

City Development Directorate

Policy and Plans Group

Major Projects Team

**Appendix 3**



## **Five Year Housing Land Supply Statement**

**2020 Update**

## 1. Background

- 1.1. The National Planning Policy Framework (NPPF) states that local planning authorities must identify a deliverable five year supply of housing sites as revised in July 2018 (and updated on 19 February 2019). Guidance is contained in both the NPPF and the National Planning Practice Guidance (NPPG) for housing and economic land availability assessments last updated in July 2019.
- 1.2. The preparation of a Strategic Housing Land Availability Assessment (SHLAA) is a requirement of the NPPF with guidance provided in the NPPG. The SHLAA is a technical study that assists in the monitoring of whether there is an adequate supply of deliverable housing land at any point in time.
- 1.3. The Council was adjudged by the Secretary of State in his decisions at Breary Lane, Bramhope, Leeds Road, Collingham and Bradford Road, East Ardsley on 23rd December 2016 not to have a five year housing land supply. That was based on the 2015 update to the SHLAA.
- 1.4. In moving forward, the Council significantly improved the approach to the SHLAA process in the 2017 update. At the same time the Council continued to increase the stock of extant planning permissions whilst progressing the Site Allocations Plan to adoption alongside a range of housing growth initiatives and the adoption of the Aire Valley Leeds Area Action Plan. These actions strengthened the five year housing land supply position.
- 1.5. The 2017 Update to the SHLAA was tested as part of two public inquiries at *land south of Pool Road, Pool in Wharfedale* and *The Ridge, Linton* decided by the Planning Inspectorate and two Secretary of State decisions at *Tingley Station* and *Thorp Arch Trading Estate*, both recovered appeals were dismissed on 12 July 2018.
- 1.6. The Secretary of States conclusions set out in *Thorp Arch* notes the confidence in the Council's "*...thorough and proactive approach to land availability*". The SHLAA site information was presented to support the allocation of sites in the Site Allocations Plan at Examination between 24 October 2017 and 3 August 2018. The Inspectors Report released on the 7 June 2019 noting that "*It is considered that the assumed build-out rates contained in the SHLAA are realistic and robust*". The Site Allocations Plan was adopted on 10 July 2019.
- 1.7. Post adoption, the Site Allocations Plan was the subject of a Legal Challenge submitted to the High Court on 20 August 2019. The case was heard at the High Court in February 2020, with Judgment being handed down on 8 June 2020. The High Court ordered relief that allocated sites that immediately before the adoption of the SAP were in the Green Belt be remitted back to the Secretary of State and the Planning Inspectorate for further examination, which until adopted are no longer included as part of the five year housing land supply.
- 1.8. The Council has reflected and updated this position to a base date of 1 April 2020. This statement reflects to up-to-date assessment of sites as part of the 2020 update

of the SHLAA. The 2020 update takes account of new planning permissions and construction activity to a base date of 1 April 2020. The Council has been keen to fully reflect the challenges or opportunities to delivery that might arise as a result of the Covid-19 pandemic.

## **2. National Policy**

### **National Planning Policy Framework**

- 2.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. For housing, this means providing the supply of housing required to meet the needs of present and future generations.
- 2.2. Local planning authorities are required to prepare a SHLAA in order to establish realistic assumptions about the availability, suitability and achievability of land to meet the identified need for housing over the plan period.
- 2.3. The NPPF states that local planning authorities must identify a deliverable five year supply of housing sites. The NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
- 2.4. The NPPF identifies the need to consider:
  - **A supply buffer** – dependent upon performance against the Housing Delivery Test, local planning authorities are required to include an additional allowance or 'buffer' of five percent (moved forward from later in the plan period) in terms of supply to ensure choice and competition in the market for land. Local planning authorities with a record of persistent under delivery of housing should apply a 20 percent buffer (Paragraph 73).
  - **Windfall sites** - local planning authorities may make an allowance for windfall sites in their five year supply if they have compelling evidence such sites have consistently become available in the local area and will continue to provide a reliable source of supply (Paragraph 70).
- 2.5. Footnote 7 to Paragraph 11 of the NPPF states that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

### **National Planning Practice Framework and Guidance**

- 2.6. The National Planning Policy Framework was published on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied. A new version of the National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019. In September 2018, the government published planning practice guidance to accompany the NPPF.

Guidance on preparing SHLAA documents is contained in both the NPPF and the NPPG for housing and economic land availability assessments. This has been used to determine the approach taken in this document.

2.7. The NPPG provides clarity on what constitutes a deliverable site. Annex 2 (updated on 19 February 2019) of the NPPF defines a deliverable site in terms of an assessment of the timescale for delivery and the planning status of the site and adds further detail as to the evidential requirement needed on sites without a detailed planning permission...*"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

2.8. Recent case law<sup>1</sup> has determined how to interpret that definition and confirms that:

*"The proper interpretation of the definition is that any site which can be shown to be 'available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years' will meet the definition; and that the examples given in [the NPPF] are not exhaustive of all the categories of site which are capable of meeting that definition. Whether a site does or does not meet the definition is a matter of planning judgment on the evidence available."*

2.9. The Council has produced clear evidence across all sites as part of the SHLAA process, thereby satisfying the NPPF approach. It has always been important to confirm an accurate position of housing land supply by identifying any factors leading to either delay or acceleration of house building on sites. This includes confirmation of any availability or ownership issues that would impact on the delivery of a site. The Council has contacted landowners, developers and agents involved in the delivery of sites in order to collate new evidence and establish a dialogue on delivery in order to make informed decisions as to how sites contribute to the future supply of housing in Leeds.

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<sup>1</sup> East Northamptonshire Council and Secretary of State for Housing, Communities and Local Government and Lourett Developments

- 2.10. Paragraph 30 of the NPPG directs authorities to use evidence set out in the SHLAA to identify sites which may be suitable, available and achievable for housing development and also provide some evidence as to their deliverability. This SHLAA update accords with both the revised NPPF and the NPPG.

### **3. The requirement**

- 3.1. The starting point for establishing a five year supply requirement is the housing target identified in strategic policies for the first five years of the plan. .
- 3.2. The Core Strategy was amended in September 2019 by the adoption of the Core Strategy Selective Review which included a new housing requirement of 51,952 (net) between 2017 and 2033. This is the amount of housing Leeds needs to build. .
- 3.3. The adopted Core Strategy (as amended) sets the base requirement for housing provision in the District. Policy SP6 informs of a plan requirement of 51,952 dwellings between 2017 and 2033. For the purposes of monitoring and reporting, the base dates for each year is 1st April.
- 3.4. The adopted annual housing target from 2017 is 3,247 dwellings per annum. The Core Strategy plan period ends in 2033.
- 3.5. The five-year period that should be used for calculating both the requirement and supply is the 1st April 2020 to the 31st March 2025. The baseline requirement for this period =  $5 \times 3,247 = 16,235$  dwellings.
- 3.6. The five-year housing land requirement is calculated by considering the average annual Local Plan requirement and rolling over any previous shortfall since the base date of the Local Plan. Any accrued shortfall is to be made up within five years, which is often referred to as the 'Sedgefield' approach. An appropriate buffer is added and then the annual residual requirement is multiplied by five to generate the five-year housing land requirement.
- 3.7. The delivery and associated undersupply for the first three years of the plan (1st April 2017 to 31st March 2020) are agreed as follows:

**Net Delivery:** 1st April 2017 to 31 March 2020 = 9,240

**Requirement:** 1st April 2017 to 31 March 2020 = 9,741

**Undersupply:** 1st April 2017 to 31st March 2020 = 501

- 3.8. As above, Paragraph 60 of the NPPF instructs that the adopted Core Strategy housing requirement figure must be "informed by" an assessment of local housing need using the standard method in the NPPG. The government's standard methodology on calculating local housing need is now adopted NPPG policy and inevitably attracts full weight.

3.9. The mechanics of the Housing Delivery Test determine the buffer to be applied to the requirement figure and the transitional arrangements are set out in the Rule Book. The government has confirmed to authorities that the previous three years delivery is set against the lower of the latest adopted housing requirement or the minimum annual local housing need figure. These are to be updated by authorities using the most up-to-date published information on household projections and affordability ratios.

3.10. The Council's delivery far exceeds this requirement and in line with paragraph 37 of the NPPG a 5% buffer has been applied to ensure choice and competition in the market (where there delivery of housing over the previous 3 years, has not fallen below 85% of the requirement). This buffer is applied to the Core Strategy housing requirement and the shortfall since the start of the Plan.

3.11. For the 5 year period 1st April 2018 to 31st March 2023, the calculation is as follows:

**Baseline Requirement:** 2020 to 2025 = 5 x 3,247 = 16,235

**Undersupply:** 2017 to 2020 = 501

**Base Requirement + Undersupply = 16,736**

**5% Buffer = 837**

**Base Requirement + Undersupply + 5% Buffer = 17,573**

3.12. The total adjusted five year requirement for the period 1st April 2020 to 31st March 2025 stands at 17,573 dwellings, a requirement of 3,515 dwellings per annum.

#### **4. The SHLAA 2020 Update**

4.1. The NPPG provides information to help local authorities fulfil their responsibilities under paragraph 67 of the NPPF. As well as establishing a five-year supply position to support the preparation and examination of Local Plans, the NPPG confirms that the supply position should be updated annually.

4.2. The preparation of the 2020 SHLAA reflects the most up to date guidance available, including the NPPG. In particular, the NPPG provides more detailed advice for carrying out a SHLAA, noting that it should:

- identify sites and broad locations with potential for development;
- assess their development potential; and
- assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

- 4.3. The Council have finalised the 2020 update to the SHLAA and have contacted agents, landowners, developers and promoters of sites to comment upon the availability and achievability of each site as part of a positive approach to update the SHLAA according to the most up-to-date information available on a site-by-site basis. The Council has obtained detailed site-specific information that informs assessments of deliverability as advocated by Inspectors and the Secretary of State in recent appeal decisions.
- 4.4. The sites included in the five-year supply satisfy the requirements of paragraph 67 of the NPPF and NPPG. The Council uses the information it has on suitability, availability, achievability and constraints to assess the timescale within which each site is capable of development.
- 4.5. The Council has contacted landowners as part of considering the availability of sites adopted under the Aire Valley Area Action Plan, and allocated under the Site Allocation Plan and as part of informing overall 'deliverability', including the *"realistic prospect that housing will be delivered within five years"*.
- 4.6. The Council confirms that no site included within its supply discloses any legal or ownership constraint, militating against the realistic prospect of delivery or overall deliverability.
- 4.7. The Council has properly taken into current housing market conditions. The Council consulted with the Home Builders Federation, landowners, agents and developers recognising that the changes posed to the housing market by Covid-19 may create challenges or opportunities for different types of sites and to make clear that it was important that landowners confirmed whether the assessment reflected an accurate picture of delivery. Updated construction programmes were received and accurately recorded in the update and observations were welcomed on the capacity of the industry to deliver in the short, medium and long term.
- 4.8. The housing market in Leeds has seen continued and marked improvement in the last few years. National and international developer interest is continuing to grow and that the planning pipeline is strong with numerous high-rise developments both under construction and in planning. The outstanding stock of planning permissions is at the greatest ever level and Leeds remains firmly in 'growth mode' and is committed to additionality, and to accelerating delivery of the housing requirement in line with the Core Strategy and growth strategies.

## **5. The Five Year Housing Land Supply**

- 5.1. The 2020 SHLAA update shows 23,689 units in the short term across 438 sites. Of these, 1,557 are units on 36 Green Belt sites without planning permission that are now remitted for further examination and are excluded from the five year housing land supply. This means the short term deliverable supply is 22,132 units on 402 sites. The overwhelming majority are on sites currently under construction or with detailed planning permission. The short term supply also includes sites with outline planning

permission and those allocated as deliverable in the recent Aire Valley Leeds Area Action Plan and Site Allocations Plan.

5.2. This sets a minimum policy compliant deliverable supply of 22,132 comprised of:

Status	Sites	Total
Site under construction	90	6,146
Site with detailed planning permission	159	10,863
Site with outline planning permission	26	1,862
Allocated site without planning permission	127	3,261
<b>Total</b>	<b>402</b>	<b>22,132</b>

5.3. With the inclusion of windfall at 500 per annum (adopted Core Strategy), with the discount of demolitions the overall supply is a minimum 6.8 years:

<b>Total Five Year Requirement 1st April 2020 to 31st March 2025</b>	<b>17,573</b>
<b>Annual Requirement</b>	<b>3,515</b>
Identified Supply	22,132
Windfall	2,500
<b>Demolitions</b>	<b>-750</b>
Total Supply	23,882
<b>Five Year Supply</b>	<b>6.8</b>

5.4. The overwhelming majority of the 22,132 dwellings in the SHLAA supply are either under construction or have detailed planning permission. A further 1,862 with outline permission means some 85% (18,871 units) are either under construction or have planning permission. Sites with planning permission alone equate to 5.4 years of supply. The 3,261 dwellings yet to obtain planning permission at 1 April 2020 on allocated sites determined to be deliverable by the Inspectors of the Aire Valley Leeds Area Action Plan and Site Allocations Plan.

5.5. Outside of the short-term supply there are a further 52 sites with an expired planning permission that have been removed from the five year housing land supply picture but could accommodate 2,026 units as they remain available and able to come forward as part of a new planning application at any point.

## 6. Conclusion

6.1. 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.

6.2. The level of supply is at least 6.8 years.





Ref	Plan Ref	Site	Type	20/21	21/22	22/23	23/24	24/25	5YHLS	25/26	26/27	27/28	To 2028	28/29	29/30	30/31	31/32	32/33	To 2033
799	HG1-291	Whinmoor Way (pfi C) LS14	Site under construction	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
802	HG1-290	Swarcliffe Avenue (pfi E) LS14	Site under construction	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
814	HG1-508	Oak Tree Mount, Gipton, LS9	Site under construction	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
815	HG1-227	South Parkway (easel) LS 14	Site with detailed planning permission	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
818 & 310	MX1-27	Station Road, Allerton Bywater	Site with detailed planning permission	20	20	0	0	0	40	0	0	0	40	0	0	0	0	0	40
836	HG1-308	Barleyhill Road Garforth	Site under construction	13	0	0	0	0	13	0	0	0	13	0	0	0	0	0	13
841	HG1-224	Oak Tree Drive, Gipton	Site with detailed planning permission	18	0	0	0	0	18	0	0	0	18	0	0	0	0	0	18
846	HG1-234	Killingbeck Hospital C LS14	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
1023	HG2-110	West Of Wesley Road, North Of Tong Road, Armley	Site with detailed planning permission	0	0	0	33	0	33	0	0	0	33	0	0	0	0	0	33
1032	HG1-522	Land Off Bradford Road , East Ardsley WF3	Site under construction	35	50	50	50	50	235	35	29	0	299	0	0	0	0	0	299
1033	HG1-72	Government Buildings , Otley Road, LS16 5pu	Site under construction	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
1046	HG1-28	Spofforth Hill, Wetherby, LS22	Site under construction	35	35	35	0	0	105	0	0	0	105	0	0	0	0	0	105
1064A	HG1-513	Bruntcliffe Road and Scott lane, Morley Leeds LS27	Site under construction	28	35	35	35	12	145	0	0	0	145	0	0	0	0	0	145
1073A 3440	HG2-67	Owlcotes Farm/Owlcotes Gardens Pudsey	Site with outline planning permission	0	0	12	0	0	12	0	0	0	12	0	0	0	0	0	12
1080 3367A	HG2-17	Breary Lane East, Bramhope LS16	Site under construction	35	50	50	50	50	235	50	45	0	330	0	0	0	0	0	330
1083	AV40	Bridgewater Road North	Allocated site without planning permission	0	0	0	0	100	100	150	150	146	546	0	0	0	0	0	546
1096		Snittles Farm, New Village Way, Churwell, Leeds, LS27	Site with detailed planning permission	17	35	35	0	0	87	0	0	0	87	0	0	0	0	0	87
1118	HG1-307	Church Lane And Manor Farm, Micklefield	Site under construction	35	35	70	70	70	280	35	35	35	385	9	0	0	0	0	394
1122	MX1-1	Garnetts Paper Mill, Mill Lane , Otley	Site under construction	29	14	0	0	0	43	0	0	0	43	0	0	0	0	0	43
1142		Land And Property At Oak House, Park Lane Leeds LS3	Site with detailed planning permission	0	39	0	0	0	39	0	0	0	39	0	0	0	0	0	39
1154 3132	HG2-22	Church Street, Boston Spa	Allocated site without planning permission	0	0	36	0	0	36	0	0	0	36	0	0	0	0	0	36
1176	HG2-125	Land To The South Of Pit Lane, Micklefield, LS25	Allocated site without planning permission	0	0	0	0	20	20	40	40	15	115	0	0	0	0	0	115
1199A	HG1-58	Moseley Wood Gardens (land off), Cookridge LS16	Site under construction	11	12	0	0	0	23	0	0	0	23	0	0	0	0	0	23
1199B	HG2-29	Moseley Wood Gardens (land off), Cookridge LS16	Site under construction	12	11	0	0	0	23	0	0	0	23	0	0	0	0	0	23
1233 2158 31	HG2-226	Land to the east of Wetherby	Allocated site without planning permission	0	0	70	105	105	280	105	105	105	595	105	105	105	105	85	1100
1281B	HG1-371	Bruntcliffe Road, Morley	Allocated site without planning permission	0	0	30	31	0	61	0	0	0	61	0	0	0	0	0	61
1282	HG2-149	Lane Side Farm Pas Morley	Site with outline planning permission	0	0	50	50	50	150	50	50	50	300	50	50	50	30	0	480
1297	HG2-120	Former Vickers Tank Factory Site, Manston Lane, Cross Gates	Allocated site without planning permission	0	35	35	35	70	175	70	70	65	380	35	22	0	0	0	437
1308	HG1-12	Land To The Rear Of Naylor Jennings Mill Of Green Lane , Yeador	Site under construction	17	30	13	0	0	60	0	0	0	60	0	0	0	0	0	60
1319	HG1-517	Land North Of Albert Road , Morley	Site under construction	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
1320	HG1-514	Lower Moor Farm, Albert Drive, Morley	Site under construction	35	35	28	0	0	98	0	0	0	98	0	0	0	0	0	98
1322	HG2-58	Airedale Mills, Rodley	Site with outline planning permission	0	0	35	34	0	69	0	0	0	69	0	0	0	0	0	69
1330A	HG1-383	Haigh Moor Road - Jude's Point, West Ardsley, WF3 1EF Plan App	Site under construction	3	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
1337	HG1-130	Stylo House, Harrogate Road, Apperley Bridge Bradford Bd10	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
1339	HG1-97	Clariant Production Uk Limited, Calverley Lane, Horsforth, LS18 4F	Site under construction	25	17	0	0	0	42	0	0	0	42	0	0	0	0	0	42
1340A	HG1-253	Oak Road, New Wortley - Former Club	Site under construction	23	0	0	0	0	23	0	0	0	23	0	0	0	0	0	23
1343A	HG2-73	Harper Gate Farm, Tyersal Lane, Bradford BD4 0RD	Site under construction	23	35	35	35	23	151	0	0	0	151	0	0	0	0	0	151
1369	HG3-5	Land At Old Pool Bank, Pool In Wharfedale, Otley, LS21	Site with outline planning permission	0	0	25	30	0	55	0	0	0	55	0	0	0	0	0	55
2000	AV18	Marsh Lane Goods Yard	Allocated site without planning permission	0	0	150	150	150	450	150	150	150	900	150	150	150	150	135	1635
2001	MX2-22	St Peters Square	Site with detailed planning permission	0	56	0	0	0	56	0	0	0	56	0	0	0	0	0	56
2006A	HG1-512	Caspar, North Street Leeds	Site with detailed planning permission	45	0	0	0	0	45	0	0	0	45	0	0	0	0	0	45
2006B	HG2-189	Centenary House, North Street Leeds	Site with detailed planning permission	0	80	0	0	0	80	0	0	0	80	0	0	0	0	0	80
2009	AV94	Carlsberg Uk Ltd Brewery, Black Bull Street	Site with outline planning permission	0	0	0	215	215	430	215	205	0	850	0	0	0	0	0	850
2021	MX2-36	Water Inn Car Park	Allocated site without planning permission	0	0	0	0	30	30	0	0	0	30	0	0	0	0	0	30
2022	AV12	Clarence Road and Carlisle Road	Allocated site without planning permission	0	0	0	0	50	50	50	14	0	114	0	0	0	0	0	114
2023	MX1-24	Yorkshire Evening Post	Site under construction	0	242	0	0	0	242	0	0	0	242	0	0	0	0	0	242
2029	HG1-436	Leeds Metropolitan University	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
2036	HG2-156	Rod Mills Lane, High Street, Morley	Allocated site without planning permission	0	0	0	0	15	15	0	0	0	15	0	0	0	0	0	15
2037		Fall Lane, East Ardsley	Site with outline planning permission	0	0	21	0	0	21	0	0	0	21	0	0	0	0	0	21
2039	MX1-25	Thorpe Park, Undeveloped Non-submitted Land	Site under construction	25	35	35	35	35	165	35	35	35	270	26	0	0	0	0	296
2049	HG2-236	West Park Centre, LS16	Site with detailed planning permission	32	0	0	0	0	32	0	0	0	32	0	0	0	0	0	32
2080	AV38	Copperfields College, Cross Green, LS9	Allocated site without planning permission	0	0	0	0	73	73	100	100	0	273	0	0	0	0	0	273
2120	HG2-66	Hill Foot Farm, Pudsey	Site with detailed planning permission	13	26	13	0	0	52	0	0	0	52	0	0	0	0	0	52
2121	HG1-133	Calverley Lane, Farsley	Site with detailed planning permission	4	0	0	0	0	4	0	0	0	4	0	0	0	0	0	4
2123	HG1-523	Low Moor Side, New Farnley	Site with outline planning permission	0	0	30	30	30	90	30	10	0	130	0	0	0	0	0	130
2124 3003	HG2-143	Spring Gardens Drighlington	Site with detailed planning permission	0	30	30	30	30	120	30	30	24	204	0	0	0	0	0	204
2129B	HG1-413	Mickletown Road Methley	Site under construction	13	13	0	0	0	26	0	0	0	26	0	0	0	0	0	26
2130	HG2-18	Church Lane Adel	Site with outline planning permission	0	0	29	35	35	99	0	0	0	99	0	0	0	0	0	99
2131	HG1-521	Moorgate Kippax	Site under construction	16	15	0	0	0	31	0	0	0	31	0	0	0	0	0	31
2132	HG3-18	Selby Road Garforth	Site with outline planning permission	0	0	35	70	70	175	70	45	0	290	0	0	0	0	0	290
2135	HG1-519	Leeds Road Collingham	Site with outline planning permission	0	0	30	30	30	90	30	30	0	150	0	0	0	0	0	150
2136	HG3-7	The Ridge Linton	Site with outline planning permission	0	0	13	13	0	26	0	0	0	26	0	0	0	0	0	26
2138	HG1-245	Abbey Street, Kirkstall Road	Site under construction	0	0	35	35	35	105	2	0	0	107	0	0	0	0	0	107
2141A	HG1-257	Wykebeck Avenue, Osmondthorpe	Site under construction	23	30	15	0	0	68	0	0	0	68	0	0	0	0	0	68
2141B	HG2-105	Wykebeck Avenue, Osmondthorpe	Allocated site without planning permission	0	0	0	0	25	25	27	0	0	52	0	0	0	0	0	52
2142	HG2-106	Kendall Drive, Halton Moor	Allocated site without planning permission	0	0	0	0	15	15	0	0	0	15	0	0	0	0	0	15
2143	HG2-107	Neville Road, Halton Moor	Site with detailed planning permission	0	43	40	26	0	109	0	0	0	109	0	0	0	0	0	109
2144A	HG1-303	Cartmell Drive, Halton Moor	Site with detailed planning permission	6	0	0	0	0	6	0	0	0	6	0	0	0	0	0	6

Ref	Plan Ref	Site	Type	20/21	21/22	22/23	23/24	24/25	5YHLS	25/26	26/27	27/28	To 2028	28/29	29/30	30/31	31/32	32/33	To 2033
2144B	HG2-122	Cartmell Drive, Halton Moor	Allocated site without planning permission	0	0	0	0	50	50	50	50	20	170	0	0	0	0	0	170
2146	HG2-90	Barncroft Close, Seacroft	Allocated site without planning permission	0	0	0	0	27	27	0	0	0	27	0	0	0	0	0	27
2147B	HG2-91	Askets and Boggarts (B), Seacroft	Allocated site without planning permission	0	0	0	0	35	35	35	30	0	100	0	0	0	0	0	100
2147C	HG1-211	Askets and Boggarts (C), Seacroft	Site under construction	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
2147D	HG2-92	Askets and Boggarts (D), Seacroft	Allocated site without planning permission	0	0	0	0	35	35	35	30	0	100	0	0	0	0	0	100
2150A	HG2-95	South Parkway and Brooklands, Seacroft	Allocated site without planning permission	0	0	25	25	0	50	0	0	0	50	0	0	0	0	0	50
2150B	HG1-226	South Parkway / Brooklands Avenue	Site under construction	12	35	35	35	35	152	4	0	0	156	0	0	0	0	0	156
2150C	HG2-96	South Parkway and Brooklands, Seacroft	Allocated site without planning permission	0	0	0	0	30	30	0	0	0	30	0	0	0	0	0	30
2154	HG1-296	Rear Of Seacroft Hospital	Site under construction	70	70	70	62	0	272	0	0	0	272	0	0	0	0	0	272
3014	MX2-4	Area Within Kirkstall Hill, Beecroft Street, Commercial Road	Allocated site without planning permission	0	0	0	0	25	25	30	0	0	55	0	0	0	0	0	55
3017	MX1-10	St Peters Church And House, Chantrell House, Leeds Parish Church	Site with detailed planning permission	27	0	0	0	0	27	0	0	0	27	0	0	0	0	0	27
3121	HG2-70	Land At Rear Of 41 Tyersal Avenue, Tyersal, Bradford, Bd4 8hj	Site with detailed planning permission	22	0	0	0	0	22	0	0	0	22	0	0	0	0	0	22
3137	HG1-216	Leeds Girls High School, Headingley, LS6 1bn	Site with detailed planning permission	15	0	0	0	0	15	0	0	0	15	0	0	0	0	0	15
3145	HG1-275	Bismarck Street, LS11	Site under construction	10	0	0	0	0	10	0	0	0	10	0	0	0	0	0	10
3157	HG2-187	Woodhouse Square, Brandon Road, Woodhouse	Site with detailed planning permission	0	117	0	0	0	117	0	0	0	117	0	0	0	0	0	117
3182	AV112	Rocheford Court, Pepper Lane, Hunslet, Leeds	Site with detailed planning permission	0	11	0	0	0	11	0	0	0	11	0	0	0	0	0	11
3184	HG1-113	The Former Dutton Arms, Queenswood Drive, Headingley, Leeds	Site with detailed planning permission	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
3195	HG1-266	St Luke's Green LS11	Site with detailed planning permission	17	0	0	0	0	17	0	0	0	17	0	0	0	0	0	17
3206	HG1-222	Din Buildings, Roundhay Road, LS8 3qd	Site with detailed planning permission	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
3207	HG1-63	Rear 268-274 Shadwell Lane LS17	Site with detailed planning permission	3	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
3214	HG1-395	Batley Road West Ardsley	Site with detailed planning permission	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
3216	HG1-336	Wakefield Road Drighlington	Site with detailed planning permission	0	0	5	0	0	5	0	0	0	5	0	0	0	0	0	5
3301	HG1-93	128 Wetherby Road, Roundhay, Leeds, LS8 2jz	Site with detailed planning permission	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
3302	HG1-149	Old Road, Farsley, Pudsey, LS28 5dj	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
3341	HG1-91	Rear Of The Hollies, Park Avenue, Roundhay, Leeds, LS8 2jj	Site under construction	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
3350	HG1-375	309 Leeds Road, Lofthouse, WF3 3qd	Site with detailed planning permission	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
3373A	HG2-168	Haigh Wood, Ardsley	Allocated site without planning permission	0	0	35	35	35	105	3	0	0	108	0	0	0	0	0	108
3373C	HG2-169	Haigh Wood, Ardsley	Allocated site without planning permission	0	0	35	70	70	175	70	17	0	262	0	0	0	0	0	262
3454	HG2-111	Holdforth Place, New Wortley, LS12 1	Allocated site without planning permission	0	0	0	0	48	48	0	0	0	48	0	0	0	0	0	48
3459	AV36	Land Adjacent, St Hildas Church, Knowsthorpe Crescent/cross Green	Site under construction	20	22	22	22	0	86	0	0	0	86	0	0	0	0	0	86
4000	HG2-31	Ralph Thoresby (site F) Holt Park, Leeds - Site Too Small	Allocated site without planning permission	0	0	0	0	15	15	0	0	0	15	0	0	0	0	0	15
4002	HG2-138	Park Lees, St Anthony's Road, Beeston	Allocated site without planning permission	0	0	0	0	18	18	0	0	0	18	0	0	0	0	0	18
4007	HG2-82	Wortley High School And Leeds West City Learning Centre, Swallowcliffe	Site with detailed planning permission	0	19	20	20	0	59	0	0	0	59	0	0	0	0	0	59
4019	HG2-8	Kirkland House, Queensway, Yeadon, LS19 7rd	Allocated site without planning permission	0	0	17	0	0	17	0	0	0	17	0	0	0	0	0	17
4032	HG2-164	Thorpe Square, Middleton, LS10	Allocated site without planning permission	0	0	20	0	0	20	0	0	0	20	0	0	0	0	0	20
4034	HG2-160	Sissons Drive/sissons Road, Middleton	Site with detailed planning permission	0	18	0	0	0	18	0	0	0	18	0	0	0	0	0	18
4036	HG2-83	Thornhill Road, Upper Wortley, LS12 4lg	Site with detailed planning permission	0	14	0	0	0	14	0	0	0	14	0	0	0	0	0	14
4053	HG2-155	Joseph Priestley College, Peel Street, Morley	Site under construction	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
4057	HG2-45	Former St Josephs Convalescent Home, Outwood Lane, Horsforth	Site with detailed planning permission	41	0	0	0	0	41	0	0	0	41	0	0	0	0	0	41
4060	HG2-103	Former Shaftsbury Public House, York Road, Harehills	Allocated site without planning permission	0	0	0	0	23	23	0	0	0	23	0	0	0	0	0	23
4068	HG2-28	Land Adjacent To Belle Vue Road, Scholes	Site with detailed planning permission	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
4081	AV27	Former Leeds College of Technology, East Street	Site with detailed planning permission	39	0	0	0	0	39	0	0	0	39	0	0	0	0	0	39
4082	HG2-176	Windlesford Green Hostel, Woodlesford	Allocated site without planning permission	0	0	0	0	26	26	0	0	0	26	0	0	0	0	0	26
4087	AV117	Land North Of St Hildas Crescent, Cross Green, Leeds. LS9 0DB	Site with detailed planning permission	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
4120	HG2-98	Land At Hawkshead Crescent, Seacroft	Allocated site without planning permission	0	0	0	0	25	25	0	0	0	25	0	0	0	0	0	25
4123	HG2-104	Land At A64 And A63 Junction, Killingbeck Bridge, Halton	Allocated site without planning permission	0	0	0	0	32	32	0	0	0	32	0	0	0	0	0	32
4125	HG2-116	Winrose Drive Greenspace, Middleton	Allocated site without planning permission	0	0	0	0	13	13	0	0	0	13	0	0	0	0	0	13
4185	HG1-212	Boggart Hill Gardens, Seacroft, Leeds, LS14	Site under construction	22	35	35	35	14	141	0	0	0	141	0	0	0	0	0	141
4190	HG1-450	Forsyth House, 5 South Parade, Leeds, LS1 5qx	Site with detailed planning permission	21	0	0	0	0	21	0	0	0	21	0	0	0	0	0	21
4191	HG1-300	Land At Brooksbank Drive, Halton, Leeds, LS15	Site with detailed planning permission	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
4196	HG1-316	Royal Oak, Cross Hills, Kippax, Leeds, LS25	Site under construction	4	0	0	0	0	4	0	0	0	4	0	0	0	0	0	4
4197	HG1-188	St Lawrence House, Crawshaw Road, Pudsey, LS28 7ub	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
4217	HG2-32	Cookridge Fire Station, Otley Old Road, LS16 7bf	Site with outline planning permission	0	0	10	0	0	10	0	0	0	10	0	0	0	0	0	10
4233	HG2-34	Land Off Farrar Lane, Holt Park, LS16 7	Allocated site without planning permission	0	0	0	0	16	16	0	0	0	16	0	0	0	0	0	16
5009A	HG1-515	Site of Leeds City College, Calverley Lane, Horsforth, Leeds	Site with outline planning permission	0	0	72	0	0	72	0	0	0	72	0	0	0	0	0	72
5015	HG1-441	Kendall Carr, Hanover Mount, Woodhouse	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
5016		Land At Neville Close & Garth, Osmondthorpe	Site under construction	26	0	0	0	0	26	0	0	0	26	0	0	0	0	0	26
5104	HG1-438	18 Queen Square, Leeds, LS2	Site under construction	4	0	0	0	0	4	0	0	0	4	0	0	0	0	0	4
5109	HG1-220	Browning House, 126 Chapeltown Road, Chapeltown	Site with detailed planning permission	0	21	0	0	0	21	0	0	0	21	0	0	0	0	0	21
5114	HG1-151	Land And Premises Opposite 60 To 68, Half Mile Lane, Stanningley	Site with detailed planning permission	0	12	0	0	0	12	0	0	0	12	0	0	0	0	0	12
5117	HG1-388	Timber Tops Forsythia Avenue East Ardsley	Site with detailed planning permission	0	8	0	0	0	8	0	0	0	8	0	0	0	0	0	8
5120	HG1-139	Whitecote Hill LS13	Site under construction	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5129	HG1-408	Sharp Lane Robin Hood	Site under construction	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5159	xHG2-62	Land at Arthur Street Stanningley	Site with outline planning permission	0	0	24	24	0	48	0	0	0	48	0	0	0	0	0	48
5181	HG1-21	Development Engineering Services, Ilkley Road, Otley	Site under construction	10	0	0	0	0	10	0	0	0	10	0	0	0	0	0	10
5188	HG1-104	13 - 17 Shaw Lane, Meanwood, Leeds, LS6 4DH	Site under construction	17	0	0	0	0	17	0	0	0	17	0	0	0	0	0	17
5191	HG1-373	Summerfield Court Residential Home, Britannia RoadMorley, Leeds	Site with detailed planning permission	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5194	MX1-4	Sunny Bank Mills, Town Street, Farsley, LS28 5UJ	Site with detailed planning permission	12	0	0	0	0	12	0	0	0	12	0	0	0	0	0	12



Ref	Plan Ref	Site	Type	20/21	21/22	22/23	23/24	24/25	5YHLS	25/26	26/27	27/28	To 2028	28/29	29/30	30/31	31/32	32/33	To 2033
5195	HG1-420	8 Blenheim Terrace, Woodhouse Lane, Woodhouse, Leeds, LS2 9	Site under construction	2	0	0	0	0	2	0	0	0	2	0	0	0	0	0	2
5208	HG1-472	Ledston Hall, Hall Lane, Ledston, Leeds, WF10 2BB	Site with detailed planning permission	0	10	0	0	0	10	0	0	0	10	0	0	0	0	0	10
5217	AV111	Skelton Gate	Allocated site without planning permission	0	0	100	100	150	350	200	200	200	950	200	200	200	150	101	1801
5225	HG1-475	25 Wellington Street, Leeds, LS1 4DL	Site with detailed planning permission	20	0	0	0	0	20	0	0	0	20	0	0	0	0	0	20
5226	HG1-476	Land South Of By Pass, Hough End Lane, Bramley, Leeds, LS13 4	Site with outline planning permission	0	0	0	36	0	36	0	0	0	36	0	0	0	0	0	36
5229	HG1-479	88 North Street, Sheepscar, Leeds, LS2 7PN	Site with detailed planning permission	14	0	0	0	0	14	0	0	0	14	0	0	0	0	0	14
5230	HG1-480	143-5 THE HEADROW LS1	Site with detailed planning permission	16	0	0	0	0	16	0	0	0	16	0	0	0	0	0	16
5232	HG1-482	Rivers House, 21 Park Square South	Site with detailed planning permission	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5235	HG1-485	117 The Headrow	Site under construction	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5238	HG1-488	Block 1, Whingate House, Whingate, Armley	Site under construction	26	0	0	0	0	26	0	0	0	26	0	0	0	0	0	26
5239	HG1-489	Victoria House, Longfield House, Buckingham House, Headingley	Site under construction	23	20	0	0	0	43	0	0	0	43	0	0	0	0	0	43
5243	HG1-491	135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5244	HG1-492	60 Upper Basinghall Street, Leeds, LS1 5HR	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5245	HG1-493	Oak Villa Hotel, 55 Cardigan Road, Headingley, LeedsLS6 1DW	Site with detailed planning permission	10	0	0	0	0	10	0	0	0	10	0	0	0	0	0	10
5268	HG2-235	Stocks Blocks site, Ninelands Lane, Garforth	Site under construction	35	35	35	14	0	119	0	0	0	119	0	0	0	0	0	119
5300	HG2-227	Land bound by Grange Avenue, Rudgate Park, Street 5 and Weals	Site with detailed planning permission	0	26	35	35	26	122	20	0	0	142	0	0	0	0	0	142
5303	HG2-205	Stonebridge Mills, Farnley	Allocated site without planning permission	0	32	45	35	0	112	0	0	0	112	0	0	0	0	0	112
5307	HG2-211	Burley Liberal Club, Burley Road/Willow Road	Site with detailed planning permission	0	20	30	30	30	110	0	0	0	110	0	0	0	0	0	110
5331	HG2-212	Seacroft Crescent, Seacroft	Site under construction	49	0	0	0	0	49	0	0	0	49	0	0	0	0	0	49
5333	HG2-214	York road/ South Parkway, Seacroft	Site under construction	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5334	HG2-215	The Halton Moor PH, Halton Moor	Site under construction	20	23	0	0	0	43	0	0	0	43	0	0	0	0	0	43
5342	HG1-499	The Fellmonger, North Parkway, Seacroft, Leeds, LS14 6QS	Site with detailed planning permission	12	0	0	0	0	12	0	0	0	12	0	0	0	0	0	12
5344	HG1-501	Site Of The Former Christ Church Vicarage, Armlay Ridge Road, L	Site with detailed planning permission	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
5345	HG1-502	101 Commercial Road, Kirkstall, Leeds, LS5 3AD	Site under construction	8	0	0	0	0	8	0	0	0	8	0	0	0	0	0	8
5347	HG1-504	Site Of Former Spotted Cow, Top Moor Side, Holbeck, Leeds, LS1	Site under construction	17	0	0	0	0	17	0	0	0	17	0	0	0	0	0	17
5348	HG1-505	Zicon House, Wade Lane, Leeds, LS2 8NL	Site under construction	79	0	0	0	0	79	0	0	0	79	0	0	0	0	0	79
5349	MX2-35	Temple Works Mixed Use Site	Site with outline planning permission	0	0	0	215	0	215	0	0	0	215	0	0	0	0	0	215
5353		Land At David Street, Holbeck	Site under construction	72	0	0	0	0	72	0	0	0	72	0	0	0	0	0	72
5357		Trafalgar House, 29 Park Place	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5359	MX1-8	Doncaster Monk Bridge, Whitehall Road, Leeds	Site with detailed planning permission	0	250	250	157	0	657	0	0	0	657	0	0	0	0	0	657
5375		2 The Embankment, Sovereign Street	Site with detailed planning permission	0	41	0	0	0	41	0	0	0	41	0	0	0	0	0	41
5380		Land Off Carlise Road, Pudsey	Site under construction	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
5381		1 Union Court, Westgate, Otley	Site with detailed planning permission	1	0	0	0	0	1	0	0	0	1	0	0	0	0	0	1
5384		Protection House, 16 - 17 East Parade	Site with detailed planning permission	0	21	0	0	0	21	0	0	0	21	0	0	0	0	0	21
5385		Blenheim Court, Woodhouse	Site with detailed planning permission	3	0	0	0	0	3	0	0	0	3	0	0	0	0	0	3
5387		Quarry Court, High Street, Morley	Site with detailed planning permission	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5388		Valley Mills, Whitehall Road, Drighlington	Site with detailed planning permission	0	22	22	0	0	44	0	0	0	44	0	0	0	0	0	44
5390		Land Adjacent To 320 Pudsey Road, Bramley	Site under construction	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5393		Former Stanks Fire Station, Sherburn Road	Site under construction	13	10	0	0	0	23	0	0	0	23	0	0	0	0	0	23
5394		Roberts Wharf, Neptune Street, Leeds, LS9 8DX	Site under construction	14	0	0	0	0	14	0	0	0	14	0	0	0	0	0	14
5397		2 - 8 Brunswick Court, Bridge Street, Sheepscar	Site with detailed planning permission	30	15	0	0	0	45	0	0	0	45	0	0	0	0	0	45
5398		51 - 53 Great George Street, Leeds	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5399		The Radius, Springwell Road, Holbeck	Site with detailed planning permission	0	0	224	0	0	224	0	0	0	224	0	0	0	0	0	224
5400		Global Court, Millshaw Court, Global Avenue	Site with detailed planning permission	0	0	142	0	0	142	0	0	0	142	0	0	0	0	0	142
5404		The Homestead Wheaters Fold, Stanningley	Site with detailed planning permission	9	0	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5405		Greencroft Works, Kirk Lane, Yeadon	Site with detailed planning permission	8	0	0	0	0	8	0	0	0	8	0	0	0	0	0	8
5407		Former Yeoman Public House, Gay Lane	Site with detailed planning permission	0	5	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5408		West Yorkshire Fire And Rescue Service Stonegate Road	Site with outline planning permission	0	0	12	30	30	72	28	0	0	100	0	0	0	0	0	100
5411		Salvation Army Church Hall, Opposite 123 Kirkstall Lane, Kirkstall	Site with detailed planning permission	12	0	0	0	0	12	0	0	0	12	0	0	0	0	0	12
5415		Kimberley House, 11 Woodhouse Square, Woodhouse	Site with detailed planning permission	0	0	30	15	0	45	0	0	0	45	0	0	0	0	0	45
5416		Land Adj Agfa Graphics Ltd, Coal Road, Whinmoor	Site with detailed planning permission	30	30	11	0	0	71	0	0	0	71	0	0	0	0	0	71
5417		Lloyds Bank Chambers, Vicar Lane	Site with detailed planning permission	0	14	0	0	0	14	0	0	0	14	0	0	0	0	0	14
5418		Springhead Park House, Park Lane, Rothwell	Site with detailed planning permission	0	0	9	0	0	9	0	0	0	9	0	0	0	0	0	9
5420		Westfield House, Westfield Court, Lower Wortley Road, Lower Wo	Site with detailed planning permission	0	0	7	0	0	7	0	0	0	7	0	0	0	0	0	7
5422	HG2-139	Land Off Old Lane And Moorhouse Avenue, Beeston	Site with outline planning permission	0	0	58	0	0	58	0	0	0	58	0	0	0	0	0	58
5423	HG2-158	Tingley Mills, Tingley Bar Industrial Estate, Bridge Street, Morley	Site with detailed planning permission	0	54	0	0	0	54	0	0	0	54	0	0	0	0	0	54
5424		Fearnville House, Dib Lane, Roundhay	Site with outline planning permission	0	0	6	0	0	6	0	0	0	6	0	0	0	0	0	6
5425		Podium Buildings, Merrion Way	Site under construction	246	0	0	0	0	246	0	0	0	246	0	0	0	0	0	246
5426		Land At Portland Crescent, Leeds, LS2 8BL	Site under construction	312	0	0	0	0	312	0	0	0	312	0	0	0	0	0	312
5427		Hume House, Tower House Street	Site under construction	0	754	0	0	0	754	0	0	0	754	0	0	0	0	0	754
5428		The Midway, 111 Queensway, Yeadon	Site with detailed planning permission	0	6	0	0	0	6	0	0	0	6	0	0	0	0	0	6
5429		Land To Rear Of 53 Main Street, East Ardsley	Site with outline planning permission	0	0	5	0	0	5	0	0	0	5	0	0	0	0	0	5
5430		9 - 11 Blayds Yard	Site with detailed planning permission	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5431		Warwick House, 58 Wade Lane	Site with detailed planning permission	0	60	0	0	0	60	0	0	0	60	0	0	0	0	0	60
5432		Belgrave House, 17 Belgrave Street	Site with detailed planning permission	0	60	0	0	0	60	0	0	0	60	0	0	0	0	0	60
5433		Fairway Court, 171 Elland Road, Beeston	Site with detailed planning permission	45	0	0	0	0	45	0	0	0	45	0	0	0	0	0	45
5434		Glengarth Hotel, 162 Woodsley Road, Woodhouse	Site with detailed planning permission	0	6	0	0	0	6	0	0	0	6	0	0	0	0	0	6
5435		Rawdon House, Green Lane, Yeadon	Site with detailed planning permission	0	66	0	0	0	66	0	0	0	66	0	0	0	0	0	66

Ref	Plan Ref	Site	Type	20/21	21/22	22/23	23/24	24/25	5YHLS	25/26	26/27	27/28	To 2028	28/29	29/30	30/31	31/32	32/33	To 2033
5436		Spencer House, Hollywell Lane, Shadwell	Site with detailed planning permission	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5437		Westwood Way, Boston Spa	Site under construction	22	22	0	0	0	44	0	0	0	44	0	0	0	0	0	44
5438		Land Off Beech Walk And Beech Mount, Gipton	Site under construction	22	0	0	0	0	22	0	0	0	22	0	0	0	0	0	22
5439		Welburn Cottage, Deighton Road, Wetherby	Site with detailed planning permission	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5440		Land Off Wakefield Road, Drighlington	Site with detailed planning permission	0	13	0	0	0	13	0	0	0	13	0	0	0	0	0	13
5441		374 Alwoodley Lane, Alwoodley	Site with detailed planning permission	0	5	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5442		Leeds College Of Building, The Millwright Building, Millwright Street	Site with detailed planning permission	0	0	136	0	0	136	0	0	0	136	0	0	0	0	0	136
5443		Bodmin Road, Middleton	Site under construction	16	16	0	0	0	32	0	0	0	32	0	0	0	0	0	32
5444		Pudsey Sports And Social Club, 8 Parkfield Terrace, Stanningley, F	Site with detailed planning permission	7	0	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5445		Troydale Garage, Troydale Lane, Pudsey	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5446		34 Wakefield Road, Rothwell	Site with outline planning permission	0	0	9	0	0	9	0	0	0	9	0	0	0	0	0	9
5447		Lamberts Arcade And 162 - 165 Briggate, Leeds, LS1 6LY	Site with detailed planning permission	0	23	0	0	0	23	0	0	0	23	0	0	0	0	0	23
5448		323 Hunslet Road Hunslet, Leeds, LS10 1NJ	Site with detailed planning permission	0	8	0	0	0	8	0	0	0	8	0	0	0	0	0	8
5449		Moor Knoll Lane, East Ardsley, WF3 2DX	Site with detailed planning permission	0	27	0	0	0	27	0	0	0	27	0	0	0	0	0	27
5450		Fairburn House, 44 Park Lane, Allerton Bywater, WF10 2AT	Site with outline planning permission	0	0	14	0	0	14	0	0	0	14	0	0	0	0	0	14
5451		Lemonroyd Marina, Fleet Lane, Oulton, Leeds, LS26 9EU	Site with detailed planning permission	0	20	0	0	0	20	0	0	0	20	0	0	0	0	0	20
5452		10 - 18 Bankhouse Lane, Pudsey, LS28 8LR	Site with detailed planning permission	0	0	0	5	0	5	0	0	0	5	0	0	0	0	0	5
5453		5 Spring Road, Headingley, Leeds, LS6 1AD	Site with detailed planning permission	5	0	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5454		Pavillion Business Centre, Stanningley Road, Leeds, LS28 6NB	Site with detailed planning permission	17	0	0	0	0	17	0	0	0	17	0	0	0	0	0	17
5455		18 Woodsley Road, Woodhouse, Leeds, LS3 1DT	Site with detailed planning permission	0	6	0	0	0	6	0	0	0	6	0	0	0	0	0	6
5456		Former Killingbeck Police Station, Foundry Lane, Seacroft	Site with detailed planning permission	0	86	0	0	0	86	0	0	0	86	0	0	0	0	0	86
5457		Bridge House, Balm Road, Hunslet	Site with detailed planning permission	0	29	0	0	0	29	0	0	0	29	0	0	0	0	0	29
5458		Century House, 29 Clarendon Road, Woodhouse	Site with detailed planning permission	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5459		Land Off Ings Avenue, Guiseley	Site with detailed planning permission	0	8	0	0	0	8	0	0	0	8	0	0	0	0	0	8
5460		86A High Street, Yeadon	Site with detailed planning permission	6	0	0	0	0	6	0	0	0	6	0	0	0	0	0	6
5461		Rawdon Court, 20 Leeds Road, Rawdon	Site with detailed planning permission	0	12	0	0	0	12	0	0	0	12	0	0	0	0	0	12
5462		Devonshire House, 38 York Place	Site with detailed planning permission	0	21	0	0	0	21	0	0	0	21	0	0	0	0	0	21
5463		481 Meanwood Road, Meanwood	Site with detailed planning permission	0	7	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5464		Springwood House Low Lane, Horsforth	Site with detailed planning permission	0	27	0	0	0	27	0	0	0	27	0	0	0	0	0	27
5465		Leaffield House, 107 - 109 King Lane, Moortown	Site with detailed planning permission	0	7	0	0	0	7	0	0	0	7	0	0	0	0	0	7
5466		15 Park Place	Site with detailed planning permission	0	5	0	0	0	5	0	0	0	5	0	0	0	0	0	5
5467		The Croft, Harrogate Road, Moortown	Site with outline planning permission	0	0	0	5	0	5	0	0	0	5	0	0	0	0	0	5
5468		Coburg House, 2 St Andrews Court, St Andrews Street, Burley	Site with detailed planning permission	0	9	0	0	0	9	0	0	0	9	0	0	0	0	0	9
5469		The Spinney, Harrogate Road, Moortown	Site with outline planning permission	0	0	0	5	0	5	0	0	0	5	0	0	0	0	0	5
5482		Lion House, 41 York Place	Site with detailed planning permission	0	6	0	0	0	6	0	0	0	6	0	0	0	0	0	6
5483		6 - 7 South Parade	Site with detailed planning permission	0	28	0	0	0	28	0	0	0	28	0	0	0	0	0	28