strategy aims to improve the vibrancy, character and cultural appeal of the city centre and 2018/19 saw a number of successes along with national and international recognition. Leeds has an array of independent and well-known retail firms and boasts four major theatres and over 16 museums and galleries. Indeed, Leeds City Museum won Kids In Museums "Family Friendly Museum of the Year" Award in October 2018.

Following the decision in 2017 that the United Kingdom couldn't participate in the European Capital of Culture, the Council's agreed to continue with the intentions of the bid and work in partnership with existing support organisations to develop a transformational, five year cultural investment programme which would culminate in a high profile international arts festival in 2023. This will

- showcase the cultural heritage and creativity of Leeds,
- deliver exciting events and projects,
- highlight Leeds as a thriving and successful city capable of delivering its own cultural showpiece,
- celebrate and transform the city's identity locally, nationally and internationally, and
- create a lasting legacy of economic and social impact.

2018 saw the establishment of the Leeds 2023 Trust to oversee the delivery of the £35 million programme for Leeds 2023. New international artistic partnerships were forged and various local communities were involved in drawing up a programme which will showcase and celebrate the different cultures of the city. The unique, successful coalition of cultural organisations, business, communities, educational institutions and political representatives under a shared commitment to transformational cultural development was particularly recognised when Leeds 2023 won the prestigious EUROCITIES award for cooperation in November 2018. The judges recognised the inclusive, cooperative ambition to transform the

city's cultural landscape and economy using culture, work with the most deprived areas and strengthened international connections at its heart.

2018 also saw the announcement by Channel 4 that it was moving its headquarters and 300 staff to Leeds. It will take offices in the refurbished Majestic building near the railway station.

The second Leeds International Festival took place with more than 50 events and 44 speakers and an overall audience of 20,000. It showcased a wide range of creative culture from music to fashion to art. The festival is funded by the Leeds Business Improvement District (LeedsBID) which won the Downtown Achievement Award for Excellence in the Events and Programming category at the Annual Conference and Tradeshow in Texas in October 2018. The awards recognise high achievement in innovation, representation and sustainability and the Events and Programming category focus on those programmes and events that improved the image and vitality of city centres.

An infographic highlighting key economic impacts of visitors to Leeds is in Appendix 1.

Leeds was awarded the Purple Flag Standard for a third consecutive year in January 2019 by the Association of Town and City Management in recognition for achieving "standards of excellence in managing the evening and night time economy (ENTE)." This award signifies Leeds offers an entertaining, diverse, safe and enjoyable night out. Initiatives include a dedicated Street Support Team, Leeds Evening Ambassadors (introduced September 2017) who provide help and advice to visitors and close partnership support with groups such as Leeds Street Angels and the Angels of Freedom that work closely with the LGBT+ community.

2018/19 saw the City Centre's appeal and vibrancy continue. Exciting progress was made particularly in the cultural and artistic aspects of the city which resulted in national and international recognition for, amongst other things, innovation, inclusion and ambition. The city centre has continued to be a destination for visitors with economic success.

Summary

2018/19 has seen a continued reduction in overall development within the City Centre. No A1 retail developments were delivered though the first new A3 restaurants/cafes were located south of the river. The Colliers Midsummer Retail Report 2019 referred to "...an unprecedented year of turmoil" in the UK retail sector with a number of high-profile retailers entering administration which has resulted in a series of store closures. However there have been some new stores e.g. Matalan will soon open on the Headrow and The Ivy has opened in the Victoria Quarter. Office lettings in the City Centre fell after the 2017 peak though outside the City Centre rose slightly. Footfall increased slightly despite continued popularity of on line shopping.

Office completions fell with only 3 schemes completing in the year, one of which was located south of the river. Housing delivery in the City Centre fell again in 2018/19 from 411 in 2016/17 to 294 in 2017/18 to 272 in 2018/19 and the City Centre HMCA fell to the fourth highest delivering HMCA behind Inner, Outer West and North.

Overall the amount of new development fell in 2018/19 however it is often characterised by peaks and troughs and reliance on a few large schemes which don't happen on an annual basis. There is inevitably a time lag between the granting of planning permission and completion on site which is influenced by complex factors beyond the

control of planning policy and the City Council. 2018/19 has certainly been challenging for the retail sector nationally and signs of this have been seen in Leeds City Centre. Nevertheless, progress has been made on a number of projects e.g. Leeds Station/HS2, and there has been new development, including south of the River Aire, especially within the South Bank area.

The City Centre remained a popular destination for a range of visitors and some key facilities and events were recognised through winning national and international awards. Significant progress was made on the Leeds 2023 project with the establishment of the Leeds 2023 Trust and extensive, inclusive cooperation between a range of organisations and individuals. The initiatives to manage the evening and night time economy in the City Centre were recognised for a third year with the securing of the Purple Flag Standard again.

Housing

This section sets out progress against housing development indicators over 2018/19 and compares this against performance in recent years and against the level of development set out in the Core Strategy.

Supply of Housing

The housing requirement from Leeds since 2017/18 is set out in the Core Strategy (as amended) as summarised below.

Period	Start of period	End of period	Total housing required
Plan period	1st April 2017	31st March 2033	51,952
Year		Net annual requirement	
2017/18 – 2032/33		3,247	

Overall completions for Leeds during the Core Strategy period

The overall completions for Leeds during the Core Strategy period are set out below. In 2018/19, 3,430 new homes were completed by new and converted units with a further 94 units delivered by care home schemes at a ratio of 2:1 together with a demolition of 3 homes for non-residential use. In total, the net performance against local planning targets is 3,521. The amended Core Strategy (adopted 11 September 2019) includes a lower requirement of 3,247 dwellings per annum (51,952 in total) with a base date of 1 April 2017 so this year represents the first year since 2007/08 that a plan target has been exceeded (by 274 units). The Core Strategy Selective Review was adopted after the scope of this AMR, therefore if the previous target set out in the Core Strategy 2014 of 4,700 units per annum had been applied, there would have been an under delivery of 1,179 units in 2018/19.

Year	Core Strategy Policy SP6	Type			Losses*	Total	Under/Over delivery
		New and net converted units	Empty homes	Older persons housing (C2)			
2012/13	3,660	1,650	149	29	27	1,801	-1,859
2013/14	3,660	2,235	880	86	6	3,195	-465
2014/15	3,660	2,076	215	32	97	2,226	-1,434
2015/16	3,660	2,516	755	67	42	3,296	-364
2016/17	3,660	2,878	437	45	54	3,306	-354
2017/18	3,247	2,289	-18	68	6	2,333	-914

Table 17: Overall completions

Year	Core Strategy Policy SP6	Type			Losses*	Total	Under/Over delivery
		New and net converted units	Empty homes	Older persons housing (C2)			
2018/19	3,247	3,430	0	94	3	3,521	274

*Losses include demolitions and units lost in the process of new development

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

Relevant Core Strategy Policies

Policy SP3 Role of Leeds City Centre
 Policy SP6 The Housing Requirement and Allocation of Housing Land
 Policy SP7 Distribution of Housing Land and Allocations
 Policy SP10 Green Belt
 Policy CC2 City Centre South
 Policy H1 Managed Release of Sites
 Policy H2 New Housing Development on Non Allocated Sites
 Policy H3 Density of Residential Development
 Policy H4 Housing Mix
 Policy H8 Housing for Independent Living

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 2018/19 is set out below:

Table 18: Net additional dwellings by location within the Settlement Hierarchy (2018/19)

Location	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Main Urban Area	2,102	3	2,099	73%
City Centre	434	0	434	15%
Major Settlements	294	0	294	10%
Garforth	25	0	25	1%
Guiseley/Yeadon/Rawdon	39	0	39	1%
Morley	87	0	87	3%
Otley	53	0	53	2%
Rothwell	4	0	4	0%

Table 18: Net additional dwellings by location within the Settlement Hierarchy (2018/19)

Wetherby	86	0	86	3%
Smaller Settlements	92	0	92	3%
Villages/Rural/Outside Hierarchy	602	0	602	21%
Total	3,524	3	3,521	100%

In 2018/19, the majority of housing delivery was in the Main Urban Area, the City Centre and major settlements, in line with Core Strategy Policies SP1 and SP7. Nevertheless, the distribution has changed slightly with a small reduction in proportion of housing development in these key locations and smaller settlements and a slight increase in the proportion outside the hierarchy. This means development in the Main Urban Area, the City Centre, major settlements and smaller settlements was below the targets in Policy SP7 whereas development in villages/rural areas/outside the hierarchy (21%) was considerably higher than the 2% target and slightly higher than the 19% delivered in the previous year.

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

Relevant Core Strategy Policies

Policy SP6 The Housing Requirement and Allocation of Housing Land
 Policy SP7 Distribution of Housing Land and Allocations
 Policy SP10 Green Belt
 Policy H1 Managed Release of Sites

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 19: Net additional dwellings by Housing Market Characteristic Area (exc. empty homes) 2018/19

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%)	62	0	62	2%
City Centre	10,200 (16%)	272	0	272	8%
East Leeds	1,400 (17%)	222	0	222	6%
Inner Area	10,000 (15%)	1,274	3	1,271	36%
North Leeds	6,000 (9%)	520	0	520	15%

Outer North East	5,000 (8%)	268	0	268	8%
Outer North West	2,000 (3%)	65	0	65	2%
Outer South	2,600 (4%)	61	0	61	2%
Outer South East	4,600 (7%)	139	0	139	4%
Outer South West	7,200 (11%)	266	0	266	8%
Outer West	4,700 (7%)	375	0	375	11%
Total	66,000 (100%)	3,524	3	3,521	100%

Delivery over 2018/19 has broadly been in line with the indicative target splits set out in Core Strategy Policy SP7 however it is acknowledged that yearly delivery will fluctuate due to various factors such as market forces. Delivery was particularly different to the targets in East Leeds (target of 17%, delivery of 6%) and Inner (target 15%, delivery 36%).

Inner Area HMCA accommodated more new housing than any other in 2018/19 and actually saw an increase from 27% in 2017/18 to 36% of the total delivered. Outer West overtook the City Centre to deliver the second highest amount of development and the City Centre fell to fourth behind North. The lowest delivery was in Outer North West, Outer South and Aireborough all delivering 2%.

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

Relevant Core Strategy Policies

Policy SP6 The Housing Requirement and Allocation of Housing Land
 Policy SP7 Distribution of Housing Land and Allocations
 Policy SP10 Green Belt
 Policy H1 Managed Release of Sites

Relevant Aire Valley Leeds Area Action Plan Policies

Policy AVL6: Identified Housing Sites in Aire Valley Leeds
 Policy AVL7: Housing and Mixed Use Allocations in Aire Valley Leeds

The Aire Valley Leeds Area Action Plan (AVLAAP) was adopted at Council on 8th November 2017. The boundary of the AVLAAP includes 1,300 hectares of land to the south east of the city centre along the river corridor from close to Leeds railway station to beyond Junction 45 of the M1 motorway (including all or parts of the following areas: South Bank, East Bank, Richmond Hill, Cross Green, Leeds Enterprise Zone, Stourton and Hunslet). The AVLAAP is a development plan document and forms part of the statutory development plan and is given full weight in planning decisions.

Table 20: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary

Site	13/14	14/15	15/16	16/17	17/18	18/19	Total
Land On St Hildas Crescent	21	0	0	0	0	5	26

Table 20: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary

Site	13/14	14/15	15/16	16/17	17/18	18/19	Total
East Street Mills, East Street	0	0	7	0	147	0	154
Boyd's Mill, East Street	0	0	0	9	1	0	10
Land At Yarn Street, Hunslet	53	56	29	0	0	0	138
Long Closed Lane, Richmond Hill	0	0	0	8	0	0	8
Hunslet Mill, Goodman Street	0	0	0	0	0	81	81
Richmond Medical Centre, Upper Accommodation Road	0	0	0	0	0	67	67
Land Off Asket Drive (South), Seacroft	0	0	0	0	0	2	2
Windfall	4	4	3	0	4	0	15
AVLAAP Total	78	60	39	17	152	155	501

The Aire Valley Leeds Area Action Plan was adopted in November 2017 and provides a clear strategy and policy framework to stimulate and guide development in the area. Housing delivery in the AVAAP area was lower in the early years of the plan period due to the transitional period of market improvement, however, a significant increase in additional dwellings started in 2017/18 and continued in 2018/19, mainly due to the East Street Mills and Hunslet Mills developments. All development was located on brownfield land.

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. Table 21 below sets out the number of units created over the last 6 years. In 2018/19, all units were delivered through the conversion of office space to residential.

Table 21: Additional units delivered under Permitted Development

Year	Number of schemes	Number of Units
2013/14	8	106
2014/15	15	61
2015/16	14	437
2016/17	17	502
2017/18	9	371
2018/19	2	146

Outstanding Housing Capacity

At 31 March 2019, 24,896 units had planning permission with a further 11,022 units available to gain planning permission on allocated land including nearly 5,000 remaining on allocations in the Aire Valley. Of the 24,896 units, 20,211 had detailed planning permission.

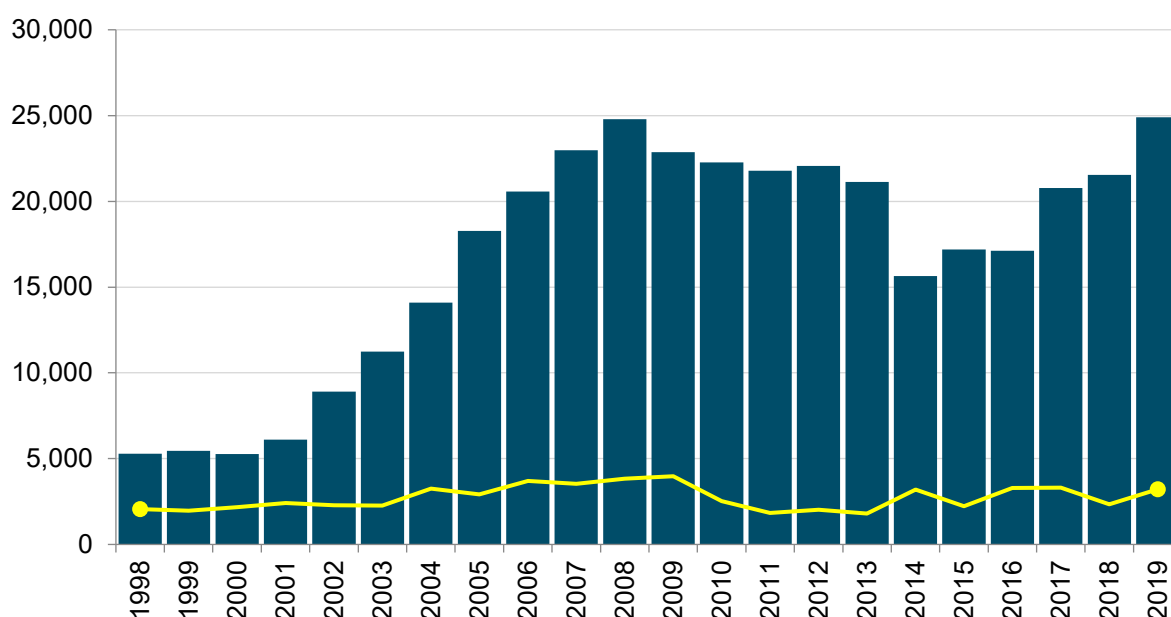
Considering that 4,997 units were under construction, this leaves 15,214 units with detailed planning permission that had not yet started.

Site	Planning Permission			Development Status		Previous Use		Total
	None	Outline	Detailed	Under con	Not yet started	B'field	G'field	
City Centre	0	242	4,411	785	3,868	4,653	0	4,653
Rest of MUA	0	2,642	8,125	1,479	9,288	8,733	2,034	10,767
Outside MUA	0	711	2,078	742	2,047	809	1,980	2,789
Total	0	3,595	14,614	3,006	15,203	14,195	4,014	18,209

H3-1	300	215	2,109	951	1,673	2,383	241	2,624
H3-2	300	16	497	187	626	49	764	813
H3-3	5,558	9	510	66	6,011	9	6,068	6,077
AVLAAP	4,864	850	2,481	787	7,408	6,094	2,101	8,195
Total	11,022	1,090	5,597	1,991	15,718	8,535	9,174	17,709

Total land	11,022	4,685	20,211	4,997	30,921	22,730	13,188	35,918
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Figure 2: Stocks of planning permissions and completions 1998-2019



The decrease in the overall stock of planning permissions between 2013 and 2014 reflected a number of adjustments in the Leeds housing market including 43 proposals with an overall

capacity of just over 3,250 dwellings that expired during 2013/14. The expired permissions, largely in the city centre, remained part of the Leeds housing land supply and have now re-emerged as new proposals in the rising market.

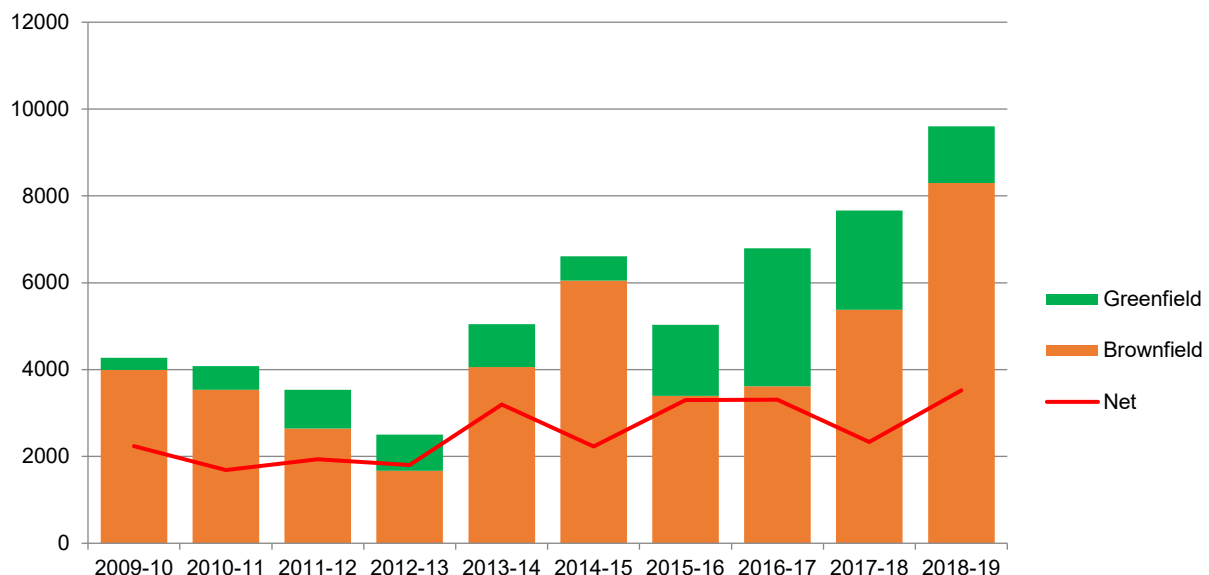
There has been a large amount of units with planning permissions in the land supply for the last five years. For a decade until March 2001, stocks of permissions were within a range of between 5,300 and 6,300 dwellings. Then there was a seven year period of expansion, reaching a peak of 24,800 dwellings in March 2008. After three years of decline, the stock increased to 22,061 in 2011/12 but dropped to 15,643 in March 2014 increasing to 21,534 in 2018 and now 24,896 – the greatest stock of planning permissions in over a decade.

The chart also includes house building completion figures and shows that although these had increased since 2001, the rate of increase in delivery has not kept pace with the growth in supply. The stock of permissions has grown around 400% since 2001, whereas completions only grew to 165% the 2001 level. The ratio of permissions to completions has expanded from 3:1 or less in the 1990s to approximately 6:1 in 2008 and now stands at 8:1 in 2019.

Brownfield/greenfield split

Core Strategy Policy SP1 establishes the principle of prioritising development on previously developed land which reflects national policy and regeneration priorities. The chart below shows the split of planning permissions between brownfield and greenfield sites and that greenfield approvals fell in 2017/18 after a record year in 2016/17 though the number remained relatively high compared to numbers in 2014/15 and earlier.

Figure 3: Planning permissions approved on brownfield and greenfield sites against completions since 2009/10



The increase in development on green field land reflects a shift in national policy which, whilst still promoting brownfield first, seeks more flexibility, choice and competition in housing land market to boost delivery which inevitably results in an increased focus on greenfield sites. This was reflected in the Core Strategy and the subsequent Site Allocations Plan as well as the Council’s revised interim policy which released over 1,400 homes on UDP Protected Areas

of Search between 2013 and 2016. 2018/19 was a record year for new permissions granted on brown and greenfield sites in the post-recession market. The total stock of houses with full permission now rests at 30,351 units with 20,211 outstanding across 386 sites.

Trends of a recovering house building sector continued with a record level of planning approvals in three consecutive years in 2016/17, 2017/18 and again in 2018/19 with 9,603 units approved on non-windfall sites in the last year. The completion of new build and converted dwellings in 2018/19 was 3,430 new homes at the end-of-year. Performance in 2018/19 has shown a significant uplift on last year (from 2,333 in 2017/18). A further 94 units have been delivered by care home schemes at a ratio of 2:1 together with a demolition of 3 homes for non-residential use. In total, the net performance against local planning targets is 3,521. The replacement CSSR (adopted 11 September 2019) includes a lower requirement of 3,247 dwellings per annum (51,952 in total) with a base date of 1 April 2017 so, 2018/19 represents the first year since 2007/08 that the plan target has been exceeded. New starts were recorded on 5,193 new plots across 101 sites in 2018/19. As at 1 April 2019, there are some 4,997 units under construction.

The Government's Local Housing Need requirement for Leeds was an average of 2,628 per annum, which was the benchmark of the Housing Delivery Test in 2018 under the transitional arrangements. Leeds passed the test with 96% delivery against the Government's targets for the previous three year period (2015/16, 16/17 & 17/18). Delivery in 2018/19 will see performance for the 2019 Housing Delivery Test at around 110% for the relevant period.

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

Relevant Core Strategy Policies

Policy SP4 Regeneration Priority Programme Areas,
Policy SP5 Aire Valley Leeds Urban Eco-Settlement)
Policy SP6 The Housing Requirement and Allocation of Housing Land
Policy SP7 Distribution of Housing Land and Allocations
Policy SP10 Green Belt
Policy H1 Managed Release of Sites
Policy H2 New Housing Development on Non Allocated Sites
Policy H6 Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversion
Policy H8 Housing for Independent Living

Whilst 2017/18 saw a drop in the amount of housing delivered on PDL to the lowest level since 2013/14, it was still well above the target of 65%. This shows there was continued success in reusing sites and delivering in the inner area and city centre where brownfield opportunities are greatest and the activities of the Council tend to be focussed. However it also reflects the shift in national and local policy and a greater acceptance of development on greenfield sites to boost delivery.

The Council has granted more planning permissions for housing over the past five years than at any time. The number of homes approved are well above the City's housing requirement figures. In 2018/19, 9,603 new homes were approved through planning permissions, which is

a record level for the city. Of these, over 75% are on previously developed land. Approvals have been granted for over 43,241 new homes since 2012, well in excess of the target for the same period.

Table 23: Approvals by land type

Year	Brownfield	Greenfield	Total	% Brownfield
2012-13	1,672	830	2,502	67%
2013-14	4,057	991	5,048	80%
2014-15	6,052	556	6,608	92%
2015-16	3,395	1,633	5,028	68%
2016-17	3,615	3,177	6,792	53%
2017-18	5,377	2,283	7,660	70%
2018-19	8,300	1,303	9,603	86%
Total	32,468	10,773	43,241	75%

Table 24: New and converted housing units on Previously Developed Land (exc. empty homes)

Period	Gross dwellings	Number PDL	% PDL	Target	Indicator
2008/09	3,976	3,787	95%	65%	
2009/10	2,519	2,341	93%	65%	
2010/11	1,839	1,682	91%	65%	
2011/12	2,032	1,931	85%	65%	
2012/13	1,650	1,439	87%	65%	
2013/14	2,235	1,669	75%	65%	
2014/15	2,076	1,649	79%	65%	
2015/16	2,516	1,954	78%	65%	
2016/17	2,878	2,399	83%	65%	
2017/18	2,289	1,727	75%	65%	
2018/19	3,430	2,741	80%	65%	
Last 5 years	13,189	10,470	79%	65%	

Table 25: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)

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
	2017/18	89	0	89
	2018/19	62	0	62
TOTAL		818	7	825
City Centre	2012/13	298	0	298
	2013/14	171	0	171

Table 25: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)

	2014/15	199	2	201
	2015/16	194	0	194
	2016/17	411	0	411
	2017/18	289	5	294
	2018/19	272	0	272
TOTAL		1,834	7	1,841
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
	2017/18	14	34	48
	2018/19	221	1	222
TOTAL		727	507	1,234
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
	2017/18	588	28	616
	2018/19	1,113	67	1,180
TOTAL		4,120	389	4,509
North Leeds	2012/13	126	7	133
	2013/14	210	2	212
	2014/15	207	10	217
	2015/16	407	6	413
	2016/17	262	31	293
	2017/18	264	45	309
	2018/19	458	62	520
TOTAL		1,934	163	2,097
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
	2017/18	71	46	117
	2018/19	83	185	268
TOTAL		437	482	919
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
	2017/18	84	2	86

Table 25: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)

	2018/19	61	4	65
TOTAL		440	61	501
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
	2017/18	10	104	114
	2018/19	5	56	61
TOTAL		101	339	440
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
	2017/18	71	24	95
	2018/19	74	65	139
TOTAL		484	351	835
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
	2017/18	125	224	349
	2018/19	67	199	266
TOTAL		1,080	1,008	2,088
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
	2017/18	122	50	172
	2018/19	294	81	375
TOTAL		1,569	216	1,785
ALL HMCAs		13,544	3,530	17,074

Not surprisingly the split between brownfield and greenfield varied greatly across the HMCAs which was inevitably influenced by the availability of suitable green and brownfield land. In all HMCAs except Outer North East and Outer South, more units were delivered on brownfield land over the last 7 years than green field.

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

Relevant Core Strategy Policies:

Policy SP6 The Housing Requirement and Allocation of Housing Land
 Policy SP7 Distribution of Housing Land and Allocations
 Policy SP10 Green Belt
 Policy H1 Managed Release of Sites
 Policy H2 New Housing Development on Non Allocated Sites

The SHLAA 2019 Update shows 23,622 units in the short term identified supply across 326 sites, as set out in Table 26 below. The overwhelming majority are on sites currently under construction or with detailed planning permission, though a further 2,115 have outline permission which means some 83% (19,570 units) are either under construction or have planning permission. The 4,052 dwellings yet to obtain planning permission at 1 April 2019 are on allocated sites determined to be deliverable by the Inspectors of the Aire Valley Leeds Area Action Plan and Site Allocations Plan. In addition, there are a further 79 sites with an expired planning permission that are removed from the short-term picture but could accommodate 3,068 units which are able to come forward at any point.

Table 26: Five year housing land supply by status

Type	Sites	19/20 to 23/24
Under construction	82	4,960
Planning permission (Detailed)	159	12,495
Planning permission (Outline)	27	2,115
Adopted Allocated Site (AVLAAP)	6	1,102
Adopted Allocated Site (SAP)	52	2,950
Total	326	23,622

With the inclusion of windfall at 500 per annum (adopted Core Strategy), with the discount of demolitions the overall supply is a minimum 7.2 years:

Table 27: Total Five Year Requirement 1st April 2019 to 31st March 2024	17,719
Annual Requirement	3,544
Identified Supply	23,622
Windfall	2,500
Demolitions	-750
Total Supply	25,372
Five Year Supply	7.2

The Council has undertaken an NPPF compliant update to the SHLAA reflective of realistic build out rates, the capacity of the industry to run a maximum number of outlets, reflections on previously disputed sites and the discount of sites subject to expired planning permissions with no current planning activity. The update accurately reflects the submissions made through the HBF consultation and on-going dialogue with landowners, agents and developers.

The Council can now demonstrate a five year housing land supply within the context of the strengthening market and continued housing growth initiatives. The adoption of the Site Allocations Plan has boosted the supply through the release of sites attractive to the market which, together with the Core Strategy Selective Review lowering the housing land supply requirement for Leeds, sets the current level of supply as at least 7.2 years.

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

Relevant Core Strategy Policies:

Policy SP6 The Housing Requirement and Allocation of Housing Land
Policy SP7 Distribution of Housing Land and Allocations

In 2018/19, gross housing completions increased to 3,430 units, 89% of which was new build and 11% was conversions. 88% of development was on site identified in the SHLAA whilst 12% was on sites under the SHLAA threshold.

Classification of site	2017/18		2018/19	
	Completions	FYS category	Completions	FYS category
New build	1,752	All sites	3,065	All sites
Conversions	537	All sites	385	All sites
Total	2,289		3,430	
SHLAA sites	1,827	Identified sites	3,418	Identified sites
Sites under SHLAA threshold	462	Windfall	412	Windfall
Total	2,289		3,430	
Windfall % of total	17%		12%	

Indicator 8: Density of new housing sites

Relevant Core Strategy Policies:

Policy H1 Managed Release of Sites
Policy H3 Density of Residential Development

The Core Strategy sets minimum densities in Policy H3 to encourage sustainable housing development and more efficient use of land in order to avoid more greenfield land being

developed than is necessary. In 2018/19 new development 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 would be expected, densities continued to be highest in the city centre where they exceeded the minimum standards considerably with the predominance of apartment block development. High density development in particularly the city centre, main urban area and major settlements helps to achieve the effective and efficient use of land throughout Leeds.

Table 29: Housing densities				
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
2015/16	318.3	79.8	59.6	17.5
2016/17	393.4	90.5	56.9	45.6
2017/18	358	94	78.2	20.2
2018/19	473.3	103.6	81.1	23.3
Average	365.03	86.65	71.19	27.42
Policy H3 minimum (dwellings/hectare)	65	40	35	30
Indicator				

However, there has been growing concern that the internal space of new dwellings is getting smaller with implications for accessibility, sustainability and quality of life including health. The Core Strategy (as amended) seeks to improve the quality of housing provided in Leeds to create a healthy and sustainable living environment for current and future generations. It proposes a new policy - Policy H9 – which will reflect the Nationally Described Space Standards (NDSS) of 2015 and set out internal space requirements for new dwellings (the Gross Internal (floor) Area at a defined level of occupancy, floor areas and dimensions for key parts of the home).

Housing Type and Mix

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

<p>Relevant Core Strategy Policies:</p> <p>Policy SP3 Role of Leeds City Centre</p> <p>Policy H4 Housing Mix</p> <p>Policy H6 Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversion</p> <p>Policy H8 Housing for Independent Living</p>
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Table 30: Net housing (new and converted units) delivered each year by housing type and number of bedrooms

Year	Flats and maisonettes	Housing units (includes bungalows)			Total	
		Terrace	Semi Detached	Detached		
2018/19	1,813	633	527	457	3,430	
%	53%	18%	15%	13%	100%	
Type		1 bed	2 bed	3 bed	4+ bed	Total
Flats/Maisonettes		1,037	449	25	302	1,813
Houses/Bungalows		4	141	737	735	1,617
Total		1,041	590	762	1,037	3,430
%		30.3%	17.2%	22.2%	30.2%	100.0%

Table 31: Completions by housing type

Year	Flats and maisonettes	Housing units (includes bungalows)			Total
		Terrace	Semi Detached	Detached	
2013-14	841	398	429	561	2,229
2014-15	668	437	426	448	1,979
2015-16	1,119	682	311	362	2,474
2016-17	1,397	725	311	445	2,878
2017-18	1,050	502	326	411	2,289
2018-19	1,813	633	527	457	3,430
TOTAL	6,888	3,377	2,330	2,684	15,279
Average	1,148	563	388	447	2,547

Following a resurgence of the city centre, 2018/19 has seen the continued dominance of flats and apartment building, even greater than in previous years. Whilst the actual numbers of housing units increased, the proportion that were terrace and detached units fell.

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. As Table 30 illustrates, in 2018/19, 1 bedroomed units represented the largest share of completions (30.3%) nevertheless, over a quarter (30.2%) of all completions were 4+ bedroomed properties and 3 bedroomed were just less than a quarter (22.2%). These figures do not reflect the target splits set out in Table 4 in the Core Strategy which are highest for 2 and 3 bedroomed properties. Nevertheless, Table 32 shows that if housing schemes **approved** during 2018/19 are considered, the proportion of 4+ beds is closer to the 10% target at 18% of the approved stock. The increase of 2 beds to 28% is also closer to the target however this is still some way off the target of 50%. This shows that the target splits are being sought and achieved however it must be recognised that Policy H4 seeks “an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location” and therefore the targets will not necessarily be appropriate in all cases and alternative numbers can be acceptable if clearly justified by evidence of local need.

Table 32: Approval of new housing schemes by number of rooms in 2018/19

Year	Number of bedrooms			
	1	2	3	4+
2012/13	22%	27%	25%	27%
2013/14	21%	22%	28%	29%
2014/15	21%	15%	37%	28%
2015/16	26%	29%	28%	17%
2016/17	29%	25%	30%	16%
2017/18	29%	25%	22%	24%
2018/19	34%	28%	21%	18%
Policy H4 target	10%	50%	30%	10%

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

Relevant Core Strategy Policies:

Policy SP3 Role of Leeds City Centre
 Policy H4 Housing Mix
 Policy H6 Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversion
 Policy H8 Housing for Independent Living

Delivery within AVLAAP increased by 3 units compared to 2017/18, which was exclusively flatted accommodation, however, this year included completions of terraced and semi-detached accommodation at the site on St Hildas Crescent.

Table 33: Net housing delivered each year by housing type within AVLAAP boundary (2018/19)

Type	Bedrooms				Total
	1	2	3	4	
Detached	63	0	0	0	63
Flats	0	85	0	0	85
Terraced	0	4	2	0	6
Semi-detached	0	0	1	0	1
AVLAAP Total	63	89	3	0	155

Affordable housing

Indicator 10: Gross affordable housing completions

Relevant Core Strategy Policies:

Policy SP1 Location of Development,
Policy SP4 Regeneration Priority Programme Areas,
Policy SP5 Aire Valley Leeds Urban Eco-Settlement,
Policy H5: Affordable Housing

The delivery of affordable housing is a key priority for Leeds. To fully address needs, a total of 1,230 new affordable homes will need to be built per year. A range of different stakeholders will have a part to play in the delivery of new affordable housing, including the Council, Registered Providers and private developers.

The 2017 SHMA calculated affordable needs for the four affordable housing zones which are identified in the existing policy of the Core Strategy. It suggests the annual dwelling need in the different zones is as follows: Outer North Zone 1: 120, Outer South Zone 2: 794, Inner Zone 3: 168, City Centre Zone 4: 148. Delivery rates in the last 6 years demonstrate the scale of this challenge to deliver 1,230 per annum.

Table 34: Affordable housing delivery

Period	Section 106	Grant assisted	LCC Programme & Non-assisted	Total
2012/13	72	119	14	205
2013/14	109	175	45	329
2014/15	79	288	88	455
2015/16	129	78	249	456
2016/17	112	302	143	557
2017/18	88	130	20	238
2018/19	169	117	147	433

The results of the 2017 SHMA suggest a higher need for smaller sized affordable properties than larger. Of the 1,230 total it suggests 853 need to be 1 & 2 bed size, 238 3+ bed size and 139 designed for elderly occupation. In terms of the mix of sizes and types of affordable housing the evidence of the SHMA 2017 has a weighting towards smaller dwellings, which is a reflection of the effects of recent housing benefit changes. However, it is considered that most areas will still require a balanced provision of dwelling sizes to meet long term needs.

The current affordable housing policy seeks affordable housing provision on all developments of 10 or more dwellings. The proportion of affordable housing varies according to location of the site, based on development viability. The 4 zones and targets for each are set out in Core Strategy Policy H4 and in Table 35 below. These homes should be integrated throughout each development,

Table 35: Affordable housing zones and targets

Zone	Target	Threshold
1	35%	10
2	15%	15
3	5%	15
4	5%	15

The Affordable Homes Programme, which is funded by Homes England and delivered by Registered Providers, is a key delivery mechanism for affordable housing. Since 2015 over 500 properties have been delivered through this programme, and a further 500 are expected by 2021. It represents well over £100m investment into the city.

The lifting of the cap of borrowing for new council homes means that the Council will become a much more active contributor in the provision of affordable homes in Leeds. Over the next five years the Council intends to build 1,500 new Council houses. An average of 300 new homes will begin construction each year, which represents a significant step up in delivery. A range of schemes are currently programmed which, as well as helping to address the need for new council housing, will help to drive and support regeneration across the City, strengthening communities and addressing specific needs (including the need for accessible and adaptable housing, and extra care housing).

Many of the new Council houses will be developed on existing Council owned sites, but the Council is also actively working to acquire further land and are keen to work with landowners and developers to help bring their sites forward. Private developers will also have a very important role to play.

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 it 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

Relevant Core Strategy Policies:

- Policy SP1 Location of Development
- Policy SP4 Regeneration Priority Programme Areas
- Policy SP5 Aire Valley Leeds Urban Eco-Settlement
- Policy H4: Housing Mix
- Policy H5: Affordable Housing
- Policy H8: Housing for Independent Living

The following C2 accommodation has been delivered 2012/13 – 2018/19.

Table 36: 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
2017/18	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
2018/19	15/05824/RM	Reserved Matters application for residential care home for the elderly and associated external works (84 bed)	Land Formerly Shaftesbury Hotel, York Road	84	42
2018/19	17/04453/FU	Erection of a two storey care home for the elderly (64 bed)	Former Wetherby Training Centre, Sandbeck Way, Wetherby	64	32
2018/19	16/03517/FU	Erection of 40 bed care home with communal areas and landscaping	Butterfield Manor Aged Peoples Home, Cross Green	40	20

Build out rates

In April 2019, the number of sites under construction increased to 133, which is the greatest level of sites operating at the same time for a decade. Analysis of sites completed at 1 April 2019 that had been under construction for a period more than 60 days reveals that average

build out rates have increased to 64 units per annum from 45 in the previous year. This ranges from 19 units for sites under 20 units to 99 units on sites over 100 units. The increase in build out is reflective of improved activity across all markets in Leeds including larger sites and the continued resurgence of the city centre translating on the ground from planning approvals to completed homes.

Site size	Number of sites	Total units complete (as at 31 March)	Build out (per annum)
Under 20 units	131	1,262	19.0
Between 20 to 50 units	39	1,223	52.9
Between 50 to 100 units	20	1,404	87.1
100 or more units	8	1,216	98.7
Total	198	5,105	64.0

For those sites which will take more than 3 years to deliver (i.e. sites over 50 dwellings), the SHLAA build out rates of up to 50 dwellings per annum are achievable. The Council continues to press for increased build out rates and acknowledges the Government's report as part of the Letwin Review to support proposals that diversify the market in order to accelerate construction to meet targets.

Demolition Rates

2018/18 saw a further reduction in demolitions to just 3 units located in the inner area. The Council has continued its approach to increase its social housing stock.

Gypsies, Travellers and Travelling Show people

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

Relevant Core Strategy Policies:

Policy H7: Accommodation for Gypsies, Travellers and Travelling Show People

The number of Gypsy and Traveller pitches remained unchanged again at 66 in 2018/19.

Type	Site	Pitches	
		2015/16	2016/17, 2017/18, 2018/19
Public provision	Cottingley Springs	41	41
	Kidacre Street	5	8
Private provision	Nepshaw Lane	2	2
	Rose Neath	1	1

	Ninevah Lane	1	1
	Knotford Nook	1	1
	Springfield Villas	2	2
Private provision (tolerated sites)	Dunningley Lane, Middleton	2	2
	White Rose Farm, Gildersome	2	2
	Scarecrow Farm, Gildersome	1	1
	Thorp Lane, Tingley	3	3
	Urn Farm, Middleton	2	2
Total provision		63	66

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

Relevant Core Strategy Policies:

Policy H7: Accommodation for Gypsies, Travellers and Travelling Show People

The number of plots did not change in 2017/18.

Vacancy rates

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

Relevant Core Strategy Policies:

Policy SP6 The Housing Requirement and Allocation of Housing Land
Policy SP7 Distribution of Housing Land and Allocations,
Policy H1: Managed Release of Sites

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

Table 39: % of empty homes (as measured through properties classified as long term vacant) at March 2019

Type	Total
Number of properties	355,031
Number of empty properties	3,647
% of empty homes	1.02%

The number of vacant properties has decreased from. The long term¹ vacancy rate at April 2018 was 1.02%.

Since April 2017 the [Empty Homes Strategy's](#) target has been to maintain the number of empty homes below 3,776 homes. The fall in the number of vacant properties to 3,647 in March 2019 has brought the figure below the target and the service continues to have a robust strategy and wide range of options to try and address empty homes. The 2019/22 strategy is in production and is expected to confirm funding for the Empty Homes Doctor again as well as a proposal for a new buyback programme of empty homes using the Housing Revenue Account to purchase empty homes and using them for affordable social homes. The [Help with Empty Homes](#) web-page contains useful information.

Summary

3,521 dwellings (including empty homes and older persons housing) were completed in 2018/19 which was the highest level of delivery in recent years and over 1,200 units more than in 2017/18. This would still have been only 75% of the target set out in the Core Strategy (2014) however the target was lowered to 3,247 per year (51,952 units net between 2017 – 2033) through the Core Strategy Selective Review (2019) to reflect the updated housing requirement for Leeds. Using the revised target figure, delivery exceeded the target for the first time since 2007/8. The majority of housing delivery was in the Main Urban Area, the City Centre and major settlements, in line with Core Strategy Policies SP1 and SP7 nevertheless this was below the targets and a slightly increased amount (21%) was located in villages/rural areas/outside the hierarchy (target of 2% target). In line with the previous two years, the Inner Area delivered the most housing with 1271 units being completed (36% of the total and an increase of 661 units). East Leeds saw an increase in delivery from 48 units (2% of total) to 222 units (6% of total) and Outer South and Aireborough delivered the least number of units, 61 and 62 respectively.

At 31 March 2019, 24,896 units had planning permission (20,211 with detailed planning permission) with a further 11,022 units available to gain planning permission on allocated land including nearly 5,000 remaining on allocations in the Aire Valley. Indeed, 2018/19 was a record year for new permissions granted in the post-recession market and was the third consecutive record year which suggests the house building sector is recovering. Nevertheless, with only 4,997 units under construction, 15,214 units with detailed planning permission had not yet been started, an increase of 2,299 on 2017/18. Again, this shows clearly that any undersupply is not a symptom of a lack of supply of deliverable land or extant permissions.

Permissions on greenfield land fell further after a record year in 2016/17 however the figure still remained higher than pre-2015/16 which reflected changes in national policy and the need for flexibility, choice and competition in housing land market to boost delivery. 80% of development was on PDL, an increase from 75% in 2017/18. New residential development continued to exceed minimum densities in all parts of Leeds, except in rural areas where densities continued to be below the minimum standard of

¹ Longer than 6 months

30 dwellings/hectare. 53% (an increase of 7% on 2017/18) of new accommodation was flats/maisonettes.

433 affordable housing units were delivered, an increase from 238 in 2017/18. 94 older persons units were also delivered. Vacancy rates were at 1.02% of all properties.

Following the boost in supply through the adoption of the Site Allocations Plan and the lowering of the housing land supply requirement for Leeds through the Core Strategy Selective Review, the level of supply will be at least 7.2 years.

Employment

This section looks at progress during 2018/19 against the employment indicators set out in the Core Strategy Monitoring Framework. It compares progress against performance in recent years and against the level of development anticipated in the Core Strategy (2012 – 2028) and provides data on current employment land availability.

Indicator 15: Total amount of additional employment floorspace by type

Relevant Core Strategy Policies:

Policy EC1: General Employment Land

Policy EC2: Office Development

Table 40 shows the amount of land and floorspace developed for offices and industrial/distribution uses in 2018/19 and compares this to development activity over the last 5 years.

Year	Offices		Industrial / distribution		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2018/19	2.31	12,085	14.16	44,192	16.47	56,277
2017/18	1.46	43,866	21.24	46,720	22.72	90,833
2016/17	2.11	48,897	17.08	45,935	19.16	94,832
2015/16	3.69	29,188	19.94	62,228	23.63	91,416
2014/15	2.53	19,355	2.02	6,395	4.37	25,750
TOTAL	12.1	153,391	74.44	205,470	86.54	358,861
5 year average	2.42	30,678	14.89	41,094	17.31	71,772

Office development trends

2018/19 saw the lowest level of additional office floorspace completions since 2013/14, 61% below the average of the last five years and 72% below 2017/18. Current construction activity is indicating that this lower level of development was a one off and much higher levels of completions are expected in the next two years. As Table 41 indicates the longer term five year trend continues to show a growth in office developments of 8% comparing the period 2014-19 to 2013-18.

² Includes development over with over 500 sqm floorspace and/or 0.2 site area only.

Table 41: Net Additional Office Floorspace in Leeds (sqm)					
One year trend			Five year trend		
2018-19 (sqm)	2017-18 (sqm)	Change (%)	2014-19 (sqm)	2013-18 (sqm)	Change %
12,100	43,900	-72%	153,500	142,600	+8%

The Core Strategy sets out a target to accommodate 706,000 sqm of new office development during the plan period 2012 - 2028. Allowing for a margin of choice of sites of five years supply, this represents an annual expected delivery target of 33,600 sqm. Table 42 indicates the level of delivery of new office floorspace against the Core Strategy target. In 2018/19 delivery was well below the target and over the plan period as a whole delivery has been 67% of that which was planned for. This is due in part to very low levels of construction early in the plan period as the economy recovered from recession. Nevertheless, new floorspace completed in the last 5 years is only just below the expected level (91% of planned level) which indicates the development is moving towards the level that was anticipated in the Core Strategy.

Table 42: Net Additional Office Floorspace in Leeds (sqm) against Core Strategy requirements				
	Total	Annual average	% of planned floorspace	Performance Indicator
Expected delivery target (2012-28)	538,000	33,600		
Completed floorspace - 2018/19	12,085	12,085	36%	More than 10% below target
Completed floorspace - last 5 years (2014-19)	153,400	30,700	91%	Within 10% of target
Completed floorspace – Current Core Strategy plan period (2012-19)	157,700	22,500	67%	More than 10% below target

General employment (industrial / distribution uses) development trends

Table 43 shows that 2018/19 saw 14 hectares of general employment land developed. This was 33% lower than in 2017/18 but broadly in line with the average level of the last five years. The five year trend shows a significant increase in delivery over the last five years compared to the five year period 2013-18.

Table 43: Land developed for general employment (industrial / distribution uses) in Leeds (sqm)

One year trend			Five year trend		
2018-19 (ha)	2017-18 (ha)	Change (%)	2014-19 (ha)	2013-18 (ha)	Change %
14.2	21.2	-33%	74.4	62.2	+20%

The Core Strategy sets out requirement to identify 493 hectares of land for general employment for development for the plan period between 2012 and 2028. Allowing for a margin of choice of sites of five years supply, this represents an annual expected delivery target of 23.5 hectares. Table 44 indicates the level of land developed for general employment land developed against the Core Strategy target. In 2018/19 delivery was below the target at 60% of the planned level and over the plan period as a whole delivery has been 48% of that which was planned for.

Table 44: Land developed for industrial / distribution uses in Leeds (ha)

	Total	Annual average	% of planned land developed	Performance Indicator
Expected delivery target (2012-28)	376	23.5	-	-
Completed development - 2018/19	14.2	14.2	60%	More than 10% below target
Completed development - last 5 years (2014-19)	77.4	14.9	63%	More than 10% below target
Completed development – Current Core Strategy plan period (2012-19)	78.3	11.2	48%	More than 10% below target

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

Relevant Core Strategy Policies:

Policy SP8 Economic Development Priorities,
 Policy SP9 Provision for Offices, Industry & Warehouse Employment Land and Premises
 Policy CC1 City Centre Development
 Policy CC2 City Centre South
 Policy EC2: Office Development
 Policy EC3: Safeguarding Existing Employment Land and Industrial Areas

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 uses³)* - 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 locating of offices in centres, especially the City Centre, reflecting its role as a regional economic centre.

Indicator 17: Employment land available by sector

Relevant Core Strategy Policies:

Policy SP4 Regeneration Priority Programme Areas
Policy SP5 Aire Valley Leeds Urban Eco-Settlement
Policy SP8 Economic Development Priorities
Policy SP9 Provision for Offices, Industry & Warehouse Employment Land and Premises
Policy CC1 City Centre Development
Policy CC2 City Centre South
Policy EC1 General Employment Land
Policy EC2: Office Development
Policy EC3: Safeguarding Existing Employment Land and Industrial Areas
Policy P7: The Creation of New Centres
Policy P8: Sequential and Impact Assessments for Town Centre Uses

Table 45a shows the land available for office development at September 2019 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 993,000 sqm was available on current sites representing 29.6 years supply. This includes sites identified/allocated in the Leeds Site Allocations Plan which was adopted in July 2019. This represents an increase from the 949,000 sqm that was reported in 2018 because new planning permissions granted for windfall office development on unallocated land, mainly in the city centre, have exceeded the floorspace developed for office or lost to the development of other uses.

³ Also includes waste management uses.

It should be noted that a significant amount of office development identified in the supply 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, such as retail and leisure uses, depending on the needs and market conditions prevailing at the time the schemes are progressed.

Table 45a: Land available for new development (B1 office floorspace estimate)		
Site Status	Floorspace (sqm)	Years supply @ 30/09/2019
Current (available short term) ⁴	653,700	19.5
Current (available medium / long term) ⁵	339,200	-
TOTAL (ALL ELA SITES)	992,900	29.6

Table 45b shows the land available for general employment uses (research & development, industry and warehousing / distribution). 407.8 ha was available on current sites as of September 2019. This is a reduction from the 423.5 ha available in 2018 as sites developed for employment or lost to other uses have exceeded new employment permissions but this trend would be expected as the plan period progresses. Overall there is approximately 17 years supply of general employment land, which allowing for a margin of choice of sites, would provide sufficient land until around 2031.

Table 45b: Land available for new development (B1 other, B2 Industrial & B8 Warehouses)		
Site Status	Land area (ha.)	Years supply @ 30/09/2019
Current (available short term)	320.1	13.6
Current (available medium / long term)	87.7	-
TOTAL (ALL ELA SITES)	407.8	17.4

It should be noted that the land area identified as available in the medium / long term in Table 45b includes approximately 56 hectares of employment land within the red line boundary of the HS2 scheme⁶. The red line boundary includes land required for both the construction and operational phases of HS2. The detailed design of the HS2 scheme is still ongoing and therefore the boundary of the land required for the scheme remains subject to change. The two most significant employment sites with the red line boundary are:

- Temple Green, Pontefract Lane (within Enterprise Zone)
- Hawks Park, North Newhold, Garforth

⁴ Current sites are defined as those with an extant planning permission and/or shown on the Leeds Local Plan Policies Map as of 01/10/2019 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.

⁵ 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.

⁶ Based on the boundary shown in the HS2 Phase 2B Working Draft Environmental Statement, published for consultation in October 2018.

Some of the land within the 56 hectares is likely to only be required for construction and therefore may still be available for employment use in the longer term following construction of the HS2 scheme. The HS2 land take also includes the proposed East Leeds rolling stock depot at the Temple Green site off M1 Junction 45 which would provide employment development when operational.

Discounting the HS2 land entirely, there is 352 hectares of general employment land available representing about 15 years supply and sufficient to meet employment needs until 2029 with a margin of choice of sites. However, in addition to quantitative provision, further consideration also needs to be given to the type and size of employment land available in the district given HS2 has a potential impact on two larger sites with excellent motorway access and which were considered capable of accommodating large scale industrial/distribution units.

Indicator 18: Net change of employment land in Leeds

Relevant Core Strategy Policies:

Policy EC1 General Employment Land

Policy EC2: Office Development

Policy EC3: Safeguarding Existing Employment Land and Industrial Areas

As Table 46 shows there was a net loss in developed employment land during 2018/19 (-3.49 ha) in contrast to a net gain of 3.2 ha in the previous year, and 3.97 ha during 2016/17.

As with previous years, existing employment land re-used for housing has accounted for the majority of losses (5.29 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 46: Losses and gains of employment land to / from other land uses

Loss / Re-use:	Area (ha)	Number of sites
Housing	5.29	18
Retail/Other Commercial	3.65	2
Other	2.42	15
Total loss: 2018/19	11.36	35
Total loss: 2017/18	16.54	24
Total loss: 2016/17	8.59	26
Gain from:		
Greenfield sites	5.46	3
Brownfield sites	2.41	9
Total gain: 2018/19	7.87	12
Total gain: 2017/18	19.74	9
Total gain: 2016/17	12.65	13
Net:		
Net (loss) 2018/19	-3.49	-23
Net (loss) 2017/18	3.20	-15
Net (loss) 2016/17	3.97	-13

Note: Gains and losses relate to land/premises last used for employment/non-employment purposes

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

HMCA's

HMCA boundaries originate 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 Site Allocation Plan which identifies and allocates sites for employment use up to 2028.

Table 47 breaks down new employment floorspace by HMCA and type.

Table 47: Completed employment floorspace by HMCA

Area	Size*	B1 Office	General Employment	Total
Aireborough	Area (ha)	0	0	0
	Sqm	0	0	0
City Centre	Area (ha)	0.69	0.13	0.82
	Sqm	5,792	943	6,735
East Leeds	Area (ha)	0.58	8.36	8.94
	Sqm	3,546	27,315	30,861
Inner Area	Area (ha)	0	1.58	1.58

Table 47: Completed employment floorspace by HMCA

Area	Size*	B1 Office	General Employment	Total
	Sqm	0	4,961	4,961
North Leeds	Area (ha)	0	0.15	0.15
	Sqm	0	840	840
Outer North East	Area (ha)	0	2.68	2.68
	Sqm	0	6,183	6,183
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	0.2	0.2
	Sqm	0	749	749
Outer South West	Area (ha)	0.8	1.06	1.86
	Sqm	1,300	3,201	5,522
Outer West	Area (ha)	0.24	0	0.24
	Sqm	1,447	0	1,447
Total	Area (ha)	2.31	14.16	16.47
	Sqm	12,085	44192	56,277

Table 48a shows that 5,792 sqm new office floorspace were completed within the City Centre. This represented 48% of total office development in the district, down from 63% in 2017/18. The three largest city centre office developments were:

Table 48a: Largest New Office Floorspace in City Centre 2018/19

Location	Floorspace (sqm)
Land at Lodge Street, Fenton Street and Back Ibbetsons Place, LS2 3ED (Nexus)	4,489
The Small Mill, Chadwick Street, Hunslet LS10 1LJ	770
6 – 7 Park Row, Leeds, LS1 1GS (extension)	533

Outside the City Centre the three largest office developments were:

Table 48b: Largest New Office Floorspace outside the City Centre 2018/19

Location	Floorspace (sqm)
Plot 3175 Century Way Thorpe Park LS15	3,000
Sunny Bank Mills, Town Street, Farsley	1,447
Ackroyd Street Working Mens Club, School Street Morley, LS27 8BW	777

One scheme was completed in a town centre:

- 4th Floor Crossgates House, Crossgate Shopping Centre, Station Road, Cross Gates (546 sqm)

General employment completions

Industrial and warehousing/distribution completions were mainly concentrated within East Leeds (8.36 ha), Outer North East (5.58 ha) and Inner Area (2.23 ha). The five largest completed developments by site area were:

Table 49: Five Largest New General Employment Floorspace by Site Area			
Location	HMCA	Size (ha)	Floorspace (sqm)
Units 5-7 Logic, Skelton Moor Wasy, Halton, LS15 0BF (Plots D, E & F, Skelton Moor Farm)	East	3.86	9,611
Towngate Link, Cross Green Way, Cross Green LS9 0SE	East	2.44	10,916
Ash Way, Thorp Arch Estate, Wetherby, LS23 7FA	Outer NE	2.11	4,458
Units 1 & 2, Innovation Way, Cross Green, LS9 0DR (Plot 6 Thornes Farm)	East	1.6	4,551
Scattergood and Johnson Ltd, Low Fields Road, LS12 6ET	Inner	1.24	3,931

Aire Valley Leeds Area Action Plan (AVLAAP)

The 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 50 shows, 7.9 ha of land was developed for employment in 2018/19 in the AVLAAP area. This is less than in 2017/18 (12.6 ha) and the average over the last five years (9.1 ha) and is below the assumed area target (11.9 ha). In 2018/19 most land (12.4 ha) was developed for general employment (industrial and distribution uses) and this represented 56% of all development in these sectors across the district, highlighting the area's strategic role as an employment location.

Office development in 2018/19 at 770 sqm was lower than that completed in in 2017/18 (2,254 sqm) and lower than the average of the last 5 years (1,836 sqm). The area accounted for 6% of office development across the district.

Table 50: Completed floorspace and land by employment type within Aire Valley Leeds AAP area

Year	B1 Office		General Employment		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2018/19	0.04	770	7.9	25,078	7.94	25,848
2017/18	0.25	2,254	12.35	20,996	12.6	23,250
2016/17	0.84	2,028	8.91	20,682	9.75	22,710
2015/16	0.46	4,126	13.61	37,929	14.07	42,055
2014/15	0	0	0.99	2,600	0.99	2,600
TOTAL	1.59	9,178	43.76	107,285	45.35	116,463
5 YR AVERAGE	0.32	1,836	8.75	21,457	9.07	23,293
AREA TARGET (P.A)	-	-	-	-	11.9	-

The largest developments in the AVLAAP area were:

Table 51: Largest New Employment Development in AVLAAP Area

Location	HMCA	Size (ha)	Floorspace (sqm)
Units 5-7 Logic, Skelton Moor Way, Halton, LS15 0BF (Plots D,E & F, Skelton Moor Farm)	East	3.86	9,611
Towngate Link, Cross Green Way, Cross Green, LS9 0SE	East	2.44	10,916
Units 1 & 2, Innovation Way, Cross Green, LS9 0DR (Plot 6 Thornes Farm)	East	1.6	4,551

Since the start of the Core Strategy plan period 46 hectares of employment land has been developed in the AVLAAP area at an average of 6.6 ha per annum. This is below the level of development anticipated in the Core Strategy (11.9 ha per annum). However, in the last four years levels of economic activity have been broadly in line with the expected levels, averaging 11.1 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 52: Land developed for industrial / distribution within Aire Valley Leeds AAP area (ha) compared to Core Strategy requirements

	Total	Annual average	% of planned floorspace	Performance
Completed development - 2018/19	7.9	7.9	66%	More than 10% below target
Completed development - last 5 years (2014-19)	45.4	9.1	76%	More than 10% below target
Completed development – Current Core Strategy plan period (2012-19)	46	6.6	55%	More than 10% below target

Summary

Total employment development in 2018/19 was at the lowest level since 2014/15 led predominantly by a reduction in new office completions. Recent construction activity indicates that this is likely to have been a one-off as a number of major office development are expected to be completed in 2019/20 and 2020/21. Activity has increased over the last five years compared to earlier periods which has been 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

Whilst office completions were at a 5 year low and well below the Core Strategy target of 33,600 sqm in 2018/19, the 5 year trend show some growth compared to the previous 5 years and delivery over 5 years was just below the expected levels. The City Centre continued to be the main focus of office development with 5,792 sqm new office floorspace completed in sustainable and highly accessible locations close to excellent rail and bus services such as Lodge Street/Fenton Street and Park Row. However the City Centre delivered on 48% of new office floorspace, down from 63%. Out of the city centre, office building have been completed at the Kirkstall Forge and Thorpe Park developments in the last two years helping to support the federal economy big idea in the Leeds Inclusive Growth Strategy (both locations are identified as major growth locations).

Industrial and Distribution

Overall, development of general employment land fell compared to 2017/18 but was broadly in line with the 5 year average. The Core Strategy sets an annual expected delivery target of 23.5 hectares however 2018/19 saw only 14.2ha delivered (60% of

annual target.) Over the plan period as a whole delivery has been 48% of that which was planned for. The AVLAAP area remained a focus for employment development (7.9ha in 2018/19) which was less than 2017/18 (12.6 ha), the five year average (9.1 ha) and the assumed area target (11.9 ha). Most land (12.4 ha) was developed for general employment (industrial and distribution uses), such as the former wholesale markets site, Thornes Farm and the Logic development at Skelton Moor Farm, which was 56% of all development in these sectors across the district. This shows Aire Valley continuing importance as a strategic employment location and the role of the Enterprise Zone as a key driver of growth and regeneration. Investment by the Council in infrastructure has enabled larger sites to be brought forward and the generation new jobs within the area.

Employment Land Supply

There continued 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 recently adopted SAP 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 broadly adequate to meet needs to the end of the current plan period (2028) but the recent consultation on the Working Draft Environmental Statement for the HS2 scheme has confirmed that current employment land is likely to be lost during construction and permanently. This will particularly impact on delivery of two of the larger sites - Temple Green (Gateway 45) in the Enterprise Zone and North Newhold in Garforth. The impact of the HS2 scheme on the quantity and quality of employment land supply will require further detailed consideration.

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 dated

Relevant Core Strategy Policies:

Policy SP3 Role of Leeds City Centre
 Policy SP8 Economic Development Priorities
 Policy CC1 City Centre Development
 Policy CC2 City Centre South
 Policy P2: Acceptable Uses in and on the edge of Local Centres
 Policy P3: Uses in Local Centres
 Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities
 Policy P5: Approach to Accommodating New Food Stores Across Leeds
 Policy P6: Approach to Accommodating New Comparison Shopping in Town and Local Centres
 Policy P7: The Creation of New Centres
 Policy P8: Sequential and Impact Assessments for Town Centre Uses

As Table 53 shows, new A1 Retail developments have continued to decrease annually and have almost halved compared to last year. There have been no large retail developments since the Victoria Gate/John Lewis development during 2016/17 which significantly increased the annual retail development figures.

New A1 Retail developments during 2018/19 were once again dominated by large food supermarkets which accounted for 5,684 sqm (4.23 ha) of total retail development.

Table 53: Retail and leisure completions 2018/19; year by year comparison

Use Class	2018/19		2017/18	2016/17	2015/16	2014/15
	Floorspace (gross, sqm)	Area (ha)	Floorspace (gross, sqm)	Floorspace (gross, sqm)	Floorspace (gross, sqm)	Floorspace (gross, sqm)
A1 Retail	8,040	4.59	15,798	30,929	3,025	9,515
D2 Leisure	10,730	1.67	6,221	6,018	3,927	3,148
Total	18,770	6.26	22,019	36,947	6,952	12,663

Table 54 shows there were no new A1 Retail developments within the City Centre in 2018/19, with all new retail development occurring outside the City Centre. The out of town retail market has continued to expand over the last few years.

However, new A3 Restaurants and Cafes were mainly located within the City Centre with a significant increase in floorspace compared with last year (2,151 sqm). There were no new A5 Hot Food Takeaway developments within the City Centre.

The vast majority of D2 Assembly and Leisure developments were once again located outside the City Centre.

Table 54: Retail & Leisure Developments 2018/19		
Use	Within City Centre (sqm)	Outside City Centre (sqm)
A1 Retail	0	8,040
A2 Financial & Professional	108	323
A3 Restaurants & Cafes	5,212	2,591
A4 Drinking Establishments	268	546
A5 Hot Food Takeaway	0	651
D2 Assembly & Leisure	1,585	9,145
Total	7,173	21,296

**It must be noted that there is a roughly 3 month delay on receiving completions data from business rates therefore some 2018/19 completions will come through in 2019/20 and not be included in the 2018/19 figures.*

The Colliers Midsummer Retail Report 2019 states that “after an unprecedented year of turmoil, the UK retail sector and the property market that it supports is having to reinvent itself” to remain relevant and viable with thousands of square feet of shopping space having to be “repurposed.” This could mean occupation of units by other uses such as community facilities which will help reduce vacancies and widen the mix in town centres. Nationwide, rents have halved in some places and around a third of vacant prime space has been empty for more than two years. The report observes that major retail has been central to regeneration over the last half century but as this cannot continue, it poses the question of what will take over the economic focal point of urban environments.

However the report does suggest that the ‘Golden Age’ of online retailing is coming to an end with shoppers becoming more aware of particularly the environmental impact of deliveries. “The war on plastic, the rise of veganism and growing opposition to the waste incurred by ‘fast fashion’ are just some of the societal trends that will impact both how we live and shop in the future.”

In Yorkshire/Humberside/North East a number of high-profile retailers entered administration which has resulted in a series of closures and gaps on the High Street and in shopping centres e.g. Debenhams, House of Fraser and BHS. However there are some new shops opening in Leeds City Centre e.g. Matalan and The Ivy, and out of town The Springs retail park in East Leeds opened in October 2018 with occupiers such as JD, Mountain Warehouse, H&M, Boots, Fatface and an Odeon Luxe Cinema.

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

Relevant Core Strategy Policies:

Policy SP1 Location of Development
Policy SP2 Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
Policy SP4 Regeneration Priority Programme Areas
Policy SP5 Aire Valley Leeds Urban Eco-Settlement
Policy CC1 City Centre Development
Policy CC2 City Centre South
Policy P1: Town and Local Centre Designations
Policy P2: Acceptable Uses in and on the edge of Local Centres
Policy P3: Uses in Local Centres
Policy P9: Community Facilities and Other Services

As Tables 53 and 54 show, new D2 Leisure developments have continued to increase, indeed at a greater rate, especially in out of City Centre locations. The majority of these new leisure developments were change of use from vacant industrial units to uses such as gymnasiums, fitness centres, and general leisure activities.

Place making

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

Relevant Core Strategy Policies:

Policy SP2 Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
Policy SP8 Economic Development Priorities
Policy EC1 General Employment Land
Policy EC2: Office Development
Policy EC3: Safeguarding Existing Employment Land and Industrial Areas
Policy P1: Town and Local Centre Designations
Policy P2: Acceptable Uses in and on the edge of Local Centres
Policy P3: Uses in Local Centres
Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities
Policy P7: The Creation of New Centres
Policy P8: Sequential and Impact Assessments for Town Centre Uses
Policy P9: Community Facilities and Other Services

No information available for 2018/19

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

Relevant Core Strategy Policies:

Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities

Policy P5: Approach to Accommodating New Food Stores Across Leeds

Policy P6: Approach to Accommodating New Comparison Shopping in Town and Local Centres

No information available for 2018/19

Summary

Retail

There has been a continued fall in A1 retail development, especially in the City Centre where no new A1 retail space was delivered and a number of high profile retailers entered administration, resulting in store closures. Out of City Centre retail development continued to dominate with mainly delivery of large supermarkets and The Springs, Thorpe Park.

Most new A3 restaurants and cafes were within the City Centre however all A5 Hot Food Takeaways were located outside the City Centre.

A reduction in footfall and the continued popularity of on-line shopping has, and will continue to have, negative implications for the retail economy at a national and local Leeds level though The Colliers Midsummer Retail Report 2019 suggests that the 'Golden Age' of online retailing is coming to an end with shoppers becoming more aware of particularly the environmental impact of deliveries.

The Report also states that "after an unprecedented year of turmoil, the UK retail sector and the property market that it supports is having to reinvent itself" to remain relevant and viable with thousands of square feet of shopping space having to be "repurposed."

Leisure

Leisure developments continued to increase and be mainly focused outside the City Centre.

Infrastructure to support regeneration and growth

Infrastructure Delivery Plan

Infrastructure to support regeneration and growth

Infrastructure is essential to support social, economic, and environmental objectives. The term 'infrastructure' has a very wide meaning and relates to all facilities and services which are necessary for successful communities to function. This includes services such as transport (e.g. roads, railways, buses, public transport systems, cycle and pedestrian provision, parking, travel cards and real-time information) education, health facilities, greenspaces, leisure and cultural facilities, and utilities for instance water and electricity. The Infrastructure Delivery Plan supports the LDF and 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 and Core Strategy Selective Review. Due to the level of growth identified in the Site Allocations Plan, there is a clear need for infrastructure provision. The SAP therefore identifies infrastructure needs, particularly in relation to transport and schools, which are set out in the [Infrastructure Background Paper \(May 2017\)](#). This document includes:

- The Infrastructure Delivery Plan which contains a table of completed projects (pages 51 - 53) and a table of planner projects (2017 onwards)(pages 54 – 79)
- a Schools Background Paper which outlines the implications of the proposed site allocations in the SAP for school places in the Leeds, including references to sites identified for new schools.
- a Transport Background Paper which sets out the current conditions for travel and expected impacts of the proposed development sites contained within the SAP upon the transport system of Leeds. It also provides an overview of planned interventions and a forecast of conditions at the end of the plan period in 2028 if all development is delivered.

Community Infrastructure Levy Receipts

Indicator 23: Provision of Infrastructure as outlined in CIL

Relevant Core Strategy Policies:

Policy SP1 Location of Development
Policy SP4 Regeneration Priority Programme Areas
Policy SP5 Aire Valley Leeds Urban Eco-Settlement
Policy ID2: Planning Obligations and Developer Contributions

Income for CIL over the last 3 years is set out below in Table 55 which shows another increase in receipts in 2018/19. There has been a considerable increase in the amount paid through the Neighbourhood Fund and amount of the Strategic Fund spent.

Table 55: CIL income and expenditure

	CIL income (£)	Amount retained by Council (Strategic Fund@80%)(£)	Amount paid to Parish/ Town Councils or Community Committees (Neighbourhood Fund) (£)	Amount of Strategic Fund Spent since CIL adopted (£)
2018/19	£5,118,916.00	3,808,119.93	1,214,559.92	1,310,796.17
2017/18	4,151,410.86	3,317,645.16	621,171.10	685,431.61
2016/17	3,800,570.86	3,042,491.49	570,425.83	685,434

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

Relevant Core Strategy Policies:

Policy SP1 Location of Development)
 Policy SP3 Role of Leeds City Centre
 Policy SP4 Regeneration Priority Programme Areas
 Policy SP5 Aire Valley Leeds Urban Eco-Settlement
 Policy SP13 Strategic Green Infrastructure
 Policy CC1 City Centre Development
 Policy CC2: City Centre South
 Policy G1: Enhancing and Extending Green Infrastructure
 Policy G3: Standards for Open Space, Sport and Recreation
 Policy G4: New Greenspace Provision
 Policy G5: Open Space Provision in the City Centre

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 2018/19 £ £1,855,401.99 was received from S106 contributions towards greenspace improvements. £1, 754,653.75 was spent by the Parks & Countryside Service in the financial year on 71 schemes agreed through S106 obligations, the majority of which were improvements to existing green space, including the installation of new play equipment and the improvement of existing. It should be noted that the S106 collect and spend process is such that this figure should not necessarily solely be used as a reflection of the efficacy of the Green Space Policies in the Development Plan with regard to the appropriate use of On Site Contribution in Lieu or the creation of new Green Space generally. The money is often spent on the maintenance of existing Green Space as this is the priority need for the locality that best serves the community.

Table 56: Section 106 green space contributions - £ received and spent				
Year	Green Space		Play Areas	
	Amount received	Amount spent	Amount received	Amount spent
2018/19	£1,855,401.99	£1,754,653.75	Included green space figure	Included green space figure
2017/18	£2,118,691.58	£1,319,083.55	Included green space figure	Included green space figure
2016/17	£1,702,649	£1,171,134	£26,790	£0
2015/16	£2,009,517	£1,241,825	£0	£30,740
2014/15	£1,103,334	£1,259,367	£16,579	£0
2013/14	£1,530,417	£336,972	£112,269	£50,000
2012/13	£804,873	£991,087	£43,792	£0

Green Space Lost to Development

Indicator 25: Amount of green space lost to redevelopment

Relevant Core Strategy Policies:

Policy SP1 Location of Development
 Policy SP4 Regeneration Priority Programme Areas
 Policy SP5 Aire Valley Leeds Urban Eco-Settlement
 Policy, CC1 City Centre Development
 Policy CC2 City Centre South
 Policy G5: Open Space Provision in the City Centre
 Policy G6: Protection and Redevelopment of Existing Greenspace

No information available for 2018/19.

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

Relevant Core Strategy Policies:

Policy P11 Conservation

No information available for 2018/19

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

Relevant Core Strategy Policies:

Policy P11 Conservation

There are the following located in Leeds on the “at Risk Register”:

- 19 buildings and structures
- 7 archaeological sites
- 5 conservation areas
- 2 parks and gardens

Indicator 28: Number of Listed Buildings demolished

Relevant Core Strategy Policies:

Policy P11 Conservation

No information available for 2018/19

Indicator 29: Total development in Regeneration Priority

Relevant Core Strategy Policies:

Policy SP1 Location of Development
Policy SP4 Regeneration Priority Programme Areas
Policy SP5 Aire Valley Leeds Urban Eco-Settlement
Policy SP6 The Housing Requirement and Allocation of Housing Lane
Policy SP7 Distribution of Housing Land and Allocations
Policy SP10 Green Belt
Policy H1 Managed Release of Sites
Policy EC1 General Employment Land
Policy EC2: Office Development

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.

In the Aire Valley, 2017/18 saw a significant increase in housing delivery with more units completed than in the previous 3 years. This increase continued in 2018/19, mainly due to the East Street Mills and Hunslet Mills developments. All development was located on brownfield land.

Table 57: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary

Site	13/14	14/15	15/16	16/17	17/18	18/19	Total	Brown field
East Street Mills, East Street	0	0	7	0	147	0	154	100%
Land At Yarn Street, Hunslet	53	56	29	0	0	0	138	100%
Land On St Hildas Crescent, Cross Green	21	0	0	0	0	5	26	100%
Boyd's Mill, East Street,	0	0	0	9	1	0	10	100%
Long Closed Lane, Richmond Hill	0	0	0	8	0	0	8	100%
Hunslet Mill, Goodman Street	0	0	0	0	0	81	81	100%
Richmond Medical Centre, Upper Accommodation Road	0	0	0	0	0	67	67	100%
Land Off Asket Drive (South), Seacroft	0	0	0	0	0	2	2	100%
Windfall - Unidentified site less than 5 units	4	4	3	0	4	0	15	100%
AVLAAP Total	78	60	39	17	152	155	501	100%

The Adopted Aire Valley Leeds Area Action Plan (AVLAAP) area is identified as a strategic location for new employment development in the Core Strategy with 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.

Table 58 shows that 7.9 ha of land was developed for employment in 2018/19, less than in 2017/18 (12.6 ha), the 5 year average (9.1 ha) and the assumed area target (11.9 ha). Most land was developed for general employment (industrial and distribution uses) and this represented 56% of all development in these sectors across the district, highlighting the area's strategic role as an employment location.

Office development completions (770 sqm) were lower than 2017/18 (2,254 sqm) and the average of the last 5 years (1,836 sqm). The area accounted for 6% of office development across the district.

Since the start of the Core Strategy plan period, 46 hectares of employment land have been developed in the AVLAAP area at an average of 6.6 ha per annum. This is below the level of development anticipated in the Core Strategy (11.9 ha per annum). However, in the last four years levels of economic activity have been broadly in line with the expected levels, averaging

11.1 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 58: Completed floorspace and land developed by employment type within Aire Valley Leeds AAP area						
Year	B1 Office		General Employment		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2018/19	0.04↓	770↓	7.9↓	25,078↑	7.94↓	25,848↑
2017/18	0.25	2,254	12.35	20,996	12.61	23,250
2016/17	0.84	2,028	8.91	120,682	9.75	22,710
2015/16	0.46	4,126	13.61	37,929	14.07	42,055
2014/15	0	0	0.99	2,600	0.99	2,600
TOTAL	1.59	9,178	43.76	107,285	45.35	116,463
5 YR AVERAGE	0.32	1,836	8.75	21,457	9.07	23,293
AREA TARGET (P.A)	-	-	-	-	11.9	-

↑↓ - 2018/19 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 59: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas				
Regeneration Area	Office	General Employment	Retail (A1-A5)	Leisure
Leeds Bradford Corridor	1,477	0	1,540	1,530
East Leeds	0	1,077	774	4,630
South Leeds	777	1,336	649	150

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

Relevant Core Strategy Policies:

Policy SP4 Regeneration Priority Programme Areas
Policy SP5 Aire Valley Leeds Urban Eco-Settlement

The Ministry of Housing, Communities and Local Government (MGCLG) 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 and has 148 (31%) neighbourhoods in the most deprived 20% nationally.

Indicator 31: Delivery of a City Centre park

Relevant Core Strategy Policies:

Policy SP13 Strategic Green Infrastructure
Policy CC1 City Centre Development
Policy CC2 City Centre South
Policy G1 Enhancing and Extending Green Infrastructure
Policy G3: Standards for Open Space, Sport and Recreation
Policy G4 New Greenspace Provision, Policy
Policy G5 Open Space Provision in the City Centre
Policy G6 Protection and Redevelopment of Existing Greenspace

Relevant Aire Valley Leeds Area Action Plan Policies:

Policy SB2: New City Park

Plans to deliver a new 3.5 ha City Centre Park continued to progress during 2018/19. In December 2018 Vastint UK secured planning permission for the first phase (6.6ha) of the Brewery Site which includes a minimum of 2ha of urban park. The overall project will make a significant contribution to the City Park. It is envisaged that works on the Park and enabling infrastructure will commence in the next 12 months, and the Park will open in 2023.

Executive Board (Feb 2018) agreed how the Council could help to facilitate the delivery of the Park, including committing Council land at Meadow Lane and agreeing a sustainable maintenance regime whereby the Council would take a 250 year lease from Vastint on a peppercorn rent, and maintain the park as a civic asset and to mitigate the risks of a piecemeal approach to the maintenance of the park.

Conclusions

Infrastructure

'Infrastructure' is all facilities and services which are necessary for successful communities to function and to support social, economic and environmental objectives. CIL receipts continued to increase in 2018/19 and more receipts were spent through the Strategic Fund and paid through the Neighbourhood Fund. There was a drop in S106 funds received for green space however spending increased.

Regeneration

The Aire Valley saw a further increase in housing delivery mainly due to the East Street Mills and Hunslet Mills developments. Delivery of employment development (general employment and offices) fell to below the respective 5 year averages. 56% of all general employment development and 6% of all office development occurred in the Aire Valley. 46 hectares of employment land have been developed in the AVLAAP area since the start of the Core Strategy plan period (average of 6.6 ha per annum). This is below the level of development anticipated (11.9 ha per annum) but the levels of economic activity over the last 4 years have been broadly in line with the expected levels as the Enterprise Zone sites come on stream.

City Centre Park

Delivery of the park took further steps forward with the granting of planning permission for the first phase of the Brewery site, including at least 2ha of urban park (December 2018). It is envisaged that works on the Park and enabling infrastructure will commence in the next 12 months, and the Park will open in 2023.

A well connected district

Accessibility and Transport

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

Relevant Core Strategy Policies:
Policy SP6: The Housing Requirement and Allocation of Housing Land
Policy SP7: Distribution of Housing Land and Allocations
Policy SP10: Green Belt
Policy SP11: Transport Infrastructure Investment Priorities
Policy CC1: City Centre Development
Policy H1: Managed Release of Sites
Policy H2: New Housing Development on Non Allocated Sites
Policy H8: Housing for Independent Living
Policy T1: Transport Management
Policy T2: Accessibility Requirements and New Development

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.

Table 60 shows that over 94% of all new housing developments are within a 30 minute bus journey to key local services e.g. employment, schools and GP surgeries. Over 68% of all new housing developments are within a 30 minute bus journey to the nearest hospital, college/university.

Table 60: Accessibility of new dwellings to key services by public transport									
Key Local Services	High Accessibility (< 15min)			Medium Accessibility (<30min)			Low Accessibility (>60min)		
	18/19	17/18	16/17	18/19	17/18	16/17	18/19	17/18	16/17
Employment	89%	86%	91%	99%	99%	98%	5%	6%	2%
Hospitals	38%	33%	48%	68%	63%	76%	15%	19%	2%
GP surgeries	96%	93%	99%	97%	95%	99%	5%	5%	1%
Primary Schools	95%	94%	98%	97%	96%	98%	4%	4%	1%
Secondary Schools	79%	68%	65%	94%	92%	96%	4%	4%	1%
Higher Education	44%	38%	30%	72%	69%	50%	18%	20%	2%

Against this measure of sustainability, development is being delivered in sustainable locations.

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

Relevant Core Strategy Policies:

- Policy SP8: Economic Development Priorities
- Policy SP9: Provision for Offices, Industry & Warehouse Employment Land and Premises
- Policy SP11: Transport Infrastructure Investment Priorities
- Policy CC1: City Centre Development
- Policy EC1: General Employment Land
- Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities
- Policy P5: Approach to Accommodating New Food Stores Across Leeds
- Policy P6: Approach to Accommodating New Comparison Shopping in Town and Local Centres
- Policy P7: The Creation of New Centres
- Policy P8: Sequential and Impact Assessments for Town Centre Uses
- Policy P9: Community Facilities and Other Services
- Policy T1: Transport Management
- Policy T2: Accessibility Requirements and New Development

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. Table 61 shows over 92% of all non-residential developments in 2018/19 were located within 400m of a bus stop and therefore met the criteria of being accessible to the public transport network. Developments which did not meet the public transport accessibility criteria were on sites which currently have a limited number of bus stops and public transport infrastructure nearby.

Table 61: Accessibility of new employment, health, education, culture, leisure, and retail uses to the public transport network.

Development Type	Accessible			Not Accessible		
	2018/19	2017/18	2016/17	2018/19	2017/18	2016/17
Employment	98%	95%	100%	2%	5%	0%
Health	100%	100%	100%	0%	0%	0%
Education	100%	100%	100%	0%	0%	0%
Culture	95%	90%	100%	5%	10%	0%
Leisure	97%	95%	100%	3%	5%	0%
Retail	97%	95%	100%	3%	5%	0%

Against this measure of sustainability, development is being delivered in sustainable locations.

Indicator 34: The delivery of transport management priorities

Relevant Core Strategy Policies:

Policy SP3: Role of Leeds City Centre
 Policy SP11: Transport Infrastructure Investment Priorities
 Policy SP12: Managing the Growth of Leeds Bradford International Airport
 Policy CC3: Improving Connectivity between the City Centre and Neighbouring Communities
 Policy T1: Transport Management
 Policy T2: Accessibility Requirements and New Development

A number of transport schemes have been delivered across Leeds in the last 5 years/since 2012 and work is ongoing to progress further major interventions. Table 62 lists the more significant interventions that have been completed in the last 5 years.

Table 62: Delivery of significant transport interventions

Scheme	Description	Completion
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
Leeds station southern entrance	New entrance to south of river	Open Jan 2016.

Table 62: Delivery of significant transport interventions		
Scheme	Description	Completion
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
Northern St / Whitehall Rd	Junction improvement with enhanced pedestrian and cycling facilities	Open Dec 2017
M1 Jn 45 improvement	Provision of additional lanes and enhanced northbound slip road.	Complete March 2018
Woodhouse La / Clay Pit La	Junction improvement with enhanced pedestrian facilities	Open June 2018
Harehills Rd/Bayswater Rd	Junction signalisation as part of road safety scheme.	Open March 2018
A63 / Leeds Rd Garforth	Signalisation of A63 / Leeds Rd junction.	Open Dec 2018
A6038 Bradford Rd / Hawksworth La	Junction signalisation.	Open Dec 2018

Following the abandoning of the New Generation Transport (NGT) trolleybus system, the DfT allocated their planned £173.5M contribution to NGT towards public transport schemes in Leeds. The Council's strategic case for the Leeds Public Transport Investment Programme was approved in April 2017 and work 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 Public Inquiry was held into the Compulsory Purchase Order (CPO) and Side Roads Order (SRO) in connection with the East Leeds Orbital Road (ELOR) in February 2019. The Secretary of State for Transport confirmed with modifications, the CPO and SRO on 17 June 2019. The Council will deliver this key element of infrastructure to facilitate the delivery of the major housing sites that make up East Leeds Extension (ELE). 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 of advanced junction works on the A6120 commenced in August 2018, including the A6120/Roundhay Park Lane and A6120/A61 Harrogate Road junctions. These improvements will enhance access and safety for cycling and pedestrians, regulate traffic movement better and increase junction capacity.

Indicator 35: Mode of travel to work

Relevant Core Strategy Policies:

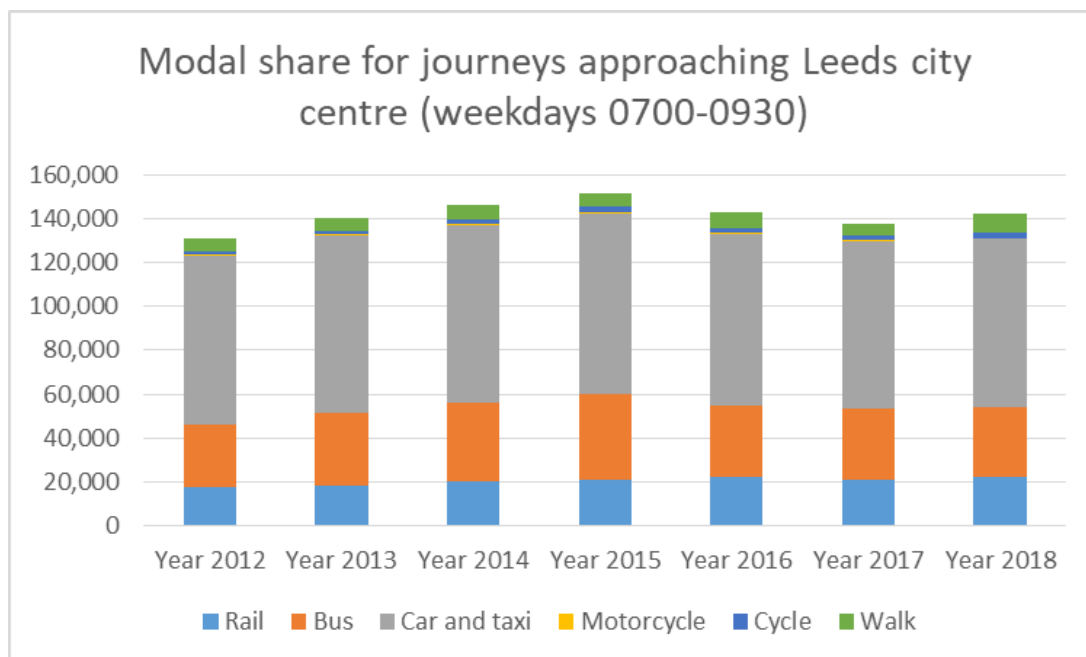
- Policy SP11: Transport Infrastructure Investment Priorities
- Policy T1: Transport Management
- Policy T2: Accessibility Requirements and New Development

Table 63 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 mode share 2012-15 and increased use of more sustainable modes. 2016-2017 saw a slight increase in car mode share however the decrease in 2018 took the share to the lowest level in recent years. Rail, cycling and walking have all increased over this period.

Table 63: Modal share for journeys approaching Leeds city centre (calendar years)

Mode	Year 2012	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017	Year 2018
	Persons	Persons	Persons	Persons	Persons	Persons	Persons
Rail	17,879	18,530	20,205	20,628	21,937	21,112	22,009
Bus	27,931	32,983	36,031	39,435	32,650	31,993	32,238
Car and taxi	77,352	80,769	80,790	82,531	78,727	76,824	76,583
Motorcycle	629	578	610	655	577	517	527
Cycle	1,614	1,731	2,038	2,157	2,003	1,881	2,289
Walk	5,748	5,555	6,787	6,457	7,035	5,531	8,507
Total	131,153	140,146	146,461	151,863	142,929	137,858	142,153
	Mode share	Mode share	Mode share	Mode share	Mode share	Mode share	Mode share
	(%)	(%)	(%)	(%)	(%)	(%)	(%)
Rail	13.6	13.2	13.8	13.6	15.3	15.3	15.5
Bus	21.3	23.5	24.6	26.0	22.8	23.2	22.7
Car and taxi	59.0	57.6	55.2	54.3	55.1	55.7	53.9
Motorcycle	0.5	0.4	0.4	0.4	0.4	0.4	0.4
Cycle	1.2	1.2	1.4	1.4	1.4	1.4	1.6
Walk	4.4	4.0	4.6	4.3	4.9	4.0	6.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Figure 4: Modal Share for Journeys Approaching Leeds City Centre (weekdays 0700-0930)



Indicator 36: Expansion of the Leeds Core Cycle Network

Relevant Core Strategy Policies:

Policy SP11: Transport Infrastructure Investment Priorities

Policy SP13: Strategic Green Infrastructure

Policy CC2: City Centre South

Policy CC3: Improving Connectivity between the City Centre and Neighbouring Communities

Policy T2: Accessibility Requirements and New Development

The Council's cycling strategy (Leeds Cycling Starts Here Strategy) and action plan was endorsed by Executive Board in June 2017. It builds on previous investment in the City Connect cycle superhighways, focusing on developing Leeds as a city that embraces everyday cycling. Extensions to the superhighway on the entries to the city centre are expected to be completed in June 2019. Further construction of a new section of superhighway on the A6120 between King Lane and the planned East Leeds Orbital Route is expected to start late 2019.

Public Transport Improvements and Developer Contributions Supplementary Planning Document (SPD)

The Public Transport Improvements and Developer Contributions SPD includes a mechanism for securing section 106 contributions and details of public transport infrastructure improvements and enhancements for which secured contributions can be utilised for. The schemes included in Appendix 1 of the SPD have been identified from the Leeds City Region Transport Vision, the Local Transport Plan 2 and the emerging documents of the Local Development Framework (including the Site Allocations Plan). The SPD dictates that

Appendix 1 is updated via this AMR to reflect completed schemes (detailed in Indicator 34) and the requirements for new schemes and enhancements arising from future developments and transport initiatives. The updated appendix is attached as **Appendix 2** to this document.

Summary:

Accessibility

Access to services and facilities is important in assessing sustainability of development sites. Over 94% of all new housing developments were within a 30 minute bus journey of key local services and no more than 5% of all new dwellings had an accessibility level of greater than 60min. Over 92% of all non-residential developments were located within 400m of a bus stop. This shows a high proportion of development occurred on sustainably located sites.

Delivery of transport management priorities

Further schemes were completed during 2018/19 under the Leeds Public Transport Investment Programme to help improve air quality, reduce carbon emissions, support economic growth and job creation and reduce congestion, thereby helping to meet the provisions of a number of policies. The Compulsory Purchase Order (CPO) and Side Roads Order (SRO) in connection with the East Leeds Orbital Road (ELOR) were subject to an inquiry in February 2019 and confirmed with modifications on 17 June 2019. Construction of advanced junction works on the A6120 commenced in August 2018, including the A6120/Roundhay Park Lane and A6120/A61 Harrogate Road junctions.

Travel to Work

After a slight increase in the car mode share in 2017/18, 2018/19 saw a drop, taking levels to their lowest in recent years. Rail, cycling and walking all increased over this period however there is still a need to encourage and facilitate more sustainable modes of transport.

Leeds Core Cycle Network

The Council's cycling strategy (Leeds Cycling Starts Here Strategy) and action plan focuses on developing Leeds as a city that embraces everyday cycling. Extensions to the superhighway on the entries to the city centre are progressing and are expected to be completed by June 2019.

Environment

Managing environmental resources

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

Relevant Core Strategy Policies:

- Policy CC2 City Centre South
- Policy H1: Managed Release of Sites
- Policy P12: Landscape
- Policy G1: Enhancing and Extending Green Infrastructure
- Policy G7: Protection of Important Species and Habitats
- Policy G8: Biodiversity Improvements


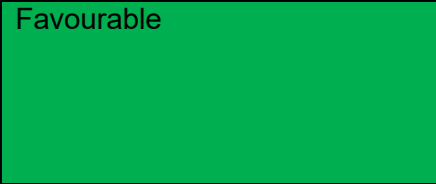
Natural England assesses the condition of SSSIs in England against standard categories used across England, Scotland, Wales, and Northern Ireland. There are six reportable condition categories: favourable; unfavourable recovering; unfavourable no change; unfavourable declining; part destroyed and destroyed.

There are 17 different SSSI sites within the Leeds boundary, many of which have more than one entry to recognise the different habitats within the site and their differing conditions as shown in Table 51. Most sites/habitats are in a “favourable” or “unfavourable – recovering” condition though East Keswick Fitts, Linton Common and part of Mickletown Ings (21.42ha) are “unfavourable – declining”. Part of Roach Lime Hills (0.6579ha) is “destroyed.”

This shows that SSSIs are generally being protected under Core Strategy Policy G8: Protection of Important Species and Habitats however ongoing careful management is required to ensure they are in good condition.

Table 64: Quality of Sites of Special Scientific Interest in Leeds			
SSSI	Area	Main Habitat	Condition
Breary Marsh	9.73	BROADLEAVED, MIXED AND YEW WOODLAND – Lowland, FEN, MARSH AND SWAMP - Lowland	Favourable
East Keswick Fitts	12.58	RIVERS AND STREAMS	Unfavourable - Declining
Eccup Reservoir	116.23.	STANDING OPEN WATER AND CANALS, BROADLEAVED, MIXED	Favourable

		AND YEW WOODLAND - Lowland		
Fairburn & Newton Ings	173.94	FEN, MARSH AND SWAMP – Lowland, NEUTRAL GRASSLAND - Lowland	Unfavourable - Recovering	
Great Dib Wood	0.97	EARTH HERITAGE	Favourable	
Hetchell Wood	14.74	CALCAREOUS GRASSLAND – Lowland, BROADLEAVED, MIXED AND YEW WOODLAND – Lowland, DWARF SHRUB HEATH - Lowland	Unfavourable - Recovering (3.90ha)	Favourable (10.84ha)
Hook Moor	2.28	NEUTRAL GRASSLAND - Lowland	Favourable	
Leeds - Liverpool Canal	16.62	STANDING OPEN WATER AND CANALS	Unfavourable – Recovering.	Favourable (3.26ha)
Linton Common	0.94	CALCAREOUS GRASSLAND - Lowland	Unfavourable - Declining	
Madbanks and Ledsham Banks	5.95	CALCAREOUS GRASSLAND - Lowland	Favourable	
Micklefield Quarry	0.6	EARTH HERITAGE	Favourable	
Mickletown Ings	37.99	STANDING OPEN WATER AND CANALS	Unfavourable – Recovering (16.57ha),	Unfavourable – Declining (21.42ha)
Norwood Bottoms SSS	10.49	BROADLEAVED, MIXED AND YEW WOODLAND - Lowland	Favourable	
Roach Lime Hills SSSI	4.741	CALCAREOUS GRASSLAND - Lowland	Unfavourable – Recovering (4.0831ha)	Destroyed (0.6579ha)
South Pennine Moors SSSI	20944.5	BOGS - Upland	Favourable (206.6388ha)	Unfavourable – recovering (3,835.5313ha)
Town Close Hills SSSI	11.5507	BROADLEAVED, MIXED AND YEW WOODLAND –	Favourable 7.6627	Unfavourable – Recovering (3.888ha)

		Lowland, NEUTRAL GRASSLAND - Lowland	
Yeadon Brickworks and Railway Cutting SSSI	3.2222	EARTH HERITAGE	

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

Relevant Core Strategy Policies:

Policy G2: Creation of New Tree Cover

Relevant Natural Resources and Waste Local Plan Policies:

LAND 2: Development and Trees

No information available for 2018/19

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

Relevant Core Strategy Policies:

Policy SP3 Role of Leeds City Centre
 Policy SP6 The Housing Requirement and Allocation of Housing Land
 Policy SP7 Distribution of Housing Land and Allocations
 Policy SP10 Green Belt
 Policy SP13 Strategic Green Infrastructure
 Policy EN5: Managing Flood risk

Relevant Natural Resources and Waste Local Plan Policies:

Policy WATER 2: PROTECTION OF WATER QUALITY
 Policy WATER 3: FUNCTIONAL FLOOD PLAIN
 Policy WATER 4: DEVELOPMENT IN FLOOD RISK AREAS
 Policy WATER 5: ZONES OF RAPID INUNDATION
 Policy WATER 6: FLOOD RISK ASSESSMENTS

Leeds has produced a Strategic Flood Risk Assessment (SFRA) which defines the four flood zones:

- zone 1 is areas of low flood probability;
- zone 2 is areas of medium flood probability;
- zone 3a is areas of high flood probability; and

- zone 3b is the functional floodplain.

The SFRA shows that there is a considerable amount of land within the District, which falls within zone 3a and therefore there is a serious potential flooding problem. The NRWLP therefore resists development in any functional floodplain (Policy Water 3) and requires evidence to show a proposed development can pass the Sequential Test and possibly the Exceptions Test set out in the NPPF (Policy Water 4).

The Environment Agency are a key consultee on issues relating to flood risk and water quality. In 2018/19, it made 34 objections to planning applications on the basis of flood risk in Leeds. Of these 34 objections, 5 applications were refused, 4 were withdrawn and 15 were approved following further information being obtained and the Environment Agency removing their objection. 10 applications were not determined before the end of March 2019. Again, no applications were approved with outstanding flood risk objections from the Environment Agency. This indicates that consultation procedures are working well between the Environment Agency and Leeds City Council. Environment Agency advice is crucial in helping the authority to manage flood risk and where flood risk cannot be mitigated to a satisfactory level the application will be refused.

Again the Environment Agency did not have any objections relating to water quality.

Indicator 40: Delivery of the Leeds Flood Alleviation Scheme

Relevant Core Strategy Policies:

Policy SP3 Role of Leeds City Centre
Policy EN5: Managing Flood risk

Phase 1 of the award-winning Leeds Flood Alleviation Scheme (FAS) was completed in October 2017 and is one of the largest river flood alleviation schemes in the country using state-of-the art flood defence engineering techniques. Led by Leeds City Council in partnership with the Environment Agency, the scheme provides more than 3,000 homes, 500 businesses and 300 acres of development land with increased protection against flooding from the River Aire and Hol Beck. It will help to safeguard more than 22,000 jobs over the next 10 years due to the increased level of protection and through the scheme's development and construction 150 jobs and apprenticeships were created.

The FAS Phase 1 consists of 3 main elements:

- Moveable weirs – this is the first time moveable weir technology has been used for flood risk reduction purposes in the UK. The weirs are located at Crown Point and further downstream at Knostrop and they will be lowered to create more room for flood water, with the potential of reducing flood levels by up to 1 metre.
- Removal of the Knostrop Cut to merge the river and canal – the removal of 600m of land has created additional capacity for flood water, helping to lower levels in flood conditions.

- Flood walls, glazed panels and embankments stretching more than 4.5km - defences along the River Aire, a length of Hol Beck and low level embankments at Woodlesford have increased protection.

Phase 2 of the FAS focuses on a combination of Natural Flood Management (NFM) and engineered measures to help slow the flow and catch water further up the catchment so that flood peaks are reduced further downstream. NFM will primarily involve the creation of new woodland areas which will more than double canopy coverage in the River Aire catchment, active land management to reduce run off and the restoration of meanders. The pilot schemes for the NFM works are ongoing.

The engineered measures are being delivered in two steps. Flood walls are under construction as part of Step 1, in particular along the Kirkstall Road corridor as well as the removal of existing obstructions along the river to help reduce water levels. Subject to further funding and planning permission Step 2 will include a large water storage area at Calverley which will be operated by a control gate system meaning water can be held and then released back slowly into the river when safe to do so. An advanced works package has also been completed to locally reduce flood risk. This includes a 700m flood defence at Stourton.

The FAS2 appraisal work was completed in September 2017. Step 1 is under construction and is programmed to be complete by the end of 2022. Step 2 is currently at detail design stage and, subject to a successful planning outcome and funding, the aim is for it to also be complete by the end of 2022. When completed, the FAS2 will reduce flooding to 474 businesses and 1048 residential properties across the whole of the scheme.

Indicator 41: Air quality in Leeds

Relevant Core Strategy Policies:

Policy EN1: Climate Change – Carbon Dioxide Reduction

Relevant Natural Resources and Waste Local Plan Policies:

AIR 1 THE MANAGEMENT OF AIR QUALITY THROUGH DEVELOPMENT

Leeds currently meets EU Air Quality Directive Standards for particulate matter. Both PM2.5 and PM10 targets are comfortably achieved, with Leeds also coming close to achieving its aspiration of meeting the PM2.5 annual mean target of 10 µg/m³ set by the World Health Organisation.

There are two objectives to be achieved for Nitrogen Dioxide (NO₂) specified in the UK Air Quality Regulations: an annual mean not to be exceeded of 40 µg/m³, and an hourly mean of 200 µg/m³ not to be exceeded on more than 18 occasions per year. Leeds continues to meet the regulatory limits for the hourly average, however NO₂ concentrations at some specific locations across Leeds are exceeding the annual average limit of 40 µg/m³, making Leeds non-compliant with the UK and EU objectives.

The UK Strategy 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 exceed the annual mean objective.

In 2018 only one of the six AQMAs recorded annual mean nitrogen dioxide concentrations greater than the annual mean objective of 40µg/m³. One of the AQMAs met the objective and the other four areas recorded annual averages below the annual mean objective of 40µg/m³. The information set out in Table 65 shows annual average concentrations recorded at each of the AQMAs.

Table 65: Declared Air Quality Management Areas (2018)			
AQMA Name	Pollutants and Air Quality Objectives	City / Town	One Line Description
AQMA 1 Ebor Gardens	Has met NO ₂ limit of 40µg/m ³ (40µg/m ³)	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	Has not exceeded NO ₂ limit of 40µg/m ³ (30µg/m ³)	Leeds	Caspar Apartments. Originally declared in 2001, it was extended in 2010 to include North Street and the slip road onto the A58(M)
AQMA 3 The Normans	Has not exceeded NO ₂ limit of 40µg/m ³ (39µg/m ³)	Kirkstall, Leeds	Residential properties in the 'Normans' in the immediate vicinity of, and including, Abbey Road.
AQMA 4 The Tilburys	Has not exceeded NO ₂ limit of 40µg/m ³ (31µg/m ³)	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	Exceeded NO ₂ limit of 40µg/m ³ (52µg/m ³)	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	Has not exceeded NO ₂ limit of 40µg/m ³ (35µg/m ³)	Morley	Residential properties with a frontage on Chapel Hill in the 'Morley Bottoms' area of the town.

The EU Air Quality Directive requires member states to meet the objective level where there is public access within 15m of the kerb for at least 100m of the relevant road network (essentially A roads and Motorways) but excludes with 25m of a junction. It is predicted that a small number of road links are at risk of failing this objective beyond 2020 unless action is

taken. For this reason, Leeds has been directed by Government to design and implement a Charging Clean Air Zone (CAZ) which will address this concern. Climate Emissions

Leeds will implement a CAZ “B” which affects HGVs, Bus& Coaches and Taxi& Private Hire vehicles. It is expected to improve air quality generally across urban Leeds with some benefits extending beyond the actual CAZ boundary.

Climate Emissions

The table below shows the trend of CO₂ reductions across the whole of Leeds since 2005, the year when Local Authority data was first published by the Government. Figures are recalculated annually and are published 2 years in arrears. The latest data published in 2019 is therefore from 2005 – 2017 and shows continued reductions in CO₂ emissions.

Table 66: Carbon Dioxide emissions reduction in Leeds District by major emitter							
Year	CO ₂ emissions (m tonnes)	Per capita % reduction	Absolute % reduction	Absolute CO ₂ reduction	Industry %	Domestic %	Road Transport %
2005	4.973	0.0	0.0	0.0	0.0	0.0	0.0
2006	4.953	0.6	0.4	19.6	-1.3	1.3	2.0
2007	4.799	4.0	3.5	174.1	3.2	5.3	1.2
2008	4.730	5.7	4.9	242.9	4.2	5.6	4.9
2009	4.279	15.0	14.0	694.3	16.3	14.4	8.9
2010	4.456	11.9	10.4	516.6	12.0	8.3	10.8
2011	4.042	20.4	18.7	930.6	21.2	19.4	12.9
2012	4.265	16.8	14.2	707.9	14.7	13.5	14.6
2013	4.131	19.8	16.9	841.9	17.8	16.5	16.1
2014	3.617	30.1	27.3	1355.6	31.7	29.5	15.3
2015	3.424	34.6	31.2	1549.3	39.3	31.4	15.6
2016	3.279	38.0	34.1	1694.2	44.3	34.6	14.4
2017	3.133	41.0	37.0	1840.4	47.9	37.7	15.7

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 is considered more appropriate to use the revised information rather than fixing early years in the AMR.

<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

Background

The Leeds Climate Commission (<https://www.leedsclimate.org.uk/>) was established in 2017 to help Leeds to make a positive choice on issues relating to energy, carbon, weather and

climate. It brings together key organisations and actors from across the city and from the public, private and third sectors.

Leeds is a city of more than 750,000 people, with an economic output or Gross Value Added (GVA) of more than £21 billion and total annual expenditure on energy of £1.2 billion. Analysis for Leeds Climate Commission has shown that the adoption of hundreds of energy efficiency and low carbon options across the different sectors in the city could generate massive savings in energy use and carbon emissions in the city, whilst also leading to wider benefits including job creation, cleaner air, reduced energy poverty, and improved mobility.

Leeds Climate Commission has further developed this analysis with a new [roadmap report](#), published April 2019, showing how Leeds could become carbon neutral by 2050 or even earlier.

Leeds City Council

The Council declared a climate emergency in March 2019, with the stated ambition of working towards a net zero carbon city by 2030. It is recognised that very urgent action is required to make Leeds' contribution to containing global temperature rises within 1.5C.

Residential emissions account for 63% of buildings emissions, with commercial and public sector emissions accounting for 27% and 10% respectively. Direct emissions, resulting from use of fossil fuels (primarily gas) for heating, make up almost half of buildings emissions. The other half is electricity-related, resulting from lighting and the use of appliances, as well as some electric heating (especially in the commercial sector).

Low-carbon heat provides one of the biggest challenges for carbon targets. Heating and hot water for UK buildings make up 40% of total UK energy consumption and 20% of UK greenhouse gas emissions. The national Committee on Climate Change argues that it will be necessary to eliminate these emissions in order to meet the targets in the Climate Change Act. The Committee on Climate Change has also reported on the potential of hydrogen in a decarbonised future energy system for the UK.

The Site Allocations Plan for Leeds (2012-2028) provides for over 50,000 additional homes. This presents a challenge to achieving net zero, since any new development is expected to have some level of additional carbon footprint. However, a range of measures have been implemented or are being developed to minimise this impact.

In terms of new build social housing, the council has developed the "Leeds Standard" and specification, which sets out its requirements in respect of all new homes in Leeds, significantly exceeding current Building Regulations requirements. The standard focusses primarily on reducing carbon, improving air quality and tackling fuel poverty. Specific elements include high performance insulation and glazing to minimise heat loss and maximise natural light, energy efficient hot water and heating systems, installation of solar panels and water saving measures and devices. Modelling of energy costs for homes built to the Leeds Standard showed that they were over £500 a year lower when compared to averages in England and Wales. Also, the average household in England and Wales produces an estimated 6 tonnes of carbon per annum whereas with Leeds Standard homes it has been assessed at just 1 tonne.

Further work is in progress to explore renewables and other measures to support the decarbonisation of both the electricity and gas grid in relation to social housing, and also

sustainable transport and access to services. The council is currently committed to a council house building programme of 300 new homes per year, with an initial target to deliver 1,500 homes by the end of 2024, and with the development of 800 homes already in progress.

In terms of influencing private housing development, the land use planning system clearly plays a critical role in mitigating and adapting to climate change. The National Planning Policy Framework stresses that the planning system should support the transition to a low carbon future in a changing climate, and all development plans produced in Leeds as part of the Local Plan have sought to future-proof the city from the consequences of climate change and reduce carbon emissions. In this way, planning for climate change is embedded within Leeds, although it will be essential to implement, plan, monitor and continue to strengthen policies to ensure they are effective and responsive to new pressures and opportunities to help future-proof the city.

In particular, the Core Strategy for Leeds (adopted in 2014) focuses the majority of development in the most accessible places, sustainable locations and on previously developed land, and residential developments of more than ten dwellings are to be built to energy efficiency standards which exceed Building Regulations. Although legally LPAs still have discretion to set their own higher energy efficiency standards, a recent government consultation on the Future Homes Standard, proposes amending legislation to remove this ability.

Leeds City Council is therefore planning to lobby government strongly to make clear that these proposals will prevent the city from meeting net zero for housing by 2030, and indeed government's own 2050 target. Leeds will also be recommending the adoption of a single standard by government, to be set at this highest standard for sustainability and which applies to all local authorities such that it encourages fundamental change at an industry level. Moreover, now that the council has an up-to-date Plan in place and a five year land supply, it can strengthen quality place-making through planning decisions and resist noncompliant, speculative developments.

As well as lobbying government, the council is engaging with Core Cities and the sub-region in learning and sharing good practice. The council is also working closely with developers in order to understand barriers, showcase best practice, facilitate innovation and communicate the city's ambitions for sustainable development and climate change action to the market.

Guidance and good practice

The Council's Supplementary Planning Document on Sustainable Construction. 'Building for Tomorrow, Today' is available on <https://www.leeds.gov.uk>.

Several developments in Leeds have achieved high standards of sustainable construction (e.g. BREEAM "excellent" rating) and have contributed to achieving carbon reductions in the city. Examples are available on the Leeds Climate Commission website: <https://www.leedsclimate.org.uk/success-stories> and on Data Mill North: <https://datamillnorth.org/dataset/sustainable-construction-in-practice>.

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 installed 248 measures in 220 homes, during the year including:

- Installation of first time central heating in 29 privately owned homes that were previously heated with expensive to run and difficult to use electric heating, funded through the Warm Homes Fund. Outside of Better Homes Yorkshire, the Warm Homes Fund also supported the installation of first time central heating in a further 390 council homes that were previously electrically heated.
- Installation of external wall insulation in 45 council owned properties
- Installation of large scale heating/energy efficiency improvements such as central heating, boiler replacements and insulation in 135 homes of low income residents suffering from a cold related illness through the Warm Well Homes project.

Throughout the year, the Council including public health, has worked with clinical commissioning groups to provide fuel bill and energy advice, along with small scale measures such as draught proofing, heating repairs and servicing to 1040 households who were fuel poor or at risk of fuel poverty. Between April and September 2018, this was provided by the Warmth for Wellbeing service delivered jointly by Groundwork Leeds and Care & Repair Leeds. From October 2018, this became part of the expanded Home Plus Leeds service.

Summary

Natural environment

The 17 SSSIs within Leeds are generally being protected however ongoing careful management is required to ensure they are in good condition.

Flooding

Consultation procedures with the Environment Agency continued to work well as no applications were approved with outstanding flood risk objections from the Environment Agency. Phase 1 of the Leeds Flood Alleviation Scheme (FAS) was completed in October 2017. Phase 2 focuses on a combination of Natural Flood Management (NFM) and engineered measures to help slow the flow and catch water further up the catchment so that flood peaks are reduced further downstream. Current pilot schemes for the NFM involve the planting of new woodland areas, active land management to reduce run off and the restoration of meanders. The engineered measures are being delivered through the construction of flood walls and the removal of existing obstructions along the river to help reduce water levels. All works are programmed to be completed by the end of 2022 and will reduce flooding to 474 businesses and 1048 residential properties.

Air Quality

Leeds continued to meet the EU Air Quality Directive Standards for particulate matter and the regulatory limits for the hourly average of Nitrogen Dioxide (NO2) as specified in the UK Air Quality Regulations however some specific locations exceeded the annual

average limit of 40 µg/m³ therefore the city didn't comply with the UK and EU objectives. Two of the six Air Quality Management Areas recorded annual mean nitrogen dioxide concentrations meeting or exceeding the annual mean objective of 40µg/m³.

Climate Emissions

2018/19 saw a continued reduction in CO₂ emissions and a number of further projects delivered reductions in energy consumption and carbon generation, increased renewable energy generation and use and improved energy efficiency. This shows measures and initiatives are delivering real improvements however further improvements are required.

Full Council declared a climate emergency in March 2019, with the stated ambition of working towards a net zero carbon city by 2030 and an acceptance that very urgent action is required to make our contribution to containing global temperature rises within 1.5C. Issues being looked at include the level of building emissions, low carbon heating, minimising the carbon footprint of development, the "Leeds Standard" and specification for new social housing, energy efficient building standards, future-proofing Leeds from the consequences of climate change, sustainable transport and lobbying central government.

Renewable Energy

Indicator 42: Renewable energy generation

Relevant Core Strategy Policies:

Policy EN3: Low Carbon Energy
Policy EN4 District Heating

Relevant Natural Resources and Waste Local Plan Policies:

ENERGY 1: LARGE SCALE WIND ENERGY GENERATION
ENERGY 2: MICRO-GENERATION DEVELOPMENT
ENERGY 3: HEAT AND POWER ENERGY RECOVERY

The target for Leeds is to produce at least 75MW of installed grid-connected renewable energy capacity by 2021. The Natural Resources and Waste Local Plan (2013) sets out the potential contribution (MW) of different renewable energy generation types to meet this target.

Total installed grid-connected renewable energy capacity for 2018/19 has not changed since 2017/18 with no further grid-connected development. Table 67 shows that consented capacity, extrapolated from renewable energy capacity in extant planning permissions, continues to exceed the 75MW target by some 2.90MW.

The difference between consented capacity and installed capacity (i.e. development built, operating and grid connected) is still 29.60MW, which highlights the frequent time lag between the granting of planning permission and the implementation, building and operation of consented renewable energy development. This happens for a number of reasons, however the main factor is market forces which significantly affect the timing of implementation, particularly those developments of a strategic nature.

Table 67: Total installed grid-connected Renewable Energy Capacity (MW) in Leeds for 2018/19

Installation Type	Potential Contribution (MW) by 2021 (from Table 5.1 of NRWLP)	Location	Consented Capacity (MW)	Installed Capacity (MW)	Total Installed Capacity (MW) by Installation Type
Landfill Gas	12	Skelton Grange Landfill, Pontefract Lane, Newsam Green	5.00	5.00	9.78
		Peckfield Landfill, Ridge Road, Micklefield	4.23	4.23	
		Former Howden Clough Road Landfill, Morley	1.00	0.33	

		Former Gamblethorpe Landfill, Newsam Green Road	0.40	0.22	
Wind	20	Hook Moor, Collier Lane, Micklefield	10.00	10.00	12.00
		Knostop WWtW, Knowsthorpe Lane, Cross Green	2.00	2.00	
Solar	10	Haigh Hall Farm, Batley Road, Tingley	7.50	7.50	7.50
		Two Hoots Farm, Harewood Avenue, Harewood	0.15	0.00	
Energy from Waste	35	Newmarket Approach, Cross Green	11.00	11.00	11.00
		Skelton Grange Road, Cross Green	26.00	0.00	
		Knowsthorpe Road, Cross Green	2.60	0.00	
Energy from Biomass	2	Wothersome Grange Farm, Thorner Lane, Bramham	1.00	1.00	7.70
		Ridge Road, Micklefield	2.70	2.70	
		Knostrop WWtW, Knowsthorpe Lane, Cross Green	4.00	4.00	
Hydro	2	Former Garnett Paper Mills, Mill Lane, Otley	0.32	0.32	0.32
Total	81MW		77.90MW	48.30MW	
Total (2017/18)			77.90 MW		

Landfill gas

Volumes of landfill gas are depleting and reducing therefore energy generation is below the 12MW target in 2018/19. The Council has continued to reduce its reliance on landfill as a method of waste management therefore it is unlikely that the current capacity of installed gas infrastructure will increase. The 12MW target is not considered achievable in perpetuity.

Wind

There have been no planning application for wind energy development in Leeds since 2015. This follows the Government's 2015 changes to planning policy relating to onshore wind development, combined with the withdrawal of subsidies. It is therefore unlikely that the target for wind will be met.

Solar

It is expected that micro-generation solar developments installed on roofs will go a long way to meeting the 2.50MW difference between installed grid-connected solar capacity and the 10MW target for solar power. It is however difficult to monitor its contribution with certainty given that micro-generation solar development (in some cases) benefits from Permitted Development Rights.

Hydro

Even with a number of drop/head (typically at weirs) along the River Wharfe and River Aire providing viable locations for hydroelectric turbines, hydroelectric power development has not been as popular as initially envisaged though it is not clear why. There are currently only two installed turbines at Otley Weir. The OblinArk Hydrokinetic Power Barge development at Lemonroyd Weir in Oulton was the last hydroelectric development sought and approved in 2012 however it was temporary and has since been removed.

Leeds District Heating Network

Relevant Core Strategy Policies:

Policy EN1: Climate Change – Carbon Dioxide Reduction
Policy EN2 (Sustainable Construction
Policy EN4 District Heating

Relevant Natural Resources and Waste Local Plan Policies:

ENERGY 3: HEAT AND POWER ENERGY RECOVERY
ENERGY 4: HEAT DISTRIBUTION INFRASTRUCTURE

The NRWLP supports in principle proposals for low carbon energy recovery methods, including Combined Heat and Power applications, and promotes and supports heat distribution infrastructure subject to an assessment of environmental effects and heat source(s) and heat use.

Phase 1 of the Council's flagship District Heating Network (DHN) neared completion. It will use heat generated by processing waste at the council's Recycling and Energy Recovery Facility (RERF) and 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. The Council appointed Vital Energi Utilities 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. Contracts 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 were awarded to Vital Energi in mid-2017. Furthermore, the Council developed and adopted Local Development Order 3, removing the need for planning permission for underground heating pipes and associated infrastructure over large parts of the city.

This project will play a key role in the city's plans to cut carbon emissions, reduce energy bills and improve air quality in the city. It will:

- provide secure, reliable and low carbon heat provision,
- lower utility costs
- enhance sustainability credentials
- help developments to comply with Planning Policies EN1 (Carbon reduction), EN2 (Sustainable Construction) and EN4 (District Heating),
- remove the need for on-site heat generation
- reduce capital costs associated with enhanced building fabrics or low carbon technologies.

Policy EN4 has informed and guided developers in the design and planning stages to ensure compliance with carbon savings and renewable energy consumption.

The Council has invested £15m to connect over 1,900 council flats to provide an 'anchor load'. There is significant capacity to grow the network; additional future customers have expressed interest and some have signed up however there will still be significant outstanding capacity. Funding is being sought through the Heat Networks Investment Project (HNIP) to extend the network into the city centre to link key council-owned buildings and more commercial customers. An application was submitted at the end of the year for phase 2 and was successful.

Much progress was made on this project during 2018/19, including the construction of underground pipework for the spine and in residential areas, tenant engagement, sub-station construction, survey and installation works within the blocks and the installation of external wall insulation on the Shakespeare blocks.

Indicator 43: Production of primary land won aggregates

Relevant Core Strategy Policies:

Policy EN7 Minerals

Relevant Natural Resources and Waste Local Plan:

MINERALS 1: PROVISION OF AGGREGATES

MINERALS 2: MINERAL SAFEGUARDING AREAS (MSA) – SAND AND GRAVEL

MINERALS 5: MINERAL EXTRACTION – SAND AND GRAVEL

MINERALS 6: LIMITING SAND AND GRAVEL EXTRACTION IN THE WHARFE VALLEY

Policy Minerals 1 of the Natural Resources and Waste Local Plan (NRWLP) sets out the targets for aggregate extraction in Leeds:

- Sand and gravel = 146,000 tonnes per annum
- Crushed rock = 440,000 tonnes per annum.

In West Yorkshire, the landbank (stock of planning permissions) for crushed rock has sufficient capacity to satisfy estimates of demand for a period of 28.3 years. In Leeds, the existing safeguarded site at Howley Park has significant reserves which are likely to outlast the NRWLP period and it is expected to continue.

In 2018, the following amounts of minerals aggregate were extracted which shows the target of 440,000 tones set in Policy MIN1 was exceeded.

Table 68: Production of primary land won aggregates	
Type	Amount (tonnes)
Crushed Rock Reserves	25,400,000
Crushed Rock Sales	496,276

Indicator 44: Capacity of new waste management facilities

Relevant Core Strategy Policies:

Policy EN6 Strategic Waste Management

Relevant Natural Resources and Waste Local Plan Policies:

Policy WASTE 3: A CITY WIDE NETWORK OF WASTE MANAGEMENT SITES AND FACILITIES

Policy WASTE 4: WASTE MANAGEMENT FACILITIES - PERMANENT USES

Policy WASTE 5 WASTE USES WITHIN EXISTING INDUSTRIAL AREAS

Policy WASTE 6 STRATEGIC WASTE MANAGEMENT SITES

Policy WASTE 7 WASTE ALLOCATION

Policy WASTE 8: WASTE PROPOSALS AT OTHER LOCATIONS

The NRWLP identifies existing industrial areas as the preferred locations for waste management facilities in accordance with National Planning Policy, including Cross Green Industrial Estate, Grangefield Industrial Estate, Stanningley and Limewood Industrial Estate, Seacroft. It goes on to identify specific waste management sites and to allocate a site at Cinder Oven Bridge for waste management purposes to meet the need for Construction, Demolition and Excavation waste operations. In order for Leeds to be self-sufficient and meet re-use, recycling and compost targets, it must re-use, recycle and compost:

- 192,000 tonnes/annum of municipal solid waste
- 850,000 tonnes/annum of commercial & industrial waste
- 1,089,000 – 1,275,000 tonnes/annum of construction, demolition and excavation waste.

Furthermore to meet treatment and recovery requirements, the City needs to treat and recover

- 135,000 -175,000 tonnes/annum of municipal solid waste
- 350,000 – 500,000 tonnes/annum of commercial & industrial waste
- approximately 75,000 tonnes/annum of construction, demolition and excavation waste

- 103,000 tonnes/annum of hazardous waste.

No new waste recycling facilities were approved in 2018/19.

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

Relevant Core Strategy Policies:

Policy EN6 Strategic Waste Management

Relevant Natural Resources and Waste Local Plan Policies:

Policy WASTE 2: SAFEGUARDING EXISTING WASTE MANAGEMENT CAPACITY
Policy WASTE 3: A CITY WIDE NETWORK OF WASTE MANAGEMENT SITES AND FACILITIES

“A zero waste, high recycling society” is part of the NRWLP’s vision which will be achieved through reducing waste produced, maximising reuse, maximise recycling and composting waste, recovering energy from waste and providing sufficient management facilities in appropriate and accessible locations to minimise the amount of waste going to landfill.

Table 69 sets out the data for the last 6 years and shows that after 4 years of increasing waste generation, 2017/18 saw a drop in household and municipal waste. This pattern continued in to 2018/19 with a further reduction of around 13,500 tonnes of municipal waste, of which 5,000 tonnes was household waste. 2018/19 saw a slight overall decrease in tonnes of recycling/reuse and composting compared to 2017/18, however, in terms of a percentage of overall household waste, recycling/reuse and composting has actually increased from 38.4% to 38.7%. The amount of waste sent for energy recovery continued to rise as the reliance on landfill reduced further in 2018/19, with a decrease of around 4,000 tonnes of municipal waste being sent to landfill.

Table 69: Waste arising by waste stream						
Recycling/Reuse	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Household Waste Recycling/Reuse	91,268	88,472	77,675	78,652	76,348	76,995
*Trade Waste Recycling/Reuse	1,227	1,307	1,467	3,569	3,758	2,526
Total Municipal Waste Recycling/Reuse	92,495	89,779	79,142	82,221	80,106	79,521
Composting						
Household Waste Composted	42,107	42,561	41,153	43,576	41,026	39,483
Trade Waste Composted	1,211	1,145	1,020	1,014	879	794
Total Municipal Waste Composted	43,318	43,706	42,173	44,590	41,905	40,277

Energy Recovery						
Household Waste sent for Energy Recovery	30,668	41,670	124,141	178,930	183,500	181,484
Trade Waste sent for Energy Recovery	234	85	120	1,931	1,473	8,258
Total Municipal Waste sent for Energy Recovery	30,902	41,755	124,261	180,861	184,973	189,742
**Landfill						
Household Waste Landfilled	141,700	132,914	66,194	14,787	5,150	2,938
Trade Waste Landfilled	18,487	16,956	20,287	19,984	5,594	3,869
Total Municipal Waste Landfilled	160,187	149,870	86,481	34,771	10,744	6,807
Recycling/Reuse and Composting						
Total Household Waste sent for Recycling/Reuse/Composting	133,375	131,033	118,828	121,215	117,374	116,478
Total Trade waste sent for Recycling/Reuse /Composting	2,438	2,452	2,487	4,583	4,637	3,236
Total Municipal waste sent for Recycling /Reuse /Composting	135,813	133,485	121,315	125,798	122,011	119,714
Total Waste						
Total Household Waste	305,359	305,618	309,163	314,931	306,024	300,900
Total Municipal Waste	325,572	323,967	331,710	340,490	329,892	316,447
Households						
No. of Households	342,150	342,150	343,710	346,490	349,659	352,408

Summary

Renewable energy generation

As there was no change in the total installed or consented grid-connected renewable energy capacity, the capacity of schemes with extant planning permission continued to exceed the target of at least 75MW of installed grid-connected renewable energy capacity by 2021 which demonstrates the Council's continued commitment to delivering high-quality and commercial-scale renewable energy schemes. Nevertheless, the lack of any new installed capacity highlights the frequent time lag between the granting of planning permission and delivery, due to mainly market forces.

District Heating Network

Phase 1 of the District Heating Network (DHN) progressed during 2018/19, including the construction of underground pipework for the spine and in residential areas, tenant engagement, sub-station construction, survey and installation works within the blocks and the installation of external wall insulation on the Shakespeare blocks. There is significant capacity to grow the network and interest from additional future customers therefore funding is being sought through the Heat Networks Investment Project (HNIP) to extend the network into the city centre to link key council-owned buildings and more commercial customers. An successful application was submitted at the end of the year for phase 2.

Capacity of new waste management facilities

No new waste management facilities were granted planning permission in 2018/19.

Amount of municipal waste arising and managed by waste stream

2018/19 saw a further drop in household and municipal waste generated. Overall the amount of waste sent for energy recovery continued to rise whilst the amount sent to landfill continued to fall, though less dramatically than in 2017/18. The amount sent for recycling/reuse and composting slightly fell however improvements were still made in waste reduction and treatment and diverting it from landfill.

Appendix 1 –Key Facts about the City Centre

THE CITY WELCOMED
29.17 MILLION
 DAY AND NIGHT VISITORS IN 2018 WORTH
£1.84 BILLION
 TO THE LOCAL ECONOMY

VISITOR NUMBERS
+17.2% BETWEEN 2013
 AND 2018

ECONOMIC IMPACT
+32.3%
 BETWEEN 2013 AND 2018

STAYING
 VISITORS UP
25%
 BETWEEN
 2013 AND 2018

2.40 MILLION
 PEOPLE STAYED IN LEEDS
 AS PART OF A HOLIDAY OR
 SHORT BREAK IN 2018
 ACCOUNTING FOR
5.66 MILLION NIGHTS
 WITH AN ECONOMIC IMPACT OF
£578 MILLION

4TH MOST POPULAR CONFERENCE
 DESTINATION IN THE UK



14 AIM ACCREDITED VENUES
 INCLUDING 2 GOLD AWARDS

26.8 MILLION > **£1.25 BILLION**
 DAY VISITORS IN 2018 WORTH TO THE LOCAL ECONOMY

VISITORS TO
 LEEDS SUPPORT
20,516
 FULL-TIME JOBS



1
 MILLION
 VISITORS TO
 VISITLEEDS.CO.UK

BUSINESS TOURISM
 IS WORTH
£559.5
MILLION
 TO THE ECONOMY



LEEDS WELCOMED **50,100**
3.5 MILLION MEETINGS,
 DELEGATES IN 2018 CONFERENCES
 AND EVENTS
 HOSTED IN 2018



LEEDS WELCOMED
344,000
 INTERNATIONAL VISITORS IN 2018

TOP 5
 COUNTRIES OF ORIGIN
 POLAND, IRELAND,
 FRANCE, SPAIN AND USA

LEEDS

TOP 15
 UK CITY
 ICCA 2018

Visitor Economy Impact for Leeds

CONNECTIVITY

THE OFFER

ACCOMMODATION

LEEDS

HALF WAY BETWEEN
 LONDON AND EDINBURGH

LONDON
 175 MILES
 TRAIN: 2HR
 1 HR BY AIR

MANCHESTER
 43 MILES
 50 MINS
 BY TRAIN
 AND ROAD

LEEDS
 BRADFORD
 AIRPORT
 9.5 MILES
 30 MINS
 BY BUS
 26 MINS
 BY ROAD



LEEDS AT THE
 CROSSROADS
 OF THE
**M62, M1
 AND A1M**

25
 MILES
 FROM YORK



LEEDS IS ACCESSIBLE
 TO THE BREATH-
 TAKING YORKSHIRE
 DALES AND NORTH
 YORKSHIRE MOORS
 NATIONAL PARKS



LEEDS HAS
OVER 16
 MUSEUMS AND
 GALLERIES

2ND HIGHEST
 SUPPLY OF BRANDED CASUAL DINING
 RESTAURANTS OUTSIDE OF LONDON

PURPLE FLAG STATUS
 FOR THE EVENING & NIGHT
 TIME ECONOMY

LEEDS HAS
4 MAJOR
 THEATRES

LEEDS IS ONE OF THE ONLY ENGLISH
 CITIES OUTSIDE LONDON WITH ITS OWN
 REPERTORY THEATRE,
 OPERA HOUSE AND
 BALLET COMPANIES

3RD BEST PLACE TO SHOP IN THE
 UK OUTSIDE OF LONDON



77 HOTELS
 AND
 6,923 ROOMS

78% AVERAGE HOTEL
 OCCUPANCY IN 2018

£69 } **£53**
 AVERAGE ROOM RATE WHICH EQUATES TO REVENUE PER
 AVAILABLE ROOM 2018

29 HOTEL
 DEVELOPMENTS IN THE PIPELINE,
 SUPPLYING A FURTHER
 3,553 ROOMS

APPENDIX 2: PUBLIC TRANSPORT AND DEVELOPER CONTRIBUTIONS SPD - APPENDIX 1 UPDATE 2019

**PUBLIC TRANSPORT
AND DEVELOPER
CONTRIBUTIONS SPD -
APPENDIX 1 UPDATE 2019**

Scheme	Purpose	Proposals	Estimated cost £000	Timescale
CITY WIDE				
Bus lane enforcement cameras	Measures to enforce existing bus priority measures to safeguard bus priority and service reliability.	Supports ongoing development of the Bus Lane Enforcement project with investment in fixed and mobile cameras at sites. Further New cameras will be required as part of the LPTIP corridor and city centre gateways.	*	These works are on-going, where demand has been evidenced.
Traffic light priority for buses	Measures to provide improved bus priority at traffic lights across the Leeds district	Further development of traffic light priority for buses across the Leeds District	*	2018 -2026
Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A647, A61N , A61S, A660 and A58N corridors. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but not limited cycle lane and footway widening.	**	LPTIP 2019-2021
Transpennine Route Upgrade	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements between Leeds and Huddersfield and Leeds -	**	Expected delivery by 2025.

		York/Selby. Forecast delivery by 2025.		
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CITY CENTRE				
Leeds Public Transport Investment Programme - City Centre Gateways	To enhance public transport accessibility, movement and service connectivity in the city centre and city centre bus stops	Proposals are currently in development but will include a series of key gateways with improved bus stops and bus priority measures. Also included are widening of footways and improved pedestrian and cycling facilities.	*	LPTIP 2019-2021
Leeds Rail Station Access Improvements	To enhance access to Leeds Railway Station for public transport and by other non-motorised modes.	Leeds Integrated Station Masterplan includes access improvements for all modes, to also include dedicated facilities for the public transport.	*	
WEST				
Leeds - Bradford Corridor connectivity schemes	To improve connectivity between Leeds and Bradford and intermediate communities	Development of a package of public transport measures for both rail and bus corridors.	**	LCR Transport Vision & Transport Strategy (2026)
Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A647 corridor. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but not limited cycle lane and footway widening.	*	LPTIP 2019-2021

Armley Gyrotory improvement scheme	Measures to ease congestion and to alleviate delays to buses	Key element of a future city centre transport strategy and delivering a vision for the city centre. Increased capacity will facilitate re-routing and reduction of through traffic in the city centre and support improved movement for buses supporting the Leeds Bus Partnership.	*	Major scheme to be completed within the LTP3 period (2011-26)
Dawsons Corner improvement scheme	Measures to ease congestion and to alleviate delays to buses	Key junction on the outer ring road. Improvements to included dedicated bus facilities.	*	2022
Extension to Park and Ride provision at New Pudsey Station	To increase parking capacity to meet potential park and ride demand.	Provision of additional parking spaces at New Pudsey Rail Station	**	LPTIP 2019-2021
NORTH WEST				
A65 Quality bus corridor extension (SCOOT UTC System)	Measures to extend the Quality Bus Corridor to Aireborough	Bus priority and traffic signal improvement package.	*	Major scheme
NORTH				
A660 Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services.	**	2021 -2026
Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A660 corridor. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but	**	LPTIP 2019-2021

		not limited cycle lane and footway widening. Scheme to also include improvements to Signals.		
A61 Alwoodley Gate Bus Park and Ride	Development of park and ride strategy for Leeds city centre.	Provision of new park and site and associated bus priority measures and services.	**	LPTIP 2019-2021
Leeds Bradford Airport Connectivity Package	Better public transport access to Leeds Bradford Airport and North West Leeds employment hub. Rail Station	New LBA Parkway Rail Station on Harrogate Rail Line. To include 350 space park and ride car park. Also to be included is connectivity improvements between the proposed station	**	2023
Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A61N corridor. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but not limited cycle lane and footway widening.	**	LPTIP 2019-2021
NORTH EAST				
EAST				
A64 Bus Park and Ride including bus priority corridor	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures on the A64 and services.	**	2018 -2026

Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A58N corridor. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but not limited cycle lane and footway widening.	**	LPTIP 2019-2021
East Leeds Parkway new rail station (Thorpe Park)	Development of park and ride strategy for Leeds and City Region.	Provision of new regional rail station and park and site.	*	LPTIP 2023
A6120 Downgrade	Downgrade of the A6120 following opening of the East Leeds Orbital Route	Provision of improved walking and cycling infrastructure along the A6120. Measures to also include enhancements for public transport.	*	WYPTF 2023
Demand Responsive Transport (DRT)	Development of	Provision of a Demand Responsive Transport scheme in East Leeds including new buses and dedicated infrastructure.	*	2020
SOUTH EAST				
Aire Valley Leeds access package and transport strategy	To provide public transport accessibility into the Aire Valley Leeds regeneration area. Forms a component of the draft Aire Valley Leeds Area Action Plan.	Package of public transport improvements comprising new infrastructure and services with options for park and ride.	*	2018 -2026
Aire Valley Leeds (East Leeds Link) Park and Ride (Temple Green)	Further maintenance of park and ride facilities.	Provision of park and site and associated bus priority measures and services adjacent to East Leeds Link.	*	2018-2021

		Further expansion of existing proposals under consideration.		
Leeds Public Transport Investment Programme - Corridor Works	Measures to improve reliability of bus journey times, including bus priority at traffic lights and bus priority measures.	Proposals are in development for the A61S corridor. A range of bus priority measures are proposed, including new bus lanes, priority at junctions as well as environmental improvements including but not limited cycle lane and footway widening.	**	LPTIP 2019-2021
Leeds - Wakefield Bus Corridor improvements	To improve connectivity between Leeds and Wakefield and intermediate communities.	Development of a package of measures to enhance bus corridors between Leeds and Wakefield including consideration of the M1 corridor.	**	LCR Transport Vision & Transport Strategy (2026)
Leeds - Rothwell/Castleford Bus Corridor Improvements	To improve connectivity between Leeds and Rothwell/Castleford and intermediate communities.	Development of a package of measures to enhance bus corridor between Leeds and Rothwell/Castleford.	*	TCF 2023
SOUTH				
Leeds Public Transport Investment Programme - Stourton Park and Ride	Reduce number of vehicles travelling into the city centre and improve bus patronage.	New park and ride site located at Stourton, M621 Junction 7.	*	LPTIP 2019-2021
Aire Valley Leeds rail links	Measures to improve accessibility to Aire Valley Leeds area	Enhancements to Castleford Rail Corridor and consideration of Tram Train links with Aire Valley	**	
SOUTH WEST				
A653 Dewsbury Road (City Centre to Kirklees Border) Corridor	Measures to provide improved bus priority and accessibility	Targeted bus priority measures and localised bus	*	2018-2021
White Rose Rail Station	To improve access to the White Rose Office Park and Shopping Centre.	New rail Station on the Huddesfield Line to serve	*	2021-2023

		White Rose Business and Shopping parks.		
M62 Corridor Gildersome / Tingley Bus Park and Ride	Development of park and ride strategy for Leeds city centre	Provision of new park and site and associated bus priority measures and services.	*	2018-2026
A6110 Outer Ring Road Improvements	Orbital capacity enhancement of key junctions including radial bus infrastructure measures.	Provision of radial bus infrastructure measures .	£12,000	Post 2021
Leeds Public Transport Investment Programme - Elland Road Park and Ride Phase 3	Reduce number of vehicles travelling into the city centre and improve bus patronage. Expand current facilities to meet demand.	Expansion of Elland Road Park and Ride with additional spaces, bus priority measures including an access off M621 Junction 2.	*	2018-2021

* Scheme in preparation

** Scheme identified but preparatory work not yet started