



Leeds Local Plan

Authority Monitoring Report

(For the periods covering 1st April 2019 to 31st March 2021)

October 2022

TABLE OF CONTENTS:

1.0	INTRODUCTION	5
1.1	Development Plan Documents.....	5
2.0	MONITORING INDICATORS	8
2.1	List of Monitoring Indicators	8
3.0	THE CITY CENTRE	11
3.1	Offices	13
3.2	Office Lettings	15
3.3	Homes	15
3.4	Retail and other commercial development.....	16
3.5	Footfall.....	17
3.6	South of the River – South Bank Proposals.....	18
3.7	Education and Research.....	20
3.8	Connectivity.....	20
4.0	HOUSING	21
4.1	Supply of Housing	21
4.2	Overall completions for Leeds during the Core Strategy period	21
4.3	Permitted Development.....	27
4.4	Outstanding Housing Capacity.....	27
4.5	Brownfield/greenfield split	28
4.6	Housing Type and Mix	36
4.7	Affordable Housing.....	39
4.8	Older Persons Accommodation	41
4.9	Build out rates	42
4.10	Demolition Rates	43
4.11	Gypsies, Travellers and Travelling Show people	43
4.12	Vacancy rates.....	44
5.0	EMPLOYMENT	45
5.1	Change in stock of employment premises	52
5.2	Employment development within Housing Market Characteristic Areas (HMCA) and the Aire Valley Leeds AAP area	53
5.3	Aire Valley Leeds	55
6.0	RETAIL AND LEISURE DEVELOPMENT	58
7.0	PLACE-MAKING	63
8.0	INFRASTRUCTURE TO SUPPORT REGENERATION AND GROWTH	67
8.1	Infrastructure Delivery Plan.....	67
8.2	Community Infrastructure Levy Receipts	67
8.3	Green Space Lost to Development.....	71
8.4	Conservation	72
8.5	Regeneration Priority Areas.....	75
8.6	Deprivation	78
8.7	City Centre Park.....	80
9.0	A WELL-CONNECTED DISTRICT	82
9.1	Accessibility and Transport	82
9.2	Public Transport Improvements and Developer Contributions Supplementary Planning Document (SPD).....	91
10.0	ENVIRONMENT	92
10.1	Managing environmental resources.....	92
10.2	Climate Emissions.....	100
11.0	RENEWABLE ENERGY AND MINERALS	104
11.1	Leeds District Heating Network.....	106

LIST OF TABLES:

Table 1: Adopted Plan Documents	5
Table 2: Made Neighbourhood Plans	6
Table 3: Development Plan Documents in Production	6
Table 4: SPD's in Preparation.....	7
Table 5: Amount of Development North and South of the River Aire 2019/20 & 2020/21 (sqm)	13
Table 6: Net Additional Office Floorspace in the City Centre (sqm) compared to Core Strategy requirements (sqm)	14
Table 7: Largest office completions in the City Centre (by floor space)	15
Table 8: Additional Homes in the City Centre 2019/20	15
Table 9: Sites in the City Centre that contributed 10+ units (2019/20 – 2020/21).....	16
Table 10: New Retail & Leisure Developments 2019/20 & 2020/21	17
Table 11: Core Strategy (as amended) Net Housing Requirement	21
Table 12: Overall completions.....	21
Table 13: Net additional dwellings by location within the Settlement Hierarchy (2019/20 & 2020/21)	22
Table 14: Net additional dwellings by Housing Market Characteristic Area (exc. empty homes) 2019/20 & 2020/21	23
Table 14: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary.....	26
Table 15: Additional units delivered under Permitted Development	27
Table 16: Outstanding capacity at 1 April 2021	27
Table 17: Planning permissions approved on brownfield and greenfield sites.....	29
Table 18: New and converted housing units on Previously Developed Land (exc. empty homes).....	30
Table 19: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)	30
Table 20: Five year housing land supply by status	34
Table 21: Total Five Year Requirement 1 st April 2021 to 31 st March 2026.....	34
Table 22: Gross housing completions (new and converted units) by land type	35
Table 23: Housing densities.....	36
Table 24: Net housing (new and converted units) delivered each year by housing type and number of bedrooms	36
Table 25: Completions by housing type; 2017-2021	37
Table 26: Proportion of approvals of new housing schemes by number of rooms.....	38
Table 27: Proportion of all new housing per room in city centre only	38
Table 28: Net housing delivered each year by housing type within AVLAAP boundary (2019/20 & 2020/21)	39
Table 29: Affordable housing delivery.....	39
Table 31: Number of C2 housing units delivered each year.....	41
Table 32: Build out rates	42
Table 33: Total number of Gypsy and Traveller plots in the District	43
Table 34: % of empty homes (as measured through properties classified as long term vacant) at March 2021	44
Table 35: Completed floorspace and land developed by employment type	47
Table 36: Net Additional Office Floorspace in Leeds (sqm)	47
Table 37: Net Additional Office Floorspace in Leeds (sqm) against Core Strategy requirements	47
Table 38: Land developed for general employment (industrial / distribution uses) in Leeds (sqm)	47

Table 39: Land developed for general employment (industrial / distribution uses) in Leeds (ha) against Core Strategy requirements	48
Table 40a: Sites for new development (B1 office floorspace estimate).....	50
Table 40b: Land available for new development (B1 other, B2 Industrial & B8 Warehouses)	51
Table 41: Stock and change in office floorspace in Leeds (2018-21).....	53
Table 42: Stock and change in industrial floorspace in Leeds (2018-21)	53
Table 44a: Largest office developments in City Centre	54
Table 44b: Largest office development outside the City Centre	54
Table 45: Five largest completions (by floorspace)	55
Table 46: Completed floorspace and land by employment type within Aire Valley Leeds AAP area...	55
Table 47: Largest completions in Aire Valley Leeds	56
Table 48: Land developed for employment within Aire Valley Leeds AAP area (ha) compared to Core Strategy requirements	56
Table 49: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas	57
Table 50: Total retail and leisure completions 2019/20 & 2020/21; year by year comparison (floorspace sqm)	60
Table 51: Commercial Developments by type 2019/20 & 2020/21	61
Table 52: Change in total retail floorspace	62
Table 53: % of development within and on the edge of town and local centres; by use (sqm)	65
Table 54: CIL income and expenditure	68
Table 55: Section 106 green space contributions - £ received and spent.....	70
Table 57: Completed floorspace and land by employment type within Aire Valley Leeds AAP area...	77
Table 58: Land developed for industrial / distribution within Aire Valley Leeds AAP area (ha) compared to Core Strategy requirements	77
Table 59: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas	78
Table 60: Accessibility of new dwellings to key services by public transport	82
Table 61: Accessibility of new employment, health, education, culture, leisure, and retail uses to the public transport network.	83
Table 62: Delivery of significant transport interventions	85
Table 63: Modal share for journeys approaching Leeds city centre (calendar years)	88
Table 64: Quality of Sites of Special Scientific Interest in Leeds	93
Table 65: Declared Air Quality Management Areas in Leeds (2018)	100
Table 66: Carbon Dioxide emissions reduction in Leeds District by major emitter.....	100
Table 67: Total installed grid-connected Renewable Energy Capacity (MW) in Leeds.....	105
Table 68: Production of primary land won aggregates	108
Table 71: Waste arising by waste stream	111
Table 72: Changes in household waste arising; by type	112

LIST OF CHARTS AND FIGURES:

Chart 1: Annual office completions in the City Centre (sqm)	14
Chart 2: Footfall by week Leeds City Centre	18
Chart 3: % of total net change of housing delivery by HMCAs	25
Chart 4: Net total of dwellings delivered within AVLAAP boundary; by year	27
Chart 5: Stocks of planning permissions and completions; 2000-2021	28
Chart 6: Planning permissions approved on brownfield and greenfield sites against completions; 2009-2021	29
Chart 7: Stock of retail floorspace in Leeds from 2000; sqm	61
Chart 8: % of development within, on edge or out of town and local centres; %.....	66
Chart 9: Modal share for journeys approaching Leeds City Centre (weekdays 07:00-09:30)	88
Figure 10: Cycle Network Ambition Map.....	90
Chart 11: Percentage Reduction of Carbon Dioxide emissions in Leeds District by major emitter; 2005-2019	101

LIST OF APPENDICES:

APPENDIX 1: Public Transport and Developer Contributions SPD - Update	113
---	-----

1.0 INTRODUCTION

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>.

Typically, the AMR is published annually covering the previous annual period. However, this document looks at the period of April 2019 – March 2021 (i.e. 2019/20 and 2020/21), which is a result of recent combined resourcing and staffing pressures across the Planning Service as well as some delays in data being published and being made available as a result of the COVID-19 pandemic. Whilst every attempt has been made to ensure that the data reported in this document covers this period, some data still may not have been made available or which may fall outside of this period. Wherever this is the case, this will be explained wherever appropriate in the document.

1.1 Development Plan Documents

The key documents which form the Leeds Development Plan are set out below:

Table 1: Adopted Plan Documents	
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 (as amended by the Core Strategy Selective Review) https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/core-strategy-introduction	November 2014 (amended by the CSSR in September 2019)
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

Site Allocations Plan https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan	July 2019 (partially subject to ongoing SAP Remittal independent examination)
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
Aberford	November 2019
Wetherby	February 2020
Horsforth	May 2020
Otley	May 2020

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

Table 3: Development Plan Documents in Production		
Title	Current stage (March 2021)	Expected Adoption
Local Plan Update (1) https://www.leeds.gov.uk/planning/planning-policy/local-plan-update	In progress; initial scoping stage and preparation for public consultation	2022/2023
Site Allocations Plan Remittal https://www.leeds.gov.uk/planning/planning-policy/adopted-local-plan/site-allocations-plan/examination	In progress; consultation on further Main Modification	Subject to examination
Neighbourhood Plans https://www.leeds.gov.uk/planning/planning-policy/neighbourhood-planning	See link	Various
Updates to Policies Map https://www.leeds.gov.uk/planning/planning-policy/policies-maps	In progress	N/A. Ongoing updates as required.

Supplementary Planning Documents

Supplementary Planning Documents (SPDs) are not part of the Local Plan but are a material consideration which carry weight when the Council makes decisions on planning applications. SPDs build and expand on existing policies in the development plan. 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 2021 states that the following SPDs are in preparation:

Table 4: SPD's in Preparation		
SPS	Details	Current Stage
Tall Buildings (update)	To provide advice on the location and design of tall buildings across Leeds.	Initial consultation completed Autumn 2019. Delayed due to need for consideration of responses and resources.
Transport 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.	Initial consultation held January 2020. Delayed due to need for consideration of responses and resources.
Housing Standards for Homes in Multiple Occupation and Purpose Built Student Accommodation		Initial consultation completed in Spring 2021. On track for pre-adoption consultation to follow in winter 2021/22

2.0 MONITORING INDICATORS

The indicators used in this AMR are set out in the Monitoring Framework September 2019 Update which relate to policies primarily within the Core Strategy (as amended) 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 which has further been exacerbated in 2020 and 2021 as a result of the COVID-19 pandemic.

2.1 List of Monitoring Indicators

A full list of the Indicators are as follows. For ease of access, you can head directly to an Indicator by clicking on the Indicator number in the leftmost column.

INDICATOR 1	% of development activity to the south of the river in the City Centre as compared to north of the river
INDICATOR 2	Vibrancy, character and cultural appeal of the City Centre
INDICATOR 3	Net additional dwellings (new and converted units) by location within the Settlement hierarchy
INDICATOR 4	Net additional dwellings (new and converted units) by Housing Market Characteristic Area
INDICATOR 4 a	Net additional dwellings (new and converted units) in Aire Valley
INDICATOR 5	New and converted housing units on Previously Developed Land
INDICATOR 6	Five year supply of housing sites and the long term housing trajectory
INDICATOR 7	Housing completions (new and converted units) by land type
INDICATOR 8	Density of new housing sites
INDICATOR 9	Mix of net housing (new and converted units) delivered each year by housing type and number of bedrooms
INDICATOR 9 a	Mix of net housing (new and converted units) delivered each year by housing type and number of bedrooms in Aire Valley
INDICATOR 10	Gross affordable housing completions
INDICATOR 11	Total number of C2 housing units delivered per annum

INDICATOR 12	Total number of Gypsy and Traveller pitches in the District as compared to the previous year
INDICATOR 13	Total number of Travelling Showpeople plots in the District as compared to the previous year
INDICATOR 14	% of empty homes in the District (as measured through properties classified as long term vacant)
INDICATOR 15	Total amount of additional employment floorspace by type
INDICATOR 16	Total demand for employment land forecasted in the District until the end of the plan
INDICATOR 17	Employment land available by sector
INDICATOR 18	Net change of employment land in Leeds
INDICATOR 19	Retail Land Supply / Total A1 (Retail) development in the District
INDICATOR 20	Total D2 (Leisure) development delivered in the District
INDICATOR 21	% of A1-A5, B1a, C1 and D1-D2 development within and on the edge of town and local centres
INDICATOR 22	% of development within and on the edge of town and local centres dividing between schemes of units larger or smaller than 372sqm
INDICATOR 23	Provision of Infrastructure as outlined in CIL
INDICATOR 24	Provision of Green Infrastructure and green space as obtained through development process and other sources and collection and spend of commuted sums towards space projects
INDICATOR 25	Amount of green space lost to redevelopment
INDICATOR 26	Number of Conservation Area appraisals completed as a proportion of total Conservation Areas
INDICATOR 27	Number of buildings noted as 'At Risk' on the 'At Risk Register'
INDICATOR 28	Number of Listed Buildings demolished
INDICATOR 29	Total development in Regeneration Priority Areas
INDICATOR 30	Performance as measured by the Index of Multiple Deprivation

INDICATOR 31	Delivery of a City Centre park
INDICATOR 32	Accessibility of new dwellings to local services, employment, health, education and centres
INDICATOR 33	Public transport accessibility of new employment, health, education, leisure and retail developments
INDICATOR 34	The delivery of transport management priorities
INDICATOR 35	Mode of travel to work
INDICATOR 36	Expansion of the Leeds Core Cycle Network
INDICATOR 37	Quality of existing Sites of Special Scientific Interest in Leeds
INDICATOR 38	Increase in the amount of tree cover in the District
INDICATOR 39	Planning permissions granted contrary to Environment Agency advice on flood risk and water quality
INDICATOR 40	Delivery of the Leeds Flood Alleviation Scheme
INDICATOR 41	Air quality in Leeds
INDICATOR 42	Renewable energy generation
INDICATOR 43	Production of primary land won aggregates
INDICATOR 44	Capacity of new waste management facilities
INDICATOR 45	Amount of municipal waste arising and managed by waste stream

3.0 THE CITY CENTRE

Leeds City Centre continues to perform 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 being delivered, including to the south of the river where large-scale development, open space provision and linkages are being delivered 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

Historically, the retail/commercial core has been focused in the northern half of the City Centre, with most key retail, residential and office developments located north of the River Aire. Through plans to increase the city centre and focus development south of the river through initiatives such as the South Bank Leeds, the distribution of development is becoming more mixed.

Core Strategy Policies	Policy SP3 Role of Leeds City Centre
	Policy CC2 City Centre South
Target	No target
Triggers/ interventions	N/A
Current position 2019/20 & 2020/21	<ul style="list-style-type: none"> 2019/20 saw more residential and retail development to the south of the River Aire compared to the north, although with more office, leisure, hotel and community development in the north. In 2020/21, this changed slightly with more residential and office development north of the River Aire There were more homes delivered to the south of the River in 2019/20 compared to the north, although with nearly three times more homes delivered to the north in 2020/21 compared to the south. <p>Offices</p> <ul style="list-style-type: none"> There was a total of five office developments which generated significant additional office floorspace in the City Centre in 2019/20 and 2020/21. Of this floorspace, 98% was located to the north of the River with only 2% of the total floorspace being to the south. In comparison, 87% of office completions were north of the river in 2018/19 and 89% in 2017/18. A total of 36,744 of office floorspace was completed in 2019/20 which was over 6 times larger than that in 2018/19. However, only 20,479 of new office floorspace was completed in 2020/21. <p>Residential</p> <ul style="list-style-type: none"> A total of 1,410 homes were delivered in the City Centre in 2019/20, although this decreased in 2020/21 with 1,102 homes delivered. However, both years are well above the 520 annual

	<p>target. This is a significant increase from the 272 homes delivered in the last period.</p> <ul style="list-style-type: none"> Over 10% more homes were delivered to the south of the river in 2019/20 compared to the north, although with nearly three times more homes delivered to the north in 2020/21. 11 sites in the City Centre contributed 10+ units for both 2019/20 and 2020/21, with nine of these being located to the north of the river and two to the south. This equated to 36% of these units being located to the south. <p>Retail</p> <ul style="list-style-type: none"> A total of 2,323sqm of new retail floorspace was completed in both 2019/20 & 2020/21, with all of this being located to the south of the river and completed in 2019/20. This was less than the total of out of city centre retail development with 3,471sqm of completed retail floorspace for that period. <p>Footfall</p> <ul style="list-style-type: none"> City Centre footfall remained strong in 2019, although which saw a significant drop in March 2020. This slowly started to increase from July onwards, although with drops within November 2020 and January – March 2021. This aligns with lockdowns as a result of COVID-19. Recent footfall data for April-July 2021 is more promising, although which appears to be still a third less than those numbers pre-COVID. 	
Trends	See above.	
Progress towards target.	Short term (green, amber or red) N/A – no target	Long term (green, amber or red) N/A – no target
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<ul style="list-style-type: none"> Caution should generally 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. However, long-term monitoring of this can be useful to look at longer term trends in the City Centre and which helps to 'smooth' out the data. Caution should also be generally be taken when looking at retail / commercial completions as the Council only monitor completions over 500sqm and are unable to monitor change of uses which can be done under Permitted Development. This therefore means not all commercial development is picked up within this data, and so despite a year showing no retail development, this does not necessarily mean no retail development has taken place. The high number of new starts in the residential sector has long been an indicator of confidence in the market. Leeds Crane Survey reports that the continuing delivery of residential developments, including large scale new-build schemes, demonstrates that confidence remains strong, despite a slow-down in construction in other sectors, e.g. office. COVID-19 and wider national implications (e.g. change in retail habits) has undoubtedly impacted the City Centre for both 2019/20 & 2020/21 periods. This has likely impacted retail and office developments in the short term with decreased confidence in these markets, although may have longer-term impacts (e.g. working habits). 	

	<ul style="list-style-type: none"> As can be seen in Section XX (Infrastructure) further in this Report, steady progress is being made on the development of the Aire Park to the south of the River. This aims to provide mixed use development including the delivery of 850 new homes, 85,000m² of new office space, 15,000m² of retail, education, leisure or health space and a 400-bed hotel, and which will help steer development to the south of the River.
Conclusions	The City Centre on the whole has seen some signs of progress since the last reporting of the AMR (e.g. office completions, delivery of homes). On the whole, most of City Centre development still is located north of the River, although there is still a steady increase in development to the south of the River.
Recommendations	Closely monitor long-term impacts as a result of COVID-19 and wider retail / high street impacts. Look at different ways of monitoring retail development (e.g. picking up change of uses within town centre studies). Continue to aim for development to the south of the River.

EVIDENCE DATA:

Type of development	City Centre (2020/21)	City Centre (2019/20)	North of River (2020/21)	North of River (2019/20)	South of River (2020/21)	South of River (2019/20)
Residential units	1,102	1,410	765	667	247	743
Office	20,479	36,744	20,479	35,944	0	830
Retail	0	2,323	0	0	0	2,323
Mixed Commercial	0	0	0	0	0	0
Food and Beverage	0	0	0	0	0	0
Leisure	0	713	0	713	0	0
Hotels	0	7,292	0	7,292	0	0
Community	0	15,609	0	15,609	0	0
Industry	815	0	0	0	815	0
Waste	0	0	0	0	0	0
Other	0	0	0	0	0	0
Total Non-residential floorspace	21,294	62,681	20,479	59,558	815	3,153

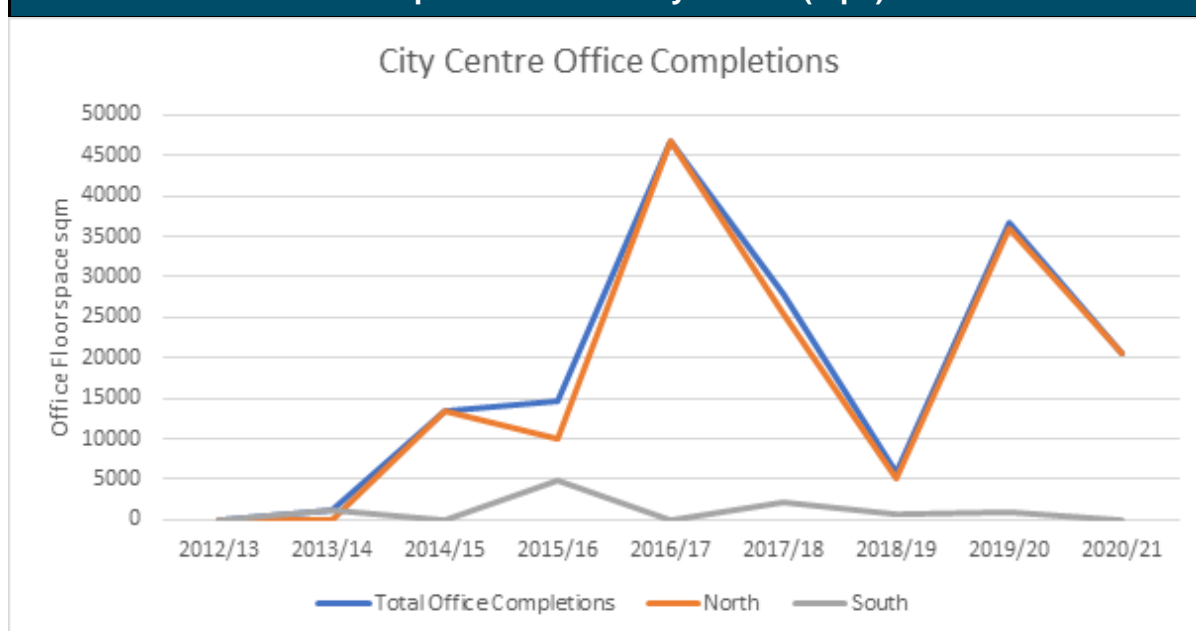
3.1 Offices

Since the start of the Plan Period in 2012, 168,300 sqm of office floor space has been constructed in the City Centre. This is an annual rate of 18,700 sqm which is much lower than the annual target of 31,000 sqm, and which equates to 60% of planned floorspace in this period. However, there is some sign of improvement with 2019/20 resulting in 118% of planned floorspace for this year, although this then decreased to 66% in 2020/21. The rate of office completions therefore needs to be closely monitored to ensure that the target of 495,000 sqm is met by 2028.

Table 6: Net Additional Office Floorspace in the City Centre (sqm) compared to Core Strategy requirements (sqm)

	Total	Annual average	% of planned floorspace	Performance Indicator
Expected delivery target (2012-28)	495,000	31,000		
Completed floorspace - 2020/21	20,500	-	66%	More than 10% below target
Completed floorspace – 2019/20	36,700	-	118%	More than 10% above target
Completed floorspace – last 5 years (2016-21)	138,700	27,700	89%	More than 10% below target
Completed floorspace – Current Core Strategy plan period (2012-21)	168,300	18,700	60%	More than 10% below target

Chart 1 below splits these office completions down between the north and south of the river, with it being clear that office development in the City Centre is predominantly located to the north of the river and has been the case for nearly every year during the Plan Period. There has been a total of 157,427 sqm of office floor space created north of the River since 2012, with 9,910 to the south of the River equating to just nearly 6% of the total office completions in the City Centre.

Chart 1: Annual office completions in the City Centre (sqm)

There were 2 schemes which generated additional office floorspace in 2020/21, and 3 in 2019/20. 2 schemes (98% of total floor area) were on sites north of the River Aire and one (2% of total floor area) south of the River Aire. This compares to 87% of office development located north of the river in 2018/19 and 89% in 2017/18.

Table 7: Largest office completions in the City Centre (by floor space)			
Site	Completed	Floorspace (sqm)	North/South of the river
7 & 8 Wellington Place, LS1 4AP	2019/20	35,044	North
4 Wellington Place, LS1 4AP	2020/21	12,422	North
Majestic, City Square, Leeds, LS1 2EF	2020/21	8,057	North
64-68 Call Lane, LS1 6DT	2019/20	900	North
Unit 4 Stafford House, Leathley Road, Hunslet, LS10 1BG	2019/20	830	South

3.2 Office Lettings

The AMR typically reports on office lettings within and out of the City Centre, and which helps show the level of office take-up and activity in the City. However, there has been a lack of external reporting on this and thus there is incomplete and out-of-date data for the 2019/20 & 2020/21 periods.

3.3 Homes

A total of 1,410 additional homes were completed in 2019/20 and 1,102 in 2020/21. This is significantly above the average annual target of 520 dwellings provided within the Core Strategy for both periods. Table 8 below provides a breakdown of this delivery between the north and south of the River, with 11% more homes being delivered to the south of the River in 2019/20 compared to the north, although with nearly three times more homes being delivered to the north of the River in 2020/21 compared to the south.

Table 8: Additional Homes in the City Centre 2019/20					
Plan Period Target (to 2033; excluding windfall)			Average Annual Target		
8,312 dwellings			520		
Homes delivered:					
2019/20			2020/21		
City Centre Total	North of the River	South of the River	City Centre Total	North of the River	South of the River
1,410	667	743	1,102	765	247

Table 9 below shows the City Centre sites which contributed 10+ units in 2019/20 and 2020/21. For the 2,127 total units which were created in this period (excluding sites which contributed less than 10 units), 761 were south of the River equating to just under 36% of total units.

Period Completed	Application ref. number	Site	Units	North / South of the River
2020/21	16/04778/FU	Woodhouse Square, Brandon Road, Woodhouse	117	North
	18/07931/FU	88 North Street, Sheepscar	14	North
	18/00458/FU	Podium Buildings, Merrion Way	246	North
	16/04125/FU	Top Moor Side, Holbeck, Leeds, LS11 9LH	17	South
2019/20	18/01711/FU	Land At Portland Crescent, Leeds, LS2 8BL	312	North
	17/06605/FU	Symons House, Belgrave Street	235	North
	16/05304/DPD	49 St Pauls Street	10	North
	14/04641/FU	Sweet Street And Manor Road, Holbeck (Dandara)	744	South
	17/03250/FU	Hanover House, 22 – 24 Clarendon Road, Woodhouse	10	North
	16/07741/FU	Land At St Albans Place And Belgrave Gardens	376	North
	14/06296/FU	22 to 24 New Briggate (above North Bar)	13	North

3.4 Retail and other commercial development

The Prime Shopping Quarter contains a high concentration of shops, food and drink premises and offers a wide range of leisure activities and uses, as well as being a focus for jobs with a catchment area of over 3.2 million people.

For background, 2016/17 saw an unprecedented amount of 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 retail delivered in the City Centre and over 96% of new retail floorspace being located outside the City Centre with this trend continuing in 2018/19 with no new 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.

As can be seen in Table 10 below, 2019/20 saw an increase in new City Centre retail, leisure and hotel development with a total of 10,328 sqm of new development. However, more development was located outside of the City Centre than within for this period, including two records of mixed commercial completions. Level of development significantly dropped in 2020/21, with the only development being picked up was 514sqm of retail outside of the City Centre, with no development in the City Centre. This compares to a total of 7,173 sqm of total City Centre retail and leisure development in 2018/19 (with a total of 28,469 sqm across the City).

It is worth noting that only new developments over 500 sqm are monitored, and it is also difficult to monitor changes between these uses given the flexibility offered from Permitted Development rights. Therefore, this data would not wholly reflect the level of commercial and leisure activity within and outside of the City Centre.

Table 10: New Retail & Leisure Developments 2019/20 & 2020/21				
Use	2019/20		2020/21	
	Within City Centre (sqm)	Outside City Centre (sqm)	Within City Centre (sqm)	Outside City Centre (sqm)
Retail	2,323	3,471	0	514
Mixed Commercial	0	2,365	0	0
Food and Beverage	0	0	0	0
Leisure	713	12,137	0	0
Hotels	7,292	0	0	0
TOTAL	10,328	17,973	0	514

Retail activity has been greatly impacted across the nation due to changes in shopping habits resulting in the growth of online shopping and store closures, with this harm only being further driven due to the impacts from the COVID-19 pandemic. This is somewhat reflected in the table above, with a significant fall in overall activity from 2019/20 to 2020/21. As a result, large national chains (such as Debenhams and the Arcadia retail group) have gone into administration in 2021 and which has greatly impacted the retail core of Leeds City Centre. However, the City Centre has saw some large stores open up such as Matalan in 2019 and Decathlon replacing the former BHS in 2021 indicating some signs of growth.

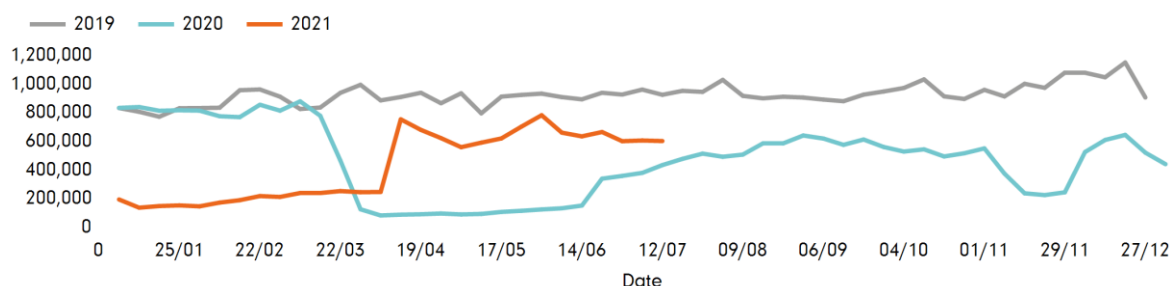
The Deloitte Leeds Crane Survey (2020) states there was no retail activity in the retail sector in 2019 and very little in the pipeline, although with some small scale retail commercial space on the ground floor of larger residential or commercial buildings, with this trend being picked up again in the 2021 Survey. However, despite this pronounced trend, the 2021 Survey does pick up that this could present opportunities to diversify town centres by introducing new uses that support high quality neighbourhoods, such as seeing the conversion of large areas of retail space and department stores into office and residential space. This trend would therefore need to be monitored, especially as the City Centre begins to emerge from the COVID-19 pandemic.

The Crane Survey does indicate some positive trends for the growth of the leisure and cultural offering in the north east of the City Centre with the £15.8 million redevelopment of the West Yorkshire Playhouse in 2019 and the £18 million refurbishment of the Howard Assembly Rooms in 2021, and highlights an expectation for a higher level of retail and leisure space to increase in the coming years to service the growing residential population. The South Bank area and Quarry Hill neighbourhood have also been noted to be providing cultural offering in the City Centre.

Details on the Deloitte Leeds Crane Survey can be found here: [2020](#) and [2021](#).

3.5 Footfall

Current footfall data for Leeds City Centre shows that the pandemic has had a negative impact on the number of people visiting the City Centre, when compared to 2019 rates, as shown in Chart 2. This shows a clear significant drop in footfall in March 2020 (when lockdown commenced) and started picking up from June 2020. Footfall again dropped towards the start of 2021 with a significant increase toward the end of March 2021, which aligns with the start and end of national lockdown restrictions. However, footfall figures had not returned to those pre-pandemic levels by the end of the monitoring period covered by this AMR.

Chart 2: Footfall by week Leeds City Centre

3.6 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

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.

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 with 2019/20 and 2020/21 seeing a number of successes along with continued national and international recognition, with the City Centre continuing to be a destination for visitors with economic success. There is no set target for this indicator, although the below information aims to provide a snapshot and analysis of the cultural appeal and vibrant character of the City Centre.

Leeds has an array of independent and well-known retail firms and boasts four major theatres and over 16 museums and galleries. This includes the Howard Assembly Rooms which is still undergoing major renovations and which is set to finish in 2021 and which would allow for an increased number of performances and which is set to include a new entrance, atrium, restaurant / bar and new Education Centre. This £18 million redevelopment will help create a world-class centre for music in the heart of Leeds City Centre as well as offering an extensive programme of arts activities by Opera North for the general public as well as a world-class artistic hub for the company's creative work.

Leeds five year £35 million cultural investment programme started in 2019 and work has continued which is set to culminate in a city-wide international festival in 2023, which follows the City's bid in 2015 for European Capital of Culture and the subsequent decision in 2017 that UK cities were banned from hosting this. Leeds also continues to host several cultural festivals in the City, including; the first Leeds International Festival of Ideas in 2021 which saw an attendance of 1,200 people from 30 speakers in 3 venues, Leeds Light Night which is the UK's largest annual arts and light festival with 2021 having more than 40 installations across 10 zones, Leeds International Film Festival which is the largest film festival in England outside of London and which saw the 35th hosting in 2021, as well as participation in Yorkshire Sculpture International. It is worth noting that 2019/20 saw unprecedented impacts as a result of COVID-19 and associated lockdowns and which postponed numerous events due to social gathering restrictions across the nation and City, although despite this, the City continued to provide some cultural offering – e.g. Leeds Night Light 2020 was done remotely with over 30,000 people taking part over three nights to remotely control lasers across Leeds.

Leeds was again awarded the Purple Flag Standard for a fourth consecutive year in January 2020 by the Association of Town and City Management, recognising excellence in managing its evening and night-time economy and celebrates the city's evening and night-time offer as vibrant, diverse, clean, safe, well managed and providing a positive experience for visitors.

It is noted that despite Leeds having limited new development in the leisure sector in 2020, and as recognised in Leeds Crane Survey 2021, a number of mixed-use schemes are providing ground floor spaces for socialising, relaxing and working out, particularly in the South Bank, and which is helping to foster a sense of community in these developments. This is also true for the Soyo development in Quarry Hill, which is located in the Leeds Cultural Quarter which is also home to the Leeds Playhouse, Leeds College of Music, Northern Ballet, and BBC Leeds, as well as various music and dance venues.

Therefore, whilst there is no clear set target for this indicator, and despite 2019/20 seeing the cultural offering of the City Centre being temporarily postponed due to the impacts from COVID-19 and associated lockdowns, it can be seen that the City Centre continues to offer a significant and positive role for Leeds and its residents and wider catchment in terms of vibrancy, character and culture and shall continue to do so in particular so for the run-up for Leeds 2023 and the anticipated legacy of this.

3.7 Education and Research

Education continues to play a significant role in Leeds, which has one of the largest student population in England. Leeds benefits from five universities with a full-time student population of just over 60,000 during the 2019/20 academic year, with a further three higher education providers in the City.

The Leeds Crane Survey shows that a total of 419,758 sq ft (38,997 sqm) of educational floorspace was completed in Leeds in 2019, being the largest since the Crane Survey was started in 2006. This development was split across a variety of Higher Education institutions including the University of Leeds, Leeds College of Building and Leeds College of Art. However, this level of development significantly dropped in 2020 with only 17,577 sq ft (1,633 sqm) being completed for the University of Leeds.

However, the creative sector in Leeds continues to grow at pace with completion of the Creative Arts Building at Leeds Beckett University, Majestic in the City Centre (home of Channel 4), the ongoing construction of Leeds Studios, and the opening of the new Leeds National Film and Television School backed by both Channel 4 and ITV, and which will all help create opportunities to attract, retain and connect new creative talent in the City. This also helps contribute to the formation of a 'Brain Gain' in Leeds, whereby there is more graduates staying in the city to work rather than moving to other cities.

3.8 Connectivity

The new entrance at Leeds Railway Station was completed in 2019 with other improvement works continuing, such as the new Platform Zero and track remodelling. This part of a wider ambition to improve transport infrastructure and support the growth of Leeds, which is noted to be much needed and welcomed in the City. There is government commitment to Northern Powerhouse Rail and a new trans Pennine route between Leeds and Manchester. The West Yorkshire Combined Authority consulted on plans for an Urban Transit system for the City Region between October and December 2019 which will be developed further throughout 2020 and beyond.

4.0 HOUSING

This section sets out progress against housing development indicators over 2019/20 & 2020/21 and compares this against performance in recent years and against the level of development set out in the Core Strategy.

4.1 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	1 st April 2017	31 st March 2033	51,952
Year		Net annual requirement	
2017/18 – 2032/33		3,247	

4.2 Overall completions for Leeds during the Core Strategy period

The overall completions for Leeds during the Core Strategy period are set out below. The amended Core Strategy (adopted 11 September 2019) sets a requirement of 3,247 dwellings per annum (51,952 in total) with a base date of 1 April 2017. In 2019/20, 3,333 new homes were completed by new and converted units with a further 58 units delivered by care home schemes together with a demolition of 5 homes for non-residential use, for a total of 3,386 being above target. The number of new homes delivered in 2020/21 dropped slightly with a total of 3,009 split across 2,950 new and converted units, 66 older persons housing and with 7 demolitions, and which was under target by 238 homes. Looking at the Core Strategy target, a net total of 12,988 homes should have been delivered from 2017, although with 12,249 being delivered (a shortfall of 739 homes).

Year	Core Strategy Policy SP6	Type			Losses*	Total	Under/Over delivery against Policy SP6
		New and net converted units	Empty homes	Older persons housing (C2)			
2017/18	3,247	2,289	-18	68	6	2,333	-914
2018/19	3,247	3,430	0	94	3	3,521	+274
2019/20	3,247	3,333	0	58	5	3,386	+139
2020/21	3,247	2,950	0	66	7	3,009	-238
TOTAL	12,988	12,002	-18	286	21	12,249	-739

*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 Manged 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 2019/20 and 2020/21 is set out in Table 13 below:

Table 13: Net additional dwellings by location within the Settlement Hierarchy (2019/20 & 2020/21)

Location	2019/20				2020/21			
	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Main Urban Area	855	0	855	26%	967	7	960	33%
City Centre	1,414	0	1,414	42%	1,102	0	1,102	37%
Major Settlements	397	0	397	12%	203	0	406	14%
<i>Garforth</i>	75	0	75	2%	78	0	78	3%
<i>Guiselley/ Yeadon/Rawdon</i>	38	0	38	1%	35	0	35	1%
<i>Morley</i>	99	0	99	3%	80	0	80	3%
<i>Otley</i>	127	0	127	4%	1	0	1	0%
<i>Rothwell</i>	2	0	2	>0%	3	0	3	0%
<i>Wetherby</i>	56	0	56	2%	6	0	6	0%
Smaller Settlements	94	5	89	3%	200	0	200	7%
Villages/Rural/ Outside Hierarchy	573	0	573	17%	275	0	275	9%
TOTAL	3,333	5	3,328	100%	2,950	7	2,943	100%

In 2019/20, 80% of housing delivery was in the Main Urban Area, the City Centre and major settlements, with this increasing up to 84% in the 2020/21 period. This aligns with Core Strategy Policies SP1 which seeks for the majority of new housing to be delivered in such areas. This is similar to delivery in the previous 2018/19 period, with 80% being delivered in the Main Urban Area, the City Centre and major settlements, and a significant increase from 2017/18 in which only 66% was delivered in these areas, showing a positive longer term trend.

Both 2019/20 & 2020/21 saw the most delivery in the City Centre, which is unlike other previous periods in which the highest proportion of delivery was within the Main Urban Area. Previously, there has been a continued trend of lowered delivery within Major Settlements, although with slight increases being seen in both 2019/20 & 2020/21, with 2020/21 seeing the highest delivery in Major Settlements since 2016/17.

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. Table 14 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 14: Net additional dwellings by Housing Market Characteristic Area (exc. empty homes) 2019/20 & 2020/21

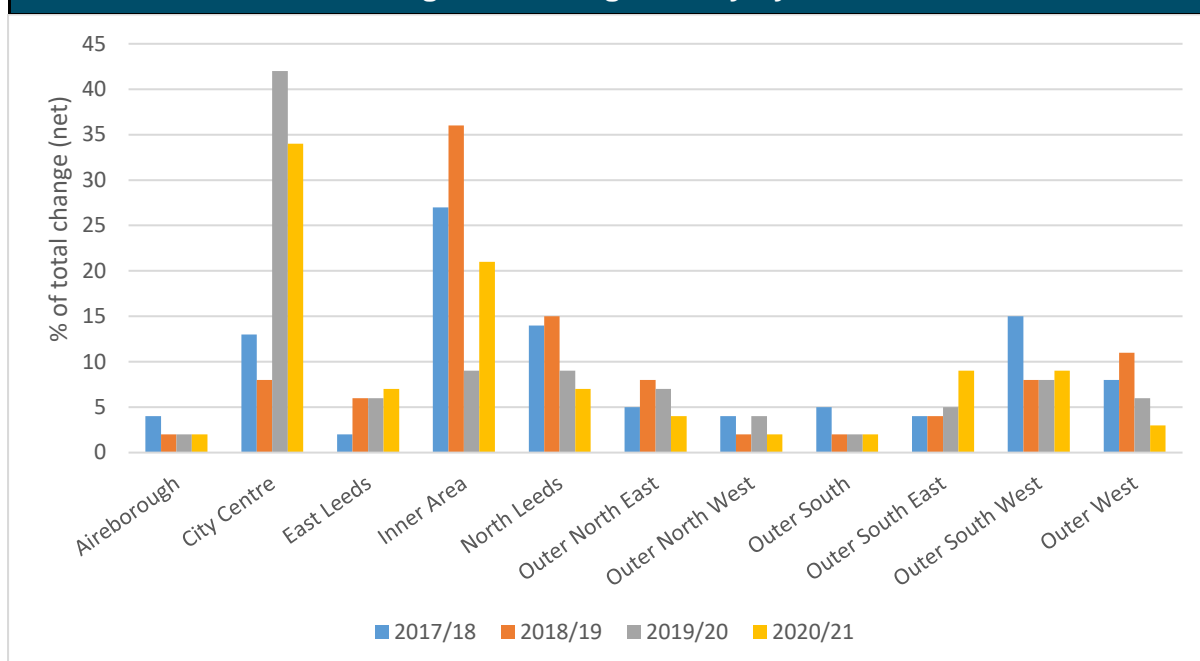
2019/20						
Location	Core Strategy Policy SP7 (excluding windfall)	% of Core Strategy Policy SP7	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Aireborough	1,558	3%	71	0	71	2%
City Centre	8,312	15.5%	1,410	0	1,410	42%
East Leeds	8,832	17%	200	0	200	6%
Inner Area	7,793	15%	303	0	303	9%
North Leeds	4,676	9%	297	1	296	9%
Outer North East	4,156	8%	222	1	221	7%
Outer North West	1,558	3%	127	0	127	4%
Outer South	2,078	4%	52	0	52	2%

Outer South East	3,637	7%	181	1	180	5%
Outer South West	5,715	11%	268	2	266	8%
Outer West	3,637	7%	202	0	202	6%
TOTAL	51,952	100%	3,333	5	3,328	100%
2020/21						
Location	Core Strategy Policy SP7 (excluding windfall)	% of Core Strategy Policy SP7	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of Total change (net)
Aireborough	1,558	3%	65	0	65	2%
City Centre	8,312	15.5%	1012	0	1,012	34%
East Leeds	8,832	17%	194	0	194	7%
Inner Area	7,793	15%	625	1	624	21%
North Leeds	4,676	9%	222	2	220	7%
Outer North East	4,156	8%	131	0	131	4%
Outer North West	1,558	3%	50	0	50	2%
Outer South	2,078	4%	46	0	46	2%
Outer South East	3,637	7%	258	0	258	9%
Outer South West	5,715	11%	259	4	255	9%
Outer West	3,637	7%	88	0	88	3%
TOTAL	51,952	100%	2,950	7	2,943	100%

The City Centre has seen a significant increase in housing delivery in 2019/20 & 2020/21, resulting in an oversupply of the target set in the Core Strategy (over double was delivered over the indicative target). This trend would need to be monitored, and if this boom in City Centre delivery continues, it might be necessary to update this delivery target in any future update to the Local Plan in line with any up-to-date evidence.

Elsewhere, 2019/20 was broadly in line with the indicative Core Strategy targets, although with under delivery in East Leeds, Inner Area and Outer South West. 2020/21 was less in line with targets, with over delivery in Inner Area and under delivery in East Leeds, Outer North East and Outer West. However, it is important to note that the yearly delivery will fluctuate due to various factors (e.g. economic and market forces) and the pace of delivery would not be exact year on year. Nevertheless, the greatest differences were again seen in East Leeds for both 2019/20 & 2020/21, as well as in Inner Area to a lesser extent. Despite this, it is important to point out that despite these areas falling significantly short of the indicative targets since 2017/18, these continue to provide the most net total of houses than most other HMCAs outside of the City Centre.

Chart 3 below shows the percentage of total change in relation to the indicative targets set out in the Core Strategy from 2017/18 onwards so longer-term trends within these areas can be illustrated as well as shows the proportion of delivery between these areas.

Chart 3: % of total net change of housing delivery by HMCAs**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

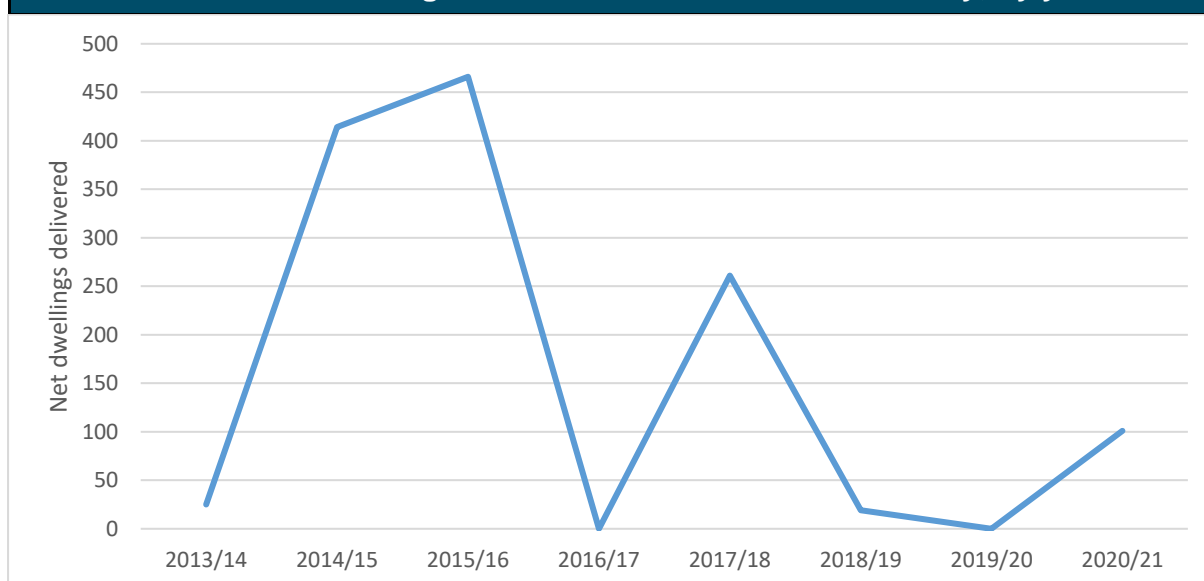
Policy AVL6: Identified Housing Sites in Aire Valley Leeds
 Policy AVL7: Housing and Mixed Use Allocations in Aire Valley Leeds

The Aire Valley Leeds Area Action Plan (AVLAAP) was adopted at Council on 8th November 2017 and provides a clear strategy and policy framework to stimulate and guide development in the area. 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.

Latest data shows that housing delivery in the AVLAAP area was high at the early stages of the plan in 2014/15 & 2015/16, mainly down to the completions at The Parade & The Drive, Yarn Street and East Street Mills. Housing delivery has remained relatively low since, with 2017/18 & 2020/21 being the exceptions with moderate levels of delivery being achieved this year, although with 2016/17 and 2019/20 having no reported completions. Latest data also indicates there is just over 1,000 homes to be soon delivered as sites remain under construction.

Table 14: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary										
Site	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	UC*	Total
Crown Point Road	0	0	0	0	0	0	0	0	0	0
Land On St Hildas Crescent	21	0	0	0	0	0	0	0	0	21
The Parade & The Drive, LS9	0	410	0	0	0	0	0	0	0	410
Land At Yarn Street, Hunslet	0	0	287	0	0	0	0	0	0	287
East Street Mills	0	0	168	0	0	0	0	0	0	168
Long Close Lane, Richmond Hill	0	0	8	0	0	0	0	0	0	8
East Street XI Aire (Former Bellows)	0	0	0	0	247	0	0	0	0	247
Boyd's Mill, 177 East Street	0	0	0	0	10	0	0	0	0	10
Richmond Medical Centre	0	0	0	0	0	5	0	0	0	5
Conservative Club, Long Close Lane	0	0	0	0	0	14	0	0	0	14
Knowsthorpe Crescent/Cross Green Lane	0	0	0	0	0	0	0	86	0	86
Land North Of St Hildas Crescent	0	0	0	0	0	0	0	7	0	7
Ellerby House, 1 - 2 Ellerby Lane	0	0	0	0	0	0	0	8	0	8
Roberts Wharf, Neptune Street	0	0	0	0	0	0	0	0	199	199
The Gateway, East Street, Marsh Lane	0	0	0	0	0	0	0	0	552	552
Citu (Phase 1), Low Fold	0	0	0	0	0	0	0	0	66	66
Hunslet Mill, Goodman Street	0	0	0	0	0	0	0	0	230	230
Windfall	4	4	3	0	4	0	0	0	1	16
TOTAL	25	414	466	0	261	19	0	101	1,048	2,334

*Units complete up to 1 April 2021 - site remains under construction

Chart 4: Net total of dwellings delivered within AVLAAP boundary; by year

4.3 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, as well as greater control to convert vacant commercial buildings into dwellings. Table 15 below sets out the number of units created over the last 8 years.

Table 15: Additional units delivered under Permitted Development

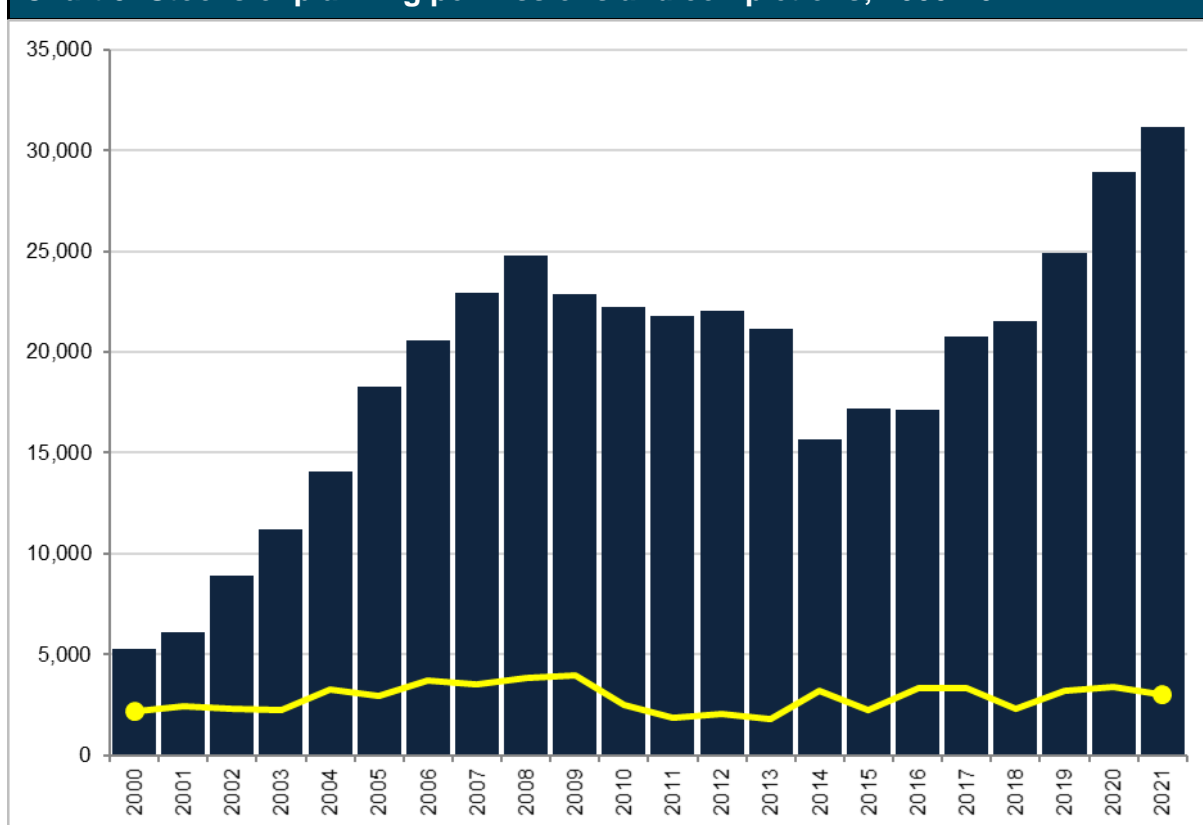
Year	Number of schemes	Number of Units
2013/14	8	106
2014/15	15	61
2015/16	14	437
2016/17	17	502
2017/18	9	371
2018/19	2	146
2019/20	6	86
2020/21	7	80
TOTAL	78	1,789

4.4 Outstanding Housing Capacity

As at 31 March 2021, there was outstanding capacity for 31,187 units across 427 sites. Of these, 82 sites were under construction with a total of 5,263 units.

Table 16: Outstanding capacity at 1 April 2021

Year	Number of schemes	Number of Units
2021	427	31,187

Chart 5: Stocks of planning permissions and completions; 2000-2021

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 significantly dropped to 15,643 in March 2014. Since this drop in 2014, stocks in planning permission has grown year on year, currently reaching the greatest stock of planning permission in 2021 of over 30,000.

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 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 approximately 8:1 and has decreased slightly in 2021.

4.5 Brownfield/greenfield split

Core Strategy Policy SP1 establishes the principle of prioritising development on previously developed land which reflects national policy and regeneration priorities. Table 17 and Chart 6 below shows the split of planning permissions between brownfield and greenfield sites and that greenfield approvals continued to fall in 2018/19-2020/21, with the lowest approvals in 2019/20 since 2014/15. Brownfield completions also continued to increase with a record year in 2018/19, with a fall in 2019/20 although with growth again in 2020/21. This reflects the

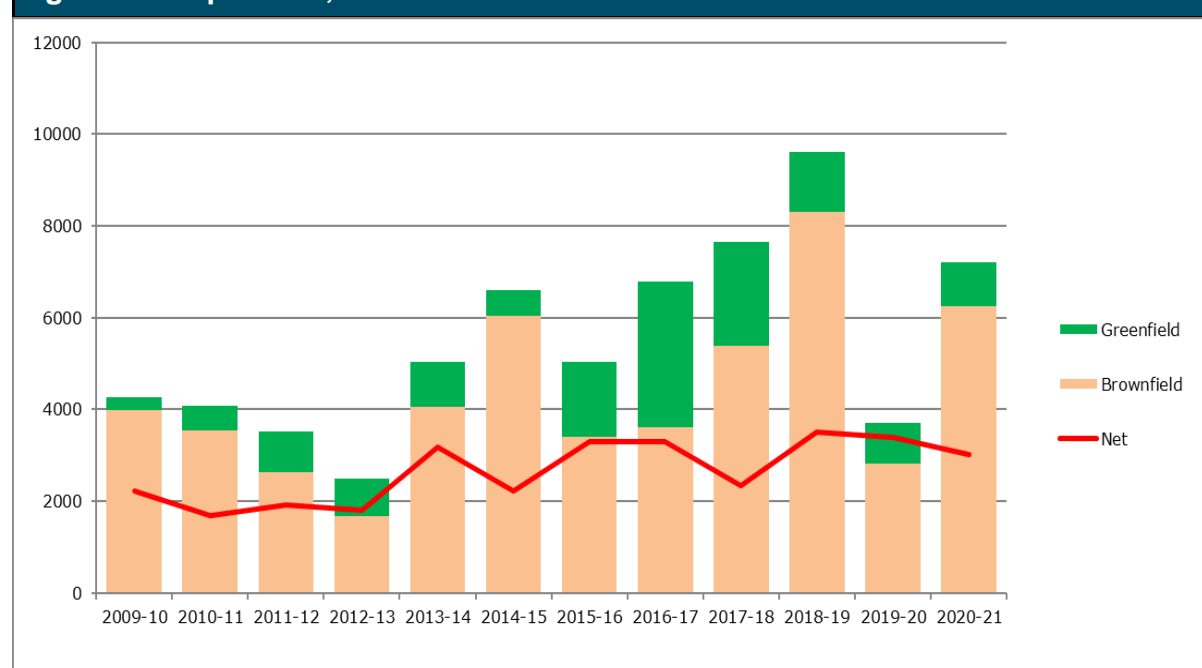
general trend in a decrease in total permissions during these periods. The proportion of development completed on brownfield sites has remained relatively stable over the past few years, with the highest proportion of 87% being recorded in 2020/21 – the highest since 2014/15.

This aligns with national policy which has continued to place emphasis on locating development on brownfield sites, although still seeks more flexibility, choice and competition in housing land market to boost delivery which inevitably results in an increased focus on some greenfield sites, as per allocations in the Site Allocations Plan.

Table 17: Planning permissions approved on brownfield and greenfield sites

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%
2019-20	2,818	901	3,719	76%
2020-21	6,259	941	7,200	87%
TOTAL	41,545	12,615	54,160	77%

Chart 6: Planning permissions approved on brownfield and greenfield sites against completions; 2009-2021



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

The amount of housing delivered on Previously Developed Land has continued to meet the target of 65% and has done since 2008. A general decrease was seen between 2008 and 2013, with an overall increase since then, resulting in a 79% delivery on PDL over the past five years. 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.

Table 18: 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%	
2019/20	3,333	2,584	78%	65%	
2020/21	2,950	2,358	80%	65%	
Last 5 years	13,189	10,470	79%	65%	

Table 19: 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

Table 19: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)				
HMCA	Year	Brown	Green	Total
	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
	2019/20	71	0	71
	2020/21	65	0	65
TOTAL		954	7	961
City Centre	2012/13	298	0	298
	2013/14	171	0	171
	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
	2019/20	1,410	0	1,410
	2020/21	1,012	0	1,012
TOTAL		4,256	7	4,263
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
	2019/20	194	6	200
	2020/21	139	55	194
TOTAL		1,060	568	1,628
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
	2019/20	240	63	303
	2020/21	555	70	625
TOTAL		4,915	522	5,437
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

Table 19: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)				
HMCA	Year	Brown	Green	Total
	2017/18	264	45	309
	2018/19	458	62	520
	2019/20	248	49	297
	2020/21	174	48	222
TOTAL		2,356	260	2,616
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
	2019/20	39	183	222
2020/21	58	73	131	
TOTAL		534	738	1,272
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
	2018/19	61	4	65
	2019/20	52	75	127
2020/21	6	44	50	
TOTAL		498	180	678
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
	2019/20	1	51	52
2020/21	40	6	46	
TOTAL		101	339	538
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
	2019/20	116	65	181

Table 19: Annual net additional dwellings by Housing Market Characteristic Area (2012/13 – 2018/19)				
HMCA	Year	Brown	Green	Total
	2020/21	180	78	258
TOTAL		484	351	1,274
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
	2019/20	64	204	268
	2020/21	95	164	259
TOTAL		1,080	1,008	2,615
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
	2019/20	149	53	202
	2020/21	68	20	88
TOTAL		1,569	216	2,075
TOTAL FOR ALL HMCAs		13,544	3,530	23,357

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 these areas. Aireborough and City Centre delivered the highest proportion of brownfield development in their area over the past five years, with Outer North East, Outer South and Outer South West typically having higher delivery on greenfield land than brownfield land. Outer North West has saw more greenfield delivery in the past two years after continued higher delivery on brownfield land, and with Outer South having more brownfield delivery in the last year after continued higher delivery on greenfield land.

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 2021 SHLAA update shows 22,841 units in the short term across 297 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.

Table 20: Five year housing land supply by status		
Type	Sites	21/22 to 25/26
Under construction	82	5,022
Planning permission (Detailed)	192	14,809
Planning permission (Outline)	13	1,118
Adopted sites without planning permission	10	1,892
TOTAL	297	22,841

With the inclusion of windfall at 500 per annum (adopted Core Strategy), with the discount of demolitions the overall supply is a minimum 6.9 years:

Table 21: Total Five Year Requirement 1st April 2021 to 31st March 2026	17,573
Annual Requirement	3,565
Identified Supply	22,841
Windfall	2,500
Demolitions	-750
Total Supply	24,591
FIVE YEAR SUPPLY	6.9

The overwhelming majority of the 22,841 dwellings in the SHLAA supply are either under construction or have detailed planning permission. A further 1,118 with outline permission means some 92% (20,949 units) are either under construction or have planning permission. Sites under construction and with detailed planning permission alone equate to 5.6 years of supply. The 1,892 dwellings yet to obtain planning permission at 1 April 2021 are allocated sites determined to be deliverable by the Inspectors of the Aire Valley Leeds Area Action Plan and Site Allocations Plan and now progressing as strategic sites and/or where planning applications have been submitted.

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

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 level of housing land supply in Leeds is at least 6.9 years.

In 2020/21, gross housing completions reduced to 2,950 units, 85% of which was new build and 15% was conversions. 89% of development was on site identified in the SHLAA whilst 11% was on sites under the SHLAA threshold.

Classification of site	FYS Category	2018/19 Completions	2019/20 Completions	2020/21 Completions
New build	All sites	3,065	3,075	2,502
Conversions	All sites	385	258	448
TOTAL		3,430	3,333	2,950
SHLAA sites	Identified sites	3,018	2,685	2,631
Sites under SHLAA threshold	Windfall	412	648	319
TOTAL		3,430	3,333	2,950
Windfall % of total		12%	19%	11%

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. As can be seen in Table 23 below, in both 2019/20 and 2020/21 new development continued to far exceed indicative densities set out in the Core Strategy within the City Centre and Major Settlements, as well as in the Main Urban Area, which has been a continued trend since 2013/14 helping to achieve the effective and efficient use of land throughout Leeds.

However, this pressure on density has resulted on pressure on internal space on new dwellings, and in some circumstances, has resulted in impacts on accessibility, sustainability, and quality of life / health. The Core Strategy Selective Review (adopted September 2019) seeks to address this by reflecting the Nationally Described Space Standards (NDSS) of 2015 and sets new internal space requirements for new dwellings, and which may mean densities may fall slightly as this policy is complied with and implemented.

The indicative target of 40 dwellings/ha in rural areas was exceeded in 2019/20 for the first time since 2016/17 in 2019/20, although this again fell below this target in 2020/21. This has helped long-term progress of meeting this target, with the average being at 29.1.

Table 23: 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
2019/20	441.6	90.8	86.5	45.2
2020/21	475.0	93.8	51.1	23.2
Average	388.0	88.1	70.6	29.1
Policy H3 minimum (dwellings/hectare)	65	40	35	30
Indicator				

4.6 Housing Type and Mix

INDICATOR 9

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

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

Table 24: 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	
2019/20	1,862	668	443	360	3,333
%	56%	20%	13%	11%	100%
2020/21	1,803	516	336	343	2,998
%	60%	17%	11%	11%	90%
Core Strategy H4 target	25% (flats)	75% (houses)			100%

Type		1 bed	2 bed	3 bed	4+ bed	Total
Flats/ Maisonettes	2019/20	839	963	44	16	1,862
	2020/21	1,163	430	58	152	1,803
Houses/ Bungalows	2019/20	8	126	783	554	1,471
	2020/21	10	111	645	429	1,195
Total	2019/20	847	1,089	827	570	3,333
	2020/21	1,173	541	703	581	2,998
%	2019/20	25.4%	32.7%	24.8%	17.1%	100.0%
	2020/21	39.1%	18.0%	23.4%	19.4%	100.0%
Core Strategy H4 target		10%	50%	30%	10%	100%

Table 25: Completions by housing type; 2017-2021

Year	Flats and maisonettes	Housing units (includes bungalows)			Total
		Terrace	Semi Detached	Detached	
2017/18	1,050	502	326	411	2,289
2018/19	1,813	633	527	457	3,430
2019/20	1,862	668	443	360	3,333
2020/21	1,803	516	336	343	2,998
TOTAL	6,528	2,319	1,632	1,571	12,050
AVERAGE	1,632	580	408	393	3,013

Following a resurgence of the city centre, 2019/20 and 2020/21 has seen the continued dominance of flats and apartment building, even greater than in previous years. Whilst the actual numbers of housing units may have increased from previous periods, the proportion that were terraced, semi-detached and detached units continued to fall in 2019/20 and 2020/21.

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 per Policy H4 in the Core Strategy.

As Table 24 illustrates, one-bedroom properties tend to represent the largest share of completions, reaching a peak of 1,173 (39.1%) in 2020/21 over the past five years. However, 2019/20 saw an exception to this whereby the highest proportion was for two-bedroom properties (32.7%), although which then decreased down to 18.0% in 2020/21. For the past two periods, the proportion of houses delivered tends to decrease the more bedrooms the properties have, with 4+ bedrooms typically having the lowest proportion.

This does not align with the Preferred Housing Mix set out in Table H4 of the Core Strategy, which seeks to deliver 75% homes and 25% flats, and for size of properties to be 10% 1-bed, 50% 2-bed, 30% 3-bed and 10% 4-bed+. Table 26 below looks at the approvals of new housing schemes by the number of bedrooms provided, and which also does not align with policy, and which may demonstrate that this is a combined result of demand for this resulting in the continued supply of such properties. It is also important to note that solely measuring against the targets in Policy H4 may not be wholly appropriate given that consideration needs to be given of the nature of the development and character of the area for an appropriate mix of types and sizes to address local needs, as stated in the policy-wording.

Table 27 also shows the delivery of housing in the City Centre (which represents an area of the high delivery) split between bedrooms, and which can help demonstrate how this delivery could skew the data in the tables above with the significant disproportion of high delivery of one-bedroom properties in the City Centre.

This would therefore need to be continued to be monitored so this can be measured over the long-term, and if this shortfall of 2+ bedrooms continues, some level intervention may be needed in the future (e.g. different policy approach or targets based on up-to-date evidence).

Table 26: Proportion of approvals of new housing schemes by number of rooms				
Year	Number of bedrooms			
	1	2	3	4+
2017/18	29%	25%	22%	24%
2018/19	34%	28%	21%	18%
2019/20	34%	29%	14%	23%
2020/21	61%	22%	11%	6%
Policy H4 target	10%	50%	30%	10%

Table 27: Proportion of all new housing per room in city centre only				
Year	Number of bedrooms			
	1	2	3	4+
2012/13	78%	4%	18%	0%
2013/14	75%	24%	2%	0%
2014/15	71%	20%	9%	0%
2015/16	59%	40%	1%	0%
2016/17	48%	41%	10%	2%
2017/18	73%	24%	2%	0%
2018/19	44%	36%	15%	5%
2019/20	72%	25%	3%	0%
2020/21	85%	11%	3%	0%
Policy H4 target	10%	50%	30%	10%

*4 bedrooms+ properties in 2018/19 are cluster flats as part of the delivery of Hume House, Tower House Street (now Altus House) proposal (18/01819/FU).

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 in 2020/21 having seen no sites completed in 2019/20. Three completed sites contributed 101 units largely from 1 and 2 bed apartments at Knowsthorpe Crescent.

Table 28: Net housing delivered each year by housing type within AVLAAP boundary (2019/20 & 2020/21)

Type	2019/20					2020/21				
	Bedrooms				Total	Bedrooms				Total
	1	2	3	4		1	2	3	4	
Detached	0	0	0	0	0	0	0	0	0	0
Flats	0	0	0	0	0	45	49	0	0	94
Terraced	0	0	0	0	0	0	6	1	0	7
Semi-detached	0	0	0	0	0	0	0	0	0	0
AVLAAP TOTAL	0	0	0	0	0	45	55	1	0	101

4.7 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

Table 29: 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
2019/20	166	249	38	453
2020/21	127	369	99	595

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. As can be seen in Table 29 above, this target has not been met for any period since 2012, although 2020/21 did reach a new peak in affordable housing delivery which may reflect increased Council-home building as well as through the provision of national schemes. 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.

The 2017 SHMA calculated affordable needs for the four affordable housing zones which are identified in the existing policy of the Core Strategy. The annual dwelling need for each of these zones can be seen below in Table 30. Delivery rates in the last 6 years demonstrate the scale of this challenge to deliver 1,230 per annum.

Zone	Target	Threshold
1 (Outer North)	35%	10
2 (Outer South)	15%	15
3 (Inner Zone)	5%	15
4 (City Centre)	5%	15

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 30 above. These homes should be integrated throughout each development.

4.8 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 – 2020/21:

Table 31: 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

Table 31: Number of C2 housing units delivered each year					
Period	Planning Ref	Proposal	Location	Beds	Units
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
2019/20	17/06376/FU	Erection of care home with ancillary parking	Copperfields, 241 Cross Green Lane	30	15
2019/20	17/03052/FU	New build residential care home	Former Musgrave Court Residential Home	86	43
2020/21	20/04395/FU	Change of use of dwelling house(C3) to residential accommodation (C2)	7 Oaklands Close, Gipton, Leeds, LS8 3TE	4	2
2020/21	17/08162/FU	Variation of condition 2 (approved plans) of previous application 14/02557/FU for MINOR MATERIAL AMENDMENT to allow amendments with changes to the previous floor plans and elevations. Including amendments to now form an extra care development, comprising 64 apartments and associated communal facilities, with parking and amenity spaces.	Lady Ida Lodge, Oak Park Lane, Cookridge, LS16 6FT	128	64

4.9 Build out rates

In April 2020, the number of sites under construction was 52, which was a significant decrease from the record of 198 sites during the last period. In April 2021, this slightly increased up to 58. It is likely that this would have been a direct result of the Covid-19 pandemic and associated lockdowns which temporarily closed down construction sites across the country, particularly in 2020.

Analysis of sites in 2019/20 indicates that the average build out rates was 42.5 units per annum and 39.55 in 2020/21, which again is a decrease from the 64 seen in the previous year. This may also be a result of the Covid-19 pandemic which impacted upon the delivery and construction of homes through the temporary closure of sites as well as new working practices needing to be adhered to, as well as indirect impacts such as uncertainty in the market.

Table 32: Build out rates						
Site size	2019/20			2020/21		
	Number of sites	Total units complete (as at 31 March)	Build out (per annum)	Number of sites	Total units complete (as at 31 March)	Build out (per annum)
Under 20 units	7	90	13	11	153	14
Between 20 to 50 units	16	384	40	13	341	52

Table 32: Build out rates						
Site size	2019/20			2020/21		
	Number of sites	Total units complete (as at 31 March)	Build out (per annum)	Number of sites	Total units complete (as at 31 March)	Build out (per annum)
Between 50 to 100 units	5	202	23	6	314	26
100 or more units	24	2,256	94	28	1,842	66
TOTAL	52	2,932	42.5	58	2,650	39.55

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.

4.10 Demolition Rates

2019/20 saw a continuation of low demolition activity with just 5 units located in the inner area, with a further 7 in 2020/21.

4.11 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.

Table 33: Total number of Gypsy and Traveller plots in the District			
Type	Site	Pitches	
		2015/16	2016/17 – 2020/21
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 2019/20 to 2020/21.

4.12 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 Lane

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. The 1.22% vacancy rate as of April 2021 displayed in Table 34 below presents no concern.

Table 34: % of empty homes (as measured through properties classified as long term vacant) at March 2021

Type	Total
Number of properties	362,855
Number of empty properties	4,437
% of empty homes	1.22%

The long term¹ vacancy rate at April 2021 was 1.22%.

¹ Longer than 6 months

5.0 EMPLOYMENT

This section looks at progress during 2019/20 and 2020/21 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
-------------------------	--

Core Strategy Policies	Policy EC1: General Employment Land Policy EC2: Office Development
Target	Offices – Assumed delivery of 33,600 sqm per annum (538,000 sqm over 2012-28 period). General employment – Assumed delivery of 23.5 ha of land & 88,000 sqm per annum (376ha & 1.4m sqm over 2012-28)
Triggers/ interventions	Not specified but substantial under delivery over a number of years could trigger the need for an intervention either in relation to a review of the target or the quantity, quality or location of sites in the supply.
Current position 2019/20 & 2020/21	<p>Offices:</p> <ul style="list-style-type: none"> • 40,101 sqm additional floorspace built in 2019/20 (highest level since 2017/18) and 22,113 sqm in 2020/21. • 119% of Core Strategy annual target (33,600 sqm) delivered in 2019/20, although 66% delivered in 2020/21. • 166,539 sqm (33,308 sqm p.a.) in last 5 years (2016/17-2020/21). • 210% increase in 5-year trend of delivery (between 2011/12-2015/16 and 2016/17-2020/21 periods). • 2019/20 saw 19% above the average of the last five years (2016/17-2020/21) and 2020/21 saw 40% below this average. • 72% of Core Strategy cumulative target delivered in current Plan period (2012-21). <p>General Employment (Industrial/Distribution):</p> <ul style="list-style-type: none"> • 15.9 ha of new land developed in 2019/20, 28 ha in 2020/21. • 12.5% increase in land developed in 2019/20 compared to 2018/19, and 75.6% increase in 2020/21 compared to 2019/20. • 68% of Core Strategy annual target delivered in 2019/20, and 119% in 2020/21. • 96.4 ha (19.3ha pa) developed in last 5 years (2016/17-2020/21). • 233% increase in 5-year trend of delivery (between 2011/12-2015/16 and 2016/17-2020/21 periods). • Last five-year period approximately three times higher in delivery compared to 2011-16 which followed the 2008/09 recession. • 58% of Core Strategy cumulative target delivered in Plan period (2012-21).

Trends	Increase in office and general employment development in last year and in last five years compared to previous period.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>The delivery of new office floorspace has been in line with targets over recent years after a slow start at the beginning of the plan period. This was associated with the slow recovery from the 2008/09 recession in the commercial construction sector. New office floorspace completed in the last 5 years is above the expected level which indicates the development is now at the level that was anticipated in the Core Strategy. Long term impacts of the COVID-19 pandemic on the demand for office floorspace will need to be monitored in future years.</p> <p>Delivery of new industrial and distribution floorspace has increased markedly over the last 5 years compared to the previous five year period but remains below the targets set out in the Core Strategy. The safeguarding of key sites for the HS2 scheme is likely to have had a negative impact on delivery. The land requirement may need to be reviewed in line with latest employment forecasts and other qualitative indicators of the industrial land requirements as the evidence base dates from 2010.</p>	
Conclusions	Delivery has increased significantly for both office and industrial/distribution development in the last five years. Industrial/distribution delivery remains below that anticipated in the evidence base supporting the Core Strategy requirement.	
Recommendations	Potential need to review the Core Strategy land requirement in respect to the quality and quantity of sites available taking into account the impact of the HS2 scheme on delivery of key employment sites.	

EVIDENCE DATA:

- Requirement for 706,000 sqm of new office development during the plan period (2012 – 2028)
- Expected annual delivery 33,600 sqm of office floorspace (allowing for a margin of choice of sites of five years supply.)
- Requirements for 493 hectares of land for general employment for development for the plan period between 2012 and 2028.
- Expected annual delivery target of 23.5 hectares of general employment (allowing for a margin of choice of sites of five years supply).

Overall delivery of offices and industrial/distribution uses 2015/16 – 2019/20

Year	Offices		Industrial / distribution		Total	
	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)	Area (ha.)	Floorspace (sqm)
2020/21	0.99	22,113	27.99	71,415	28.98	93,528
2019/20	2.92	40,101	15.94	53,475	18.86	93,576
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
TOTAL	9.79	167,062	96.41	261,737	106.2	428,799
5 YEAR AVERAGE	1.96	33,412	19.28	52,347	21.24	85,760

Office development trends

One year trend			Five year trend		
2019-20 (sqm)	2020-21 (sqm)	Change (%)	2016-21 (sqm)	2011-16 (sqm)	Change %
40,101	22,113	-45%	167,100	53,700	+211%

Office development compared to Core Strategy requirements

	Total	Annual average	% of planned floorspace	Performance Indicator
Expected delivery target (2012-28)	538,000	33,600		
Completed floorspace – 2019/20	40,101	40,101	119%	More than 10% above target
Completed floorspace – 2020/21	22,113	22,113	66%	More than 10% below target
Completed floorspace – last 5 years (2016-21)	167,100	33,400	99%	Less than 10% below target
Completed floorspace – Current Core Strategy plan period (2012-21)	218,200	24,200	72%	More than 10% below target

General employment (industrial / distribution uses) development trends

One year trend			Five year trend		
2019-20 (ha)	2020-21 (ha)	Change (%)	2011-16 (ha)	2016-21 (ha)	Change %
15.9	28	+76%	29.8	96.4	+423%

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

General employment (industrial / distribution uses) development compared to Core Strategy requirements

Table 39: Land developed for general employment (industrial / distribution uses) in Leeds (ha) against Core Strategy requirements				
	Total	Annual average	% of planned land developed	Performance Indicator
Expected delivery target (2012-28)	376	23.5	-	-
Completed development – 2019/20	15.9	15.9	68%	More than 10% below target
Completed development – 2020/21	28	28	119%	More than 10% above target
Completed development – last 5 years (2016-21)	96.4	19.3	82%	More than 10% below target
Completed development – Current Core Strategy plan period (2012-21)	122.2	13.6	58%	More than 10% below target

INDICATOR 16	Total demand for employment land forecasted in the District until the end of the plan
-------------------------	---

INDICATOR 17	Employment land available by sector
-------------------------	-------------------------------------

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
Target	To ensure that the forecasted demand for land can be met by the available land supply General employment: <ul style="list-style-type: none"> Minimum of 493 ha allocated (376 ha for new/relocated jobs plus margin for choice) Office floorspace: <ul style="list-style-type: none"> Minimum of 706,250 sqm required (33,600 sqm estimated need plus margin of choice) Core Strategy requirement of 1,000,000 sqm to be identified
Triggers/ interventions	Land supply for the Core Strategy period being significantly above or below the above requirements.
Current position 2020/21 – see data below	<u>General employment</u> <ul style="list-style-type: none"> 122.2 ha completed since April 2012 319.9 ha in supply at April 2021.

	<ul style="list-style-type: none"> 50.2 ha lies in HS2 Safeguarded Area and not available³ Approx.13.6 years supply, sufficient to meets employment needs until 2029 with a margin of choice of sites. Overall supply position (A + B) = 442 ha of general employment Overall supply is 51 hectares below Core Strategy requirement. <p><u>Offices</u></p> <ul style="list-style-type: none"> 218,000 sqm completed since April 2012 [A] 1,009,000 sqm in current supply [B] This represents 30 years supply Overall supply position (A + B) = 1,227,000 sqm Supply is 227,000 sqm above the Core Strategy requirement 	
Trends	<p>The available supply of office floorspace in allocation/permissions has increased by 12,000 sqm since 2019 as windfall planning permissions have exceeded land developed for office or office sites lost to other uses.</p> <p>The available supply of industrial/distribution land has reduced by 28 ha in 2020 as sites developed (for employment or other uses) have exceeded new employment permissions. This was generally to be expected as the Core Strategy plan period progresses.</p>	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>The supply of office floorspace in allocations/permissions is above the Core Strategy requirement as windfall development, particularly in the city centre, have exceeded loss of office site to other uses.</p> <p>The supply of industrial/distribution is significantly below the Core Strategy target in the main due to the loss of allocated/identified land within the HS2 safeguarded area.</p>	
Conclusions	<p>The supply of available sites to deliver additional office floorspace continues to be very healthy and a number of major schemes have been granted planning permission on city centre sites to boost supply. This should help to alleviate potential impacts, in the short to medium term at least, of loss of office existing space to non-office space which can now be undertaken as permitted development</p> <p>The supply of industrial/distribution land calculated to be 51 hectares below the Core Strategy requirement (at April 2021) after the impact of the HS2 safeguarded area on supply has been considered.</p>	
Recommendations	<p>Potential need to review employment land supply for industrial/distribution uses alongside a revised assessment of need which was last undertaken in 2010.</p>	

³ HS2 Safeguarded Area. Current employment land which overlaps land shown within HS2 Safeguarding Direction (July 2020). This land is assumed to be not available within the Core Strategy Plan Period to 2028.

DETAILS AND COMMENTARY/EVIDENCE DATA:

Core Strategy requirements 2012 – 2028 (based on the Leeds Employment Land Review (2010 Update)):

- *General employment (research & development, industrial and warehousing/distribution uses⁴)*
 - minimum of 493 ha to be identified in allocations documents under Core Strategy Spatial Policy 9.
 - reflects an estimated need for 376 ha (23.5 ha/annum) to provide new or relocated jobs plus 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.

Table 40a shows the land available for office development at March 2021 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 1.01 million sqm was available on current sites representing nearly 30 years supply. This represents an increase from the 993,000 sqm that was reported in 2019 because new planning permissions granted for windfall office development on unallocated land, mainly in the city centre, have slightly exceeded the floorspace developed for office or lost to the development of other 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 scheme are progressed.

Table 40a: Sites for new development (B1 office floorspace estimate)		
Site Status	Floorspace (sqm)	Years supply @ 31/03/2021
Current sites	1,001,000	29.8

Table 40b shows the land available for general employment uses (research & development, industry and warehousing / distribution). 319.9 ha was available on current sites as of September 2020. This is a reduction from the 357.8 ha available in 2019 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.

In calculating the supply, approximately 50 hectares of employment land within the Safeguarded Area of the HS2 scheme has been excluded⁵. The red line boundary includes land required for both the construction and operational phases of HS2. The detailed design of

⁴ Also includes waste management uses.

⁵ Based on the boundary shown in the HS2 Phase 2B Safeguarding Directions, published for consultation in July 2020.

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

The 319.90 hectares of general employment land available represents 13.6 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.

Table 40b: Land available for new development (B1 other, B2 Industrial & B8 Warehouses)		
Site Status	Land area (ha.)	Years supply @ 31/03/2021
Total (All ELA sites)	370.1	15.7
Land within HS2 Safeguarded Area	50.2	-
TOTAL (excluding HS2 Safeguarded Area)	319.9	13.6

INDICATOR 18	Net change of employment land in Leeds
-------------------------	---

Core Strategy Policies	Policy EC1: General Employment Land
	Policy EC2: Office Development
	Policy EC3: Safeguarding Existing Employment Land and Industrial Areas
	Policy SP5: Aire Valley Leeds Urban Eco-Settlement
Target	No targets for change of employment land. Assumed delivery of 11.9 ha of land per annum within the Aire Valley Leeds area (190 ha over 2012-28) allowing for a margin of choice of sites.
Triggers/interventions	Not specified.
Current position 2020/21 – see data below	<ul style="list-style-type: none"> • Most employment floorspace was delivered in East Leeds (38,158 sqm), City Centre (36,744 sqm) and the Outer West (7,841 sqm). • The largest office scheme was 7 & 8 Wellington Place, LS1 4AP 35,044 sqm) • The largest general employment scheme (by floorspace) was Unit 3, Logic Leeds, Skelton Moor Way, Halton, LS15 0BF (Plot M) Aire Valley Leeds Area Action Plan <ul style="list-style-type: none"> • 10.5 ha of land was developed.

	<ul style="list-style-type: none"> • 2.6 ha more than in 2018/19; 0.2 ha less than the 5 year average and 1.4 ha less than the assumed area target. • Accommodated 66% of all general employment development. • There was no office development in the area, compared to an average of 1,800 sqm over the last 5 years. • Since 2012, 56.5 ha of employment land has been developed at an average of 7.1 ha per annum. This is 4.8 ha per annum below the level in the Core Strategy (11.9 ha per annum). 	
Trends	Development in Aire Valley broadly in line with targets over the past five years.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>There has been a broad balance between loss of existing employment premises and construction of new premises over the last three years.</p> <p>Although development levels in the Aire Valley have been in line with expected levels of recent years the safeguarded area for the HS2 scheme has impacted on the delivery of good quality sites in the area that would have been expected to come forward. This has meant overall delivery has been lower than expected over the plan period.</p>	
Conclusions	Addressing the impact of the HS2 scheme on delivery of employment land needs to be considered at a district wide level because they limited opportunities to replace the land within the Aire Valley area.	
Recommendations	See indicator 16 and 17.	

In earlier AMR documents, the approach taken to this indicator was to attempt to measure the change in the stock of land used for employment purposes. This approach sought to compare gains in employment (land that had been developed for employment purposes during the period) with losses (land that was previously in employment use but which has been developed for another non-employment use).

Having re-assessed the usefulness of this approach it has become clear that it is difficult to identify all losses of employment premises on a consistent basis through planning approvals and other available evidence. A particular issue relates to the widening of permitted development rights which means some changes of use from employment to non-employment uses no longer require planning permission. Another issue is that demolitions of premises are not picked up. Missing data means that it is difficult to provide a meaningful comparison of net gains/losses in one year with another with a degree of confidence. As a result, a new approach to measuring this indicator is set out below which two separate measures.

5.1 Change in stock of employment premises

The Valuation Office Agency publish [annual data](#) on GOV.UK relating to the stock of business floorspace for each local authority area. This includes separate data for office and industrial (including distribution) uses. This can be used to measure the change in office and industrial floorspace each year which represents the overall effects of losses of existing floorspace and gains from additional space created. This takes into account all changes including changes of use and demolition which are difficult to identify through planning data.

Office floorspace

Table 41: Stock and change in office floorspace in Leeds (2018-21)			
Year	Stock of floorspace (sqm)	Annual change in floorspace (sqm)	Annual change (%)
2018-19	1,890,000	+17,000	+0.9%
2019-20	1,882,000	-8,000	-0.4%
2020-21	1,851,000	-31,000	-1.6%

Industrial floorspace

Table 42: Stock and change in industrial floorspace in Leeds (2018-21)			
Year	Stock of floorspace (sqm)	Annual change in floorspace (sqm)	Annual change (%)
2018-19	5,005,000	-61,000	-1.2%
2019-20	4,971,000	-34,000	-0.7%
2020-21	4,980,000	+9,000	+0.2%

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

Housing Market Characteristic Areas

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 43 breaks down completed floorspace by HMCA.

Table 43: Completed employment floorspace by HMCA							
		2019/2020			2020/2021		
Area	Size	B1 Office	General Employment	Total	B1 Office	General Employment	Total
Aireborough	Area (ha)	0	0	0	0	0	0
	Sqm	0	0	0	0	0	0
City Centre	Area (ha)	1.86	0	1.86	0.66	0.61	1.27
	Sqm	36,744	0	36,744	20,479	815	21,294
East Leeds	Area (ha)	1.01	10.47	11.48	0	21.14	21.14
	Sqm	3,000	36,357	39,357	0	50,413	50,413
Inner Area	Area (ha)	0	1.74	1.74	0	0	0
	Sqm	0	6,079	6,079	0	0	0
North Leeds	Area (ha)	0	0	0	0.04	0	0.04
	Sqm	0	0	0	784	0	784
Outer North East	Area (ha)	0	0	0	0.29	0	0.29

	Sqm	0	0	0	850	0	850
Outer North West	Area (ha)	0	0	0	0	0	0
	Sqm	0	0	0	0	0	0
Outer South	Area (ha)	0	0	0	0	0	0
	Sqm	0	0	0	0	0	0
Outer South East	Area (ha)	0	0	0	0	0	0
	Sqm	0	0	0	0	0	0
Outer South West	Area (ha)	0	0.83	0.83	0	6.24	6.24
	Sqm	0	3,525	3,525	0	20,187	20,187
Outer West	Area (ha)	0.05	2.9	2.95	0	2.95	2.95
	Sqm	327	7,514	7,841	0	7,841	7,841
Total	Area (ha)	2.92	15.94	18.86	0.99	30.94	31.93
	Sqm	40,101	53,475	93,576	22,113	79,256	101,369

Office Completions

Table 44a shows that 36,700 sqm new office floorspace was completed within the City Centre in 2019/20, and 20,479 sqm in 2020/21. This typically represented 90% of total office development in the district, up from 48% in 2018/19. The city centre office developments were:

Table 44a: Largest office developments in City Centre		
Location	Completed	Floorspace (sqm)
7 & 8 Wellington Place, LS1 4AP	2019/20	35,044
4 Wellington Place, LS1 4AP	2020/21	12,422
Majestic, City Square, Leeds, LS1 2EF	2020/21	8,057
64-68 Call Lane, LS1 6DT	2019/20	900
Unit 4 Stafford House, Leathley Road, Hunslet, LS10 1BG	2019/20	830

Outside the City Centre, the following office developments were completed:

Table 44b: Largest office development outside the City Centre		
Location	Completed	Floorspace (sqm)
Lumina Park Approach, Thorpe Park, Austhorpe LS15 8GB	2019/20	3,000
Building B Park Hill Farm, Walton Road, Wetherby	2020/21	850
44 North Lane, Headingley, LS6 3HU	2020/21	784
Sunny Bank Mills, Town Street, Farsley	2019/20	327

General employment completions

Industrial and warehousing/distribution completions were mainly concentrated within East Leeds (10.47 ha in 2019/20 and 21.14 ha in 2020/21), with development also in Outer West (2.9 ha in 2019/20 and 2.95 ha in 2020/21), Outer South West (0.83 ha in 2019/20 and 6.24

ha in 2020/21) and Inner Area (1.74 ha in 2019/20). The five largest completed developments by floorspace were:

Table 45: Five largest completions (by floorspace)				
Location	HMCA	Completed	Size (ha)	Floorspace (sqm)
Unit 3, Logic Leeds, Skelton Moor Way, Halton, LS15 0BF (Plot M)	East	2019/20	9.63	35,158
Unit 2 Logic Leeds, Skelton Moor Way, Halton, LS15 0BF	East	2020/21	14.38	34,088
6 & 7 Gilhusum Road, Gildersome, LS27 7FN	Outer South West	2020/21	2.05	7,849
Wortley Low Mills, Whitehall Road, Wortley, LS12 4RJ	Outer West	2019/20	2.58	6,041
1 Knowsthorpe Road, Cross Green LS9 0DU	East Leeds	2020/21	2.68	5,931

5.3 Aire Valley Leeds

The Adopted Aire Valley Leeds Area Action Plan (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.

Completions

As Table 46 shows 10.47 ha of land was developed for employment in 2019/20 and 21.75 ha in 2020/21 in the AVLAAP area. This is an increase from 7.9 ha in 2018/19, with 2019/20 being similar to the average over the last five years (10.7 ha) and just below the assumed area target (11.9 ha), although with 2020/21 far exceeding these averages. There was no office development in the area in either 2019/20 or 2020/21 compared to an average 1,010 sqm in the last five years.

Table 46: 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)
2020/21	0	0	21.75	51,228	21.75	51,228
2019/20	0	0	10.47	36,357	10.47	36,357
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
TOTAL	1.13	5,052	61.38	154,341	62.51	159,393
5 YR AVERAGE	0.23	1,010	12.28	30,868	12.5	31,878
AREA TARGET (P.A)	-	-	-	-	11.9	-

The largest developments within 2019/20 and 2020/21 were:

Location	Completed	Size (ha)	Floorspace (sqm)
Unit 3, Logic Leeds, Skelton Moor Way, Halton, LS15 0BF (Plot M)	2019/20	9.63	35,158
Unit 2 Logic Leeds, Skelton Moor Way, Halton, LS15 0BF	2020/21	14.38	34,088
1 Knowsthorpe Road, Cross Green LS9 0DU	2020/21	2.68	5,931
Unit 4A & Unit 4B, Logic Leeds, Skelton Moor Way, Leeds LS15 0BF	2020/21	2.96	5,377
Towngate Link, Cross Green Way, Cross Green, LS9 0SE	2020/21	1.12	5,017

Core Strategy Requirements

Since the start of the Core Strategy plan period (2012), 78.25 hectares of employment land has been developed in the AVLAAP area at an average of 8.7 ha per annum. This is below the level of development anticipated in the Core Strategy (11.9 ha per annum). However, in the last five years levels of economic activity have been broadly in line with the expected levels, averaging 12.5 ha per year which is above the planned target, as the Enterprise Zone sites come on stream following the construction of enabling infrastructure during the early part of the plan period.

	Total	Annual average	% of planned floorspace	Performance
Expected delivery target (2012-28)	11.9	-	-	-
Completed development – 2019/20	10.5	-	88%	More than 10% below target
Completed development – 2020/21	21.75	-	159%	More than 10% above target
Completed development – last 5 years (2016-21)	62.51	12.5	105%	Less than 10% above target
Completed development – Current Core Strategy plan period (2012-21)	78.25	8.7	69%	More than 10% below target

The amount of employment, retail and leisure development in the Regeneration Priority Areas is set out below.

Table 49: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas					
Use		Aire Valley	Leeds Bradford Corridor	East Leeds (EASEL)	South Leeds
Office	2019/20	0	0	0	0
	2020/21	0	0	0	0
General Employment	2019/20	36,357	1,473	4,434	0
	2020/21	51,228	0	0	4,606
Mixed Commercial	2019/20	0	1,700	0	0
	2020/21	0	0	0	0
Retail	2019/20	0	0	0	0
	2020/21	0	514	0	0
Food and Beverage	2019/20	0	0	0	0
	2020/21	0	0	0	0
Leisure	2019/20	957	0	0	10,341
	2020/21	0	0	0	0
Hotels	2019/20	0	0	0	0
	2020/21	0	0	0	0
Community	2019/20	0	0	0	0
	2020/21	0	0	0	0
Other	2019/20	0	0	0	0
	2020/21	9,115	0	0	0

6.0 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. Due to the amendments to the Use Classes Order in September 2020 introducing the new Class E which now covers much broader retail / commercial, business and service uses, it was considered appropriate to combine Indicators 19 & 20 together which separately cover retail and leisure development.

INDICATOR 19	Retail Land Supply / Total A1 (Retail) development in the District dated
-------------------------	--

INDICATOR 20	Total D2 (Leisure) development delivered in the District
-------------------------	--

Core Strategy Policies	Policy SP1 Location of Development
	Policy SP2 Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
	Policy SP3 Role of Leeds City Centre
	Policy SP4 Regeneration Priority Programme Areas
	Policy SP5 Aire Valley Leeds Urban Eco-Settlement
	Policy SP8 Economic Development Priorities
	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 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	
Target	Indicator 19: For the forecasted demand for retail to be met by the availability of Retail land supply Indicator 20: No target.
Triggers/ interventions	Indicator 19: If forecasted demand is greater than Retail land supply, the Council may undertake a review of forecasted demand. The Council may also undertake a comprehensive review of its retail sites to identify if the portfolio is up to date, if interventions are needed to help bring forward sites or if new site allocations are needed. Indicator 20: Work with market and leisure providers to facilitate delivery of appropriate development.

<p>Current position 2019/20 & 2020/21– see data below</p>	<ul style="list-style-type: none"> • 2020/21 saw the lowest retail and leisure development since the start of the Plan Period in 2012. • Only 514 sqm of commercial development was completed in 2020/21, representing one out of City Centre retail development completion. This compares to 44,520 sqm for 2019/20. • Stock of retail floorspace saw slight growth in 2019/20, although which remained stagnant for the 2020/21 period. This compares positively to the regional and national figures which saw slight declines. 	
<p>Trends</p>	<p>See above.</p>	
<p>Progress towards target.</p>	<p>Short term (green, amber or red)</p>	<p>Long term (green, amber or red)</p>
<p>Analysis (including role/influence of context and non-policy factors) and Performance of Policies</p>	<ul style="list-style-type: none"> • Retail and leisure activity have been greatly impacted across the nation due to changes in shopping habits resulting in the growth of online shopping and store closures, with this harm only being further driven due to the impacts from the COVID-19 pandemic and associated lockdowns. This is reflected in the data which shows a significant drop in retail and leisure completions in 2020/21 and no growth in retail floorspace in 2020/21. • These impacts are not localised to just Leeds and reflect wider national trends, although these do present local opportunities to reinvent and diversify our local centres to support and enhance the retail and leisure sectors. A Colliers 2020 Midsummer Retail Update Webinar focused on the early effects on the pandemic and suggested that there is too much retail floorspace which is unsustainable. The Leeds Crane Survey 2021 suggests introducing new uses that support high quality neighbourhoods, such as seeing the conversion of large areas of retail space and department stores into office and residential space. Focus therefore needs to be placed on a new holistic and mixed-use approach in repurposing this stock of floorspace across retail, leisure and residential etc. • There are some signs of improvement to the economy indicated in the Colliers Midsummer Retail Report 2021 with the UK economy experiencing a positive 'Vaccine Bounce' and is now on track to recover to the pre-pandemic level before the end of 2021. This may indicate that the impacts of the pandemic are starting to ease. • Caution should be generally taken when looking at retail / commercial completions as the Council only monitor completions over 500sqm, and are also unable to monitor change of uses which can be done under Permitted Development rights. These PD rights have only been expanded further through the recent introduction of Class E in the Use Classes Order 2020 which now covers much broader retail / commercial, business and service uses. This therefore means not all commercial development is picked up within this data, and so despite a year showing no retail development, this does not necessarily mean no retail development has taken place. In addition to this, with no set retail land supply or retail site allocations, it is hard to see if demand is meeting this. 	

	<ul style="list-style-type: none"> This is therefore noted to be an area in need of improvement for monitoring, and thus the Council is currently conducting Town Centre Surveys in order to provide a consistent basis for monitoring the health and vitality of centres over time and comparing these across the City, as well as monitoring and analysing changes in retail floor space within these designated centres. It is aimed that this will develop a range of indicators to measure the health of each centre; including total floorspace across uses, footfall, vacancy rates, accessibility, and environmental quality etc.
Conclusions	The changes to the retail sector in Leeds and the challenges it is facing are largely due to national and international factors which are beyond the scope of Local Plan policy, and are not limited to just Leeds. Policies focus retail development in identified centres thereby helping to support their health and viability. The short and long term effects of the COVID-19 pandemic will influence future policy relating to retail development but how exactly is currently unclear, although recent indications might show these economic impacts are starting to ease as we hopefully return to a 'new normal'.
Recommendations	Continue to monitor retail development within Leeds and the wider regional and national trends and context, especially in the context of Brexit and the COVID-19 pandemic. Creative and innovate ideas may be needed to ensure any long-term vacant units are taken up. Look at alternative ways to monitor retail and leisure development (e.g. town centre study work).

As can be seen below in Tables 50 and 51, the amount of retail and leisure completions (and mixed commercial developments which usually contain a mix of retail and leisure uses) have decreased over the latest AMR period, with a significant drop for both retail and leisure in 2020/21. This drop is very likely associated with COVID-19 but future monitoring will need to identify any longer term trends.

For both 2019/20 and 2020/21, most of the retail and leisure development is located outside of the City Centre with no new development being recorded within the City Centre for the 2020/21 period. This may be a result of the uncertainty as a result of the COVID-19 pandemic as well as some development within the City Centre not being picked up (i.e. development less than 500 sqm as well as changes of use which do not require planning permission). The level of development outside of the City Centre may also reflect the continued growth and completions of out-of-town developments (such as that at Thorpe Park). Nevertheless, this trend needs to be closely monitored to ensure the vitality and health of Leeds' retail and leisure offering.

Table 50: Total retail and leisure completions 2019/20 & 2020/21; year by year comparison (floorspace sqm)					
Use Class	2020/21	2019/20	2018/19	2017/18	2016/17
Retail	514	5,794	27,174	8,556	28,055
Leisure	0	9,922	17,822	3,264	11,512
Mixed commercial	0	2,365	0	5,732	9,036
Total	514	18,081	44,996	17,552	48,603

Table 51: Commercial Developments by type 2019/20 & 2020/21				
Use	2020/21		2019/20	
	Within City Centre (sqm)	Outside City Centre (sqm)	Within City Centre (sqm)	Outside City Centre (sqm)
Retail	0	514	2,323	3,471
Mixed Commercial	0	0	0	2,365
Food and Beverage	0	0	0	0
Leisure	0	0	713	12,137
Hotels	0	0	7,292	0
Total	0	514	25,937	18,583

In addition to the above, Chart 7 shows Leeds’ stock of retail floorspace from 2000 (data published by the Valuation Office Agency) in order to show any long-term changes to the retail provision in the City. As can be seen, the stock of retail floorspace has consistently grown since 2011/12 (post-recession), although with slower growth in recent years due to wider national retail impacts as well as likely impacts from COVID-19.

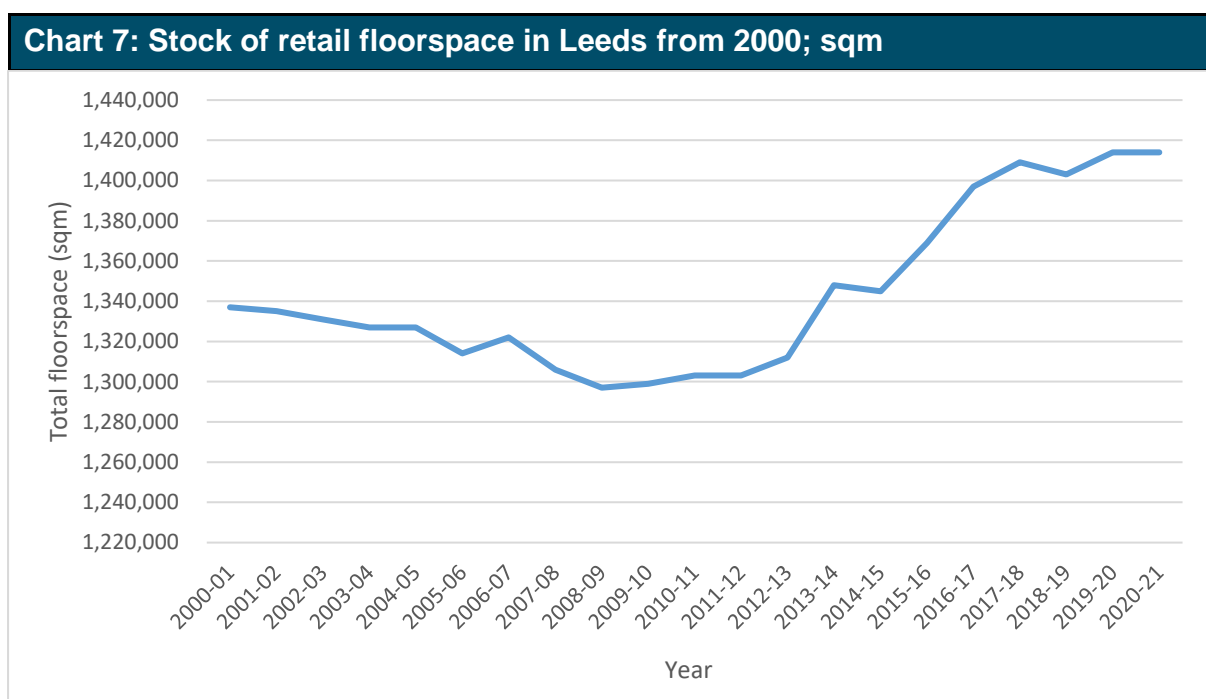


Table 52 below also summarises the change in stock of retail floorspace in Leeds over the last year and in the short, medium and long term and compares this to the regional and national average. The last year has saw no growth in retail floor space whereas Yorkshire and England suffered low losses, with Leeds also seeing higher growths across the short, medium and long terms compared to Yorkshire and England which may indicate that Leeds has been more resilient to wider national challenges and impacts (such as COVID-19 and wider shopping trends).

Table 52: Change in total retail floorspace					
Trend summary	Leeds Floorspace change (sqm)	% change Leeds district	Overall Trend⁶	% change Yorkshire & Humber	% change England
Last year (current)	+ / - 0	+ / - 0%	+	- 0.1%	- 0.3%
Last 5 years (short term)	+ 45,000	+ 3.3%	+	+ 0.8%	+ 0.1%
Last 10 years (medium term)	+ 111,000	+ 8.5%	+	+ 5.0%	+ 3.3%
Last 15 years (long term)	+ 100,000	+ 7.6%	+	+ 7.4%	+ 6.6%

⁶ Comparison to regional and national average

7.0 PLACE-MAKING

INDICATOR 21	% of A1-A5, B1a, C1 and D1-D2 development within and on the edge of town and local centres
Core Strategy Policies	<p>Policy SP2 Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture</p> <p>Policy SP8 Economic Development Priorities</p> <p>Policy EC1 General Employment Land</p> <p>Policy EC2: Office Development</p> <p>Policy EC3: Safeguarding Existing Employment Land and Industrial Areas</p> <p>Policy P1: Town and Local Centre Designations</p> <p>Policy P2: Acceptable Uses in and on the edge of Local Centres</p> <p>Policy P3: Uses in Local Centres</p> <p>Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities</p> <p>Policy P7: The Creation of New Centres</p> <p>Policy P8: Sequential and Impact Assessments for Town Centre Uses</p> <p>Policy P9: Community Facilities and Other Services</p>
Target	For the majority of office development to be located in the City Centre. For town and local centres to provide some small scale office. For the majority of retail, non-retail, community and leisure uses (A1/A2/A3/A4/A5/D1/D2) to be located in centres
Triggers/ interventions	<p>Review of application of sequential test when determining planning policies.</p> <p>Review to see if sufficient locations are available in the City, Town and Local Centres to accommodate uses.</p>
Current position 2019/20 & 2020/21	See Table 53 and Chart 8 below.
Trends	<p>The majority of development for former A1-A5, B1a, C1 and D1-D2 uses occurred within town and local centres, accounting for 78% of total development completed within these uses. However, there was significantly more development completed in 2019/20 (81,700sqm) than that completed in 2020/21 (29,345sqm).</p> <p>In 2019/20, the majority of retail, offices, hotel and community development were located within centres. There was a significant drop in overall development in 2020/21, with the only development completed in centres being offices. Outside of Leeds City Centre, there was much less development overall within centres for both periods, consisting predominantly of retail, leisure and some office development. In fact, office completions within centres excluding Leeds City Centre for both periods accounted for less than 3% of total office completions within all centres.</p> <p>There was some out of centre development (18%) consisting of leisure, office, mixed commercial and community uses in 2019/20, with just community and office uses in 2020/21.</p>

	There was less edge of centre development (4%) consisting of retail and mixed commercial uses in 2019/20 and just retail in 2020/21.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>In 2019/20, 69% of retail, non-retail, community and leisure uses were completed in centres. There was more retail, hotels and community related completions in centres than on the edge or outside showing a positive trend, although with more mixed commercial and leisure completions outside of centres than within. This may be indicative of the rise of mixed-use retail developments which require large parcels of unused land, consisting typically of an anchor supermarket and additional complementary units (e.g. food and drink / gym).</p> <p>In 2020/21, there was no retail, non-retail, community and leisure uses completed in centres, with some retail edge of centre completions and out of centre community completions. This is a negative trend and would need to be closely monitored as this is a poor sign of performance for this Indicator. It is likely that this is a result of the uncertainty due to the Covid-19 pandemic, as well as continued uncertainty within the wider retail market and changes to the high street and shopping habits. This may mean that completions within these uses may pick up again as we emerge from the pandemic, although if this trend continues some intervention may need to be taken (e.g. a different approach needed to attract development within centres).</p> <p>It is also worth noting that changes to the Use Classes Order and the introduction of Class E has meant it is easier for changes of use between retail, non-retail, community and leisure uses without the need of planning permission, and which means some development may not be picked up.</p> <p>For both periods, 92% of total office completions across the city was located within Leeds City Centre. Elsewhere, office completions outside of Leeds City Centre equates to less than 2% of total office completions. Measuring this against the target of this indicator, it is a positive trend that the majority of office completions are located within the City Centre, although the 1,111sqm of office completions in 2019/20 & 2020/21 in other town and local centres does not necessarily reflect that centres are delivering small-scale office provision. This may be indicative of demand not being high within other centres, with the City Centre providing competitive and highly sought-after floorspaces in a widely accessible area.</p>	
Conclusions	<p>The 2019/20 period reflects a somewhat positive trend in that the majority of retail and community uses were located within centres, although with more mixed commercial and leisure uses located outside than within. 2020/21 shows a more concerning trend with a significant drop in recorded completions, with no retail, community or leisure completions within centres.</p> <p>Leeds City Centre saw the majority of office completions in the city, aligning with the target for this Indicator. However, less than 2% of</p>	

	total office completions were located within centres outside of the City Centre indicating centres are not providing small-scale office development.
Recommendations	Continue to monitor although need to consider implications of the changes to the Use Classes Order and formation of the new Class E and look for any long-term trends. Need to consider the role of local and town centres and ensure policies adequately reflect current and predicted trends. Following this, may need to update policy approach or to update this Indicator at a future Monitoring Framework Update.

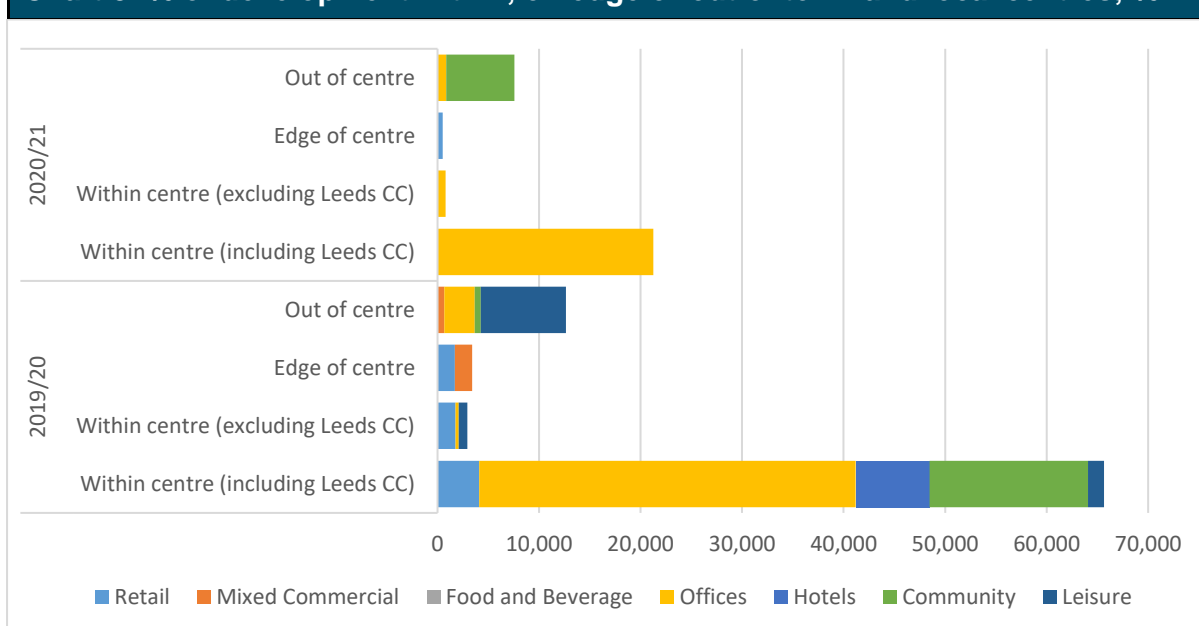
Evidence data:

Table 53: % of development within and on the edge of town and local centres; by use (sqm)

Use	2019/20				2020/21			
	Within centre (including Leeds City Centre)	Within centre (excluding Leeds City Centre)	Edge of centre*	Out of centre	Within centre (including Leeds City Centre)	Within centre (excluding Leeds City Centre)	Edge of centre*	Out of centre
Retail	4,089	1,766	1,705	0	0	0	514	0
Mixed Commercial	0	0	1,700	665	0	0	0	0
Food and Beverage	0	0	0	0	0	0	0	0
Offices	37,101	327	0	3,000	21,263	784	0	850
Hotels	7,292	0	0	0	0	0	0	0
Community	15,609	0	0	610	0	0	0	6,718
Leisure	1,552	839	0	8,370	0	0	0	0
TOTAL	65,643	2,932	3,405	12,645	21,263	784	514	7,568

*For retail purposes, a location that is well connected to and within easy walking distances (i.e. up to 300 metres) of the Primary Shopping Area. For all other main town centre uses, this is within 300 metres of the town centre boundary taking into account local circumstances (or for offices 500 metres from a centre's public transport interchange).

Chart 8: % of development within, on edge or out of town and local centres; %



INDICATOR 22	% of development within and on the edge of town and local centres dividing between schemes of units larger or smaller than 372sqm
-------------------------	--

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	
Target	No target	
Triggers/interventions	Review of application of sequential test when determining planning policies. Review to see if sufficient locations are available in the City, Town and Local Centres to accommodate uses.	
Current position 2019/20 & 2020/21	No data available. The LPA only monitor and record completions for units over 500sqm, meaning we are unable to report on development between units larger or smaller than 372sqm.	
Trends	N/A	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis and Performance of Policies	N/A	
Conclusions	N/A	
Recommendations	Continue monitoring and look at ways to ensure for consistent reporting so accurate trends and conclusions can be made. Consider updating this indicator at the next Monitoring Framework Update to align with current monitoring so accurate trends and conclusions can be made, as well as to ensure a clear target is set to be measured against.	

8.0 INFRASTRUCTURE TO SUPPORT REGENERATION AND GROWTH

8.1 Infrastructure Delivery Plan

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.

8.2 Community Infrastructure Levy Receipts

INDICATOR 23	Provision of Infrastructure as outlined in CIL
-------------------------	--

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
Target	No target
Triggers	None specified
Interventions	None specified
Current position 2019/20 & 2020/21 – see data below	<ul style="list-style-type: none"> • The amount of CIL received continued to increase • The amount paid through the Neighbourhood Fund fell slightly • The amount of Strategic Fund spent in 2019/20 increased over 7 times compared to 2018/19

	<ul style="list-style-type: none"> The spending in 2020/21 again increased, more than doubled from the previous year and an increase of over 16 times compared to 2018/19 The Strategic Fund was mainly spent on the learning spaces programme (education) and the Flood Alleviation Scheme The amount of spending on Neighbourhood Funds decreased by 27.0% from 2018/19 to 2019/20, although which increased slightly by just over 8.0% from 2019/20 to 2020/21. 	
Trends	Increase in amount of CIL received and spending of Strategic Fund on education and Flood Alleviation Scheme	
Progress towards target.	Short term (green, amber or red) N/A - No target	Long term (green, amber or red) N/A - No target
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	CIL income is dependent on when approved development commences in each financial year. It is paid either within 2 months of commencement or in line with the instalment policy depending on the CIL amount. CIL payments over £10,000 can be paid in instalments over a period of 6 – 24 months (dependent on the amount) so the total CIL invoiced will not necessarily be received in the same financial year. The annual increase in the amounts of CIL received is to be expected as more approved schemes are subject to a CIL payment and more developments reach trigger points for payment.	
Conclusions	The Council is successfully seeking and receiving CIL payments as required by national and local regulations and requirements.	
Recommendations	Continue to require CIL payments in line with current regulations and to seek and receive CIL payments according to agreed payment schedules.	

Table 54: CIL income and expenditure

Year	CIL income (£)	Amount retained by Council (Strategic Fund) (£)	Amount paid to Parish/ Town Councils or Community Committees (Neighbourhood Fund) (£)	Amount of Strategic Fund Spent since CIL adopted (£)
2020/21	5,222,994.00	3,995,174.50	968,270.50	22,064,697.00
2019/20	6,060,297.00	4,805,713.00	887,492.00	9,746,800.00
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	685,434.00

For further information please refer to:

<https://www.leeds.gov.uk/planning/community-infrastructure-levy>

[Infrastructure Funding Statement 2019/20 \(leeds.gov.uk\)](#)

INDICATOR 24	Provision of Green Infrastructure and green space as obtained through development process and other sources and collection and spend of commuted sums towards space projects
-------------------------	---

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. There is no set target for the provision of new greenspace in the Local Plan as the delivery of green space is strategically calculated based upon a green space requirement for different sizes and types of dwellings as per revised Policy G4 in the CSSR.

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	
Target	To see continued investment to improving the offer of greenspace and green infrastructure in the District.	
Triggers	<ul style="list-style-type: none"> • Low and/or significantly falling <ul style="list-style-type: none"> ○ levels of new green infrastructure (including green space) secured through the development process. ○ amounts of commuted sums secured through the development process. ○ Spending on green space improvements 	
Interventions	<ul style="list-style-type: none"> • Review the application of policy, including the impact of viability considerations. • Review levels of spending 	
Current position 2019/20 & 2020/21 – see data below	<ul style="list-style-type: none"> • £740,669.46 was received in S106 greenspace contributions in 2019/20, with this reducing down to £456,969.27 in 2020/21. • £2,917,417.82 agreed through S106 agreements was spent by the Parks & Countryside Service on 111 schemes in 2019/20. This reduced down slightly to £2,582,659.96 in 2020/21. • All monies were spent to improve existing greenspace such as new or improved play areas, refurbished tennis courts, new trim trails and healthy walks. • No data is available on the creation of on-site greenspace provision. 	
Trends	Pre 2017/18, contributions fluctuated somewhat. Since a high in 2017/18, the amount of green space contributions has fallen each year with a fall of over £1m (60%) compared to 2018/19 and a further fall of 37% in 2020/21. In contrast, spending has increased by over £1m since 2018/19 and was the highest amount spent to date, with a slight decrease in spending in 2020/21.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)

Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>Policy G3 sets standards for the quantity, quality and accessibility of green space. Delivery should therefore address shortfalls and additional burdens of development across these three aspects.</p> <p>The S106 collect and spend process should not be the sole indication of the efficacy of the Green Space Policies. Money collected is often spent on the maintenance and improvement of existing Green Space, which is often a priority that best serves the community. There are always tensions between increasing the amount of green space, improving the quality and improving accessibility.</p> <p>Triggers for the payment of contributions are set out in S106 agreements, based on commencement of development or occupation of a specified number of dwellings. Each agreement differs when payments are due therefore income will depend on commencement and progress on site and therefore is often beyond the control of the Council.</p>
Conclusions	Section 106 contributions continue to provide significant income which has helped to improve the quality of green space and provide new and improved play areas. The received sum has decreased substantially in both 2019/20 and 2020/21 and is far less than expenditure which would need to be closely monitored.
Recommendations	Continue to monitor CIL payments and spending, ensure developments continue to remain viable to provide S106 greenspace contributions and ensure this results in the delivery of new and improved green space across the District.

Year	Green Space		Play Areas	
	Amount received	Amount spent	Amount received	Amount spent
2020/21	£456,969.27	£2,582,659.96	Included green space figure	Included green space figure
2019/20	£740,669.46	£2,917,417.82	Included green space figure	Included green space figure
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

8.3 Green Space Lost to Development

INDICATOR 25	Amount of green space lost to redevelopment
-------------------------	---

The Council was not able to collect data to comprehensively monitor loss of green space to development over the 2019/20 to 2020/21 period. A new approach to monitoring this indicator is being developed to allow this to be carried out as a desktop exercise to compare open datasets made for open space made available by the Ordnance Survey with the Council's existing green space records and completions data. This is expected to be available for the 2021/22 AMR.

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	
Target	To lose no greenspace that is not justified according to Policy G6 criteria	
Triggers	Unjustified loss of green space to development	
Interventions	<ul style="list-style-type: none"> • Review justification for losses • Review the extent to which Policy G6 has failed to prevent loss. 	
Current position 2019/20 & 2020/21	No data available	
Trends	N/A	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	N/A	
Conclusions	N/A	
Recommendations	N/A	

8.4 Conservation

INDICATOR 26	Number of Conservation Area appraisals completed as a proportion of total Conservation Areas	
Core Strategy Policies	Policy P11 Conservation	
Target	100% of Conservation Area Appraisals completed	
Triggers/ interventions	Continued outstanding appraisals or an increased need for those not completed could necessitate a greater prioritisation for undertaking outstanding CAAs.	
Current position 2019/20 & 2020/21	<ul style="list-style-type: none"> • There are 79 conservation areas in the Leeds District • 53 have conservation area appraisals and management plans. • 1 conservation area appraisal (Mabgate Conservation Area) is currently in its draft stage 	
Trends	There is slow progress being made in terms of development of new Conservation Area Appraisals, although with one in its draft stages showing some sign of progress towards 100%.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>67% of conservation areas have appraisals and management plans. Undertaking further appraisals and plans will require dedicated resources and time therefore progress will depend on the availability of these and prioritisation of the task. Completing the remainder of the appraisals is currently a low priority given other workstreams within the Service (e.g. development of Local Plan Update in line with national changes and requirements including the SAP, as well as preparation of Neighbourhood Plans)</p> <p>One conservation area appraisal is currently in its draft stages (Mabgate Conservation Area) which, if adopted, would bring the figure up to 68%. This does however show some progress being made towards 100%, albeit at a slow pace.</p>	
Conclusions	Good progress has been made however there are 26 conservation areas without appraisals and management plans.	
Recommendations	Progress the outstanding appraisals when resources allow and priorities change.	

Information on conservation areas, appraisals and management plans can be found <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/conservation-area>

INDICATOR 27	Number of buildings noted as 'At Risk' on the 'At Risk Register'
-------------------------	--

Core Strategy Policies	Policy P11 Conservation	
Target	For the number of buildings considered to be 'At Risk' in Leeds to be less in 2028 than at the start of the Plan. In 2011, there were 11 buildings at risk in Leeds	
Triggers	A rise of buildings at risk to more than 11	
Interventions	Prioritise and commit resources to repairing and restoring those at risk in partnership with other organisations, bodies, businesses and individuals	
Current position 2019/20 & 2020/21	<ul style="list-style-type: none"> • In October 2019 there were 14 Buildings at Risk (listed buildings at risk from neglect, decay or deterioration) on the Historic England Heritage at Risk Register, which equates to less than 0.42% of the total listed buildings in Leeds. In October 2020, there were also 14 Buildings at Risk with no change in the Listings. • In terms of all Listings, in 2019 there were 19 buildings and structures at Risk in Leeds, with 5 scheduled ancient monuments, 2 registered parks and Gardens, and 5 Conservation Areas. This also remained the same in 2020. • The City Council owns 3 of these Buildings at Risk and 2 of the Scheduled Monuments. • In 2020, there were 12 buildings classified as 'Urgent' (immediate structural danger) within Leeds Civic Trust's Heritage at Risk List, 248 Buildings 'At Risk' (vulnerable through neglect, decay and inoccupation), 5 Conservation Areas 'At Risk' (through neglect and decay), 7 Scheduled Monuments 'At Risk' (vulnerable through neglect and decay) and 2 'Lost Heritage' (buildings that have been lost). This is more than 1 in 15 Listed Buildings in Leeds being considered at risk. 	
Trends	<ul style="list-style-type: none"> • In regards to Buildings at Risk on the Historic England Register, there has been no change since 2018 which also had 14 Buildings at Risk. However, since 2018, there has been a decrease in one Listed Place of Worship (owned by religious organisation) and one Scheduled Monument (privately owned) than in 2019/20. Nevertheless, the number of Buildings at Risk remains higher than the 11 from when the Plan Period begun and which falls below the target for this indicator. • In addition, there has been an increase in one 'Urgent' and 6 'At Risk' Buildings in the Leeds Civic Trust Heritage At Risk List, resulting in further cause of concern. 	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)

Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<ul style="list-style-type: none"> • There is obvious cause of concern in regards to the number of buildings being classified 'At Risk', with there being 3 more buildings 'At Risk' on the Historic England Register than 2011, as well as one 'Urgent' and 6 more 'At Risk' buildings being added onto the Leeds Civic Trust Heritage at Risk List. • Whilst there has been no increase in 'At Risk' buildings since the last period in 2018, and thus the situation has not been worsened, this still presents challenges as the Council continues to seek to reduce the number of 'At Risk' buildings. Thus, the Council will need to take active measures in order to reduce the number of buildings on the Register, which is anticipated as a number of prominent listed buildings are set to be brought back into use. • However, this is largely dependent on securing local and national funding to ensure that necessary repair and structural works can be carried out to ensure for their viable and sustainable use. • A number of 'At Risk' buildings and structures are not owned by the Council and which limits the amount of public intervention on some of these buildings and structures, and thus it is necessary to work proactively with external parties to ensure for the short-term and long-term preservation of such buildings.
Conclusions	
Recommendations	Continue monitoring the condition of Leeds' Listed Buildings within these Registers and intervene where necessary to protect the most significant and at risk buildings. Continue securing funding and investment to preserve and protect buildings at risk.

INDICATOR 28	Number of Listed Buildings demolished
-------------------------	---------------------------------------

Core Strategy Policies	Policy P11 Conservation	
Target	Zero listed buildings demolished	
Triggers	Demolition of listed buildings	
Interventions	Review reasons for demolition	
Current position 2019/20 & 2020/21	No listed buildings were demolished	
Trends	N/A	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	There have been no reported listed buildings demolished in the last 10 years.	
Conclusions	Targets have been met for the last 10 years	
Recommendations	Continue achieving no listed building demolitions	

8.5 Regeneration Priority Areas

INDICATOR 29	Total development in Regeneration Priority Areas
-------------------------	---

There are 4 Regeneration Priority Areas in the Core Strategy: East Leeds, Aire Valley Leeds, Leeds Bradford Corridor and South Leeds.

The Adopted Aire Valley Leeds Area Action Plan (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.

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 Land
	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
Target	<p>There is a priority for development within regeneration areas, but no specific target per se. This indicator is linked to the targets for housing as it relates to settlement hierarchy development, greenfield/brownfield housing land, office development in centres and retail and leisure development.</p> <p>The Aire Valley has specific targets for housing development (between 6500 and 9000) and to provide at least 250 ha of employment land.</p>
Triggers/ interventions	
Current position 2019/20 & 2020/21– see data below	<p>Aire Valley Leeds</p> <ul style="list-style-type: none"> • Significant fall in housing delivery in last 3 years but noted that a number of large sites with a total capacity of over 1,000 units are currently under construction. • Over the last 8 years, 1,286 residential units have been completed. • 10.47 ha of land was developed for employment, similar to the average over the last five years (10.7 ha), and just below the assumed area target (11.9 ha). • All land was developed for general employment (industrial and distribution uses) representing 66% of all development in these sectors across the district. • There was no office development compared to an average 1.800 sqm in the last five years.
Trends	Aire Valley Leeds

	<ul style="list-style-type: none"> • After a notable increase in housing delivery over the previous two years, completions fell in 2019/20 to rates comparable with 2016/17. • The development of employment land rose after a fall in 2018/19 (7.9ha) though the area of land developed over the last 5 years has fluctuated with only two years exceeding the assumed area target (11.9ha) although with 2020/21 far exceeding this annual average. • The % of all development of general employment land located in the Aire Valley rose from 56% in 2018/19 to 66% in 2019/20. • The amount of floorspace completed has increased each year since 2016/17, with a significant increase in 2020/21. • Delivery of office development has consistently fallen over the last 5 years and reached 0 in both 2019/20 and 2020/21. 	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>Whilst the level of housing delivery has been low over the last 3 years (average 40 units per year against 242 units for the preceding 3 years), delivery is expected to pick up significantly over the next few years given the level of construction activity ongoing.</p> <p>Over the plan period delivery has been below that expected (406 unit per year) each year except 2015/16.</p> <p>Employment development has exceeded the delivery target over the past 5 years.</p>	

EVIDENCE DATA:

The below Tables show the net additional dwellings and completed office and employment land within the Aire Valley Leeds Action Area Plan boundary.

Table 56: Net additional dwellings within Aire Valley Leeds Area Action Plan boundary									
Site	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total
Crown Point Road	0	0	0	0	0	0	0	0	0
Land On St Hildas Crescent, St Hildas Grove	21	0		0	0	0	0	0	21
The Parade & The Drive, LS9	0	410	0	0	0	0	0	0	410
Land At Yarn Street, Hunslet	0	0	287	0	0	0	0	0	287
East Street Mills	0	0	168	0	0	0	0	0	168
Long Close Lane, Richmond Hill	0	0	8	0	0	0	0	0	8
East Street XI Aire (Former Bellows), Ellerby Lane	0	0	0	0	247	0	0	0	247
Boyd's Mill, 177 East Street, Leeds, LS9 8EQ	0	0	0	0	10	0	0	0	10
Richmond Medical Centre	0	0	0	0	0	5	0	0	5

Conservative Club, Long Close Lane	0	0	0	0	0	14	0	0	14
Knowsthorpe Crescent/Cross Green Lane	0	0	0	0	0	0	86	0	86
Land North Of St Hildas Crescent	0	0	0	0	0	0	7	0	7
Ellerby House, 1 - 2 Ellerby Lane, Cross Green	0	0	0	0	0	0	0	8	8
TOTAL	25	414	466	0	261	19	93	8	1,286

Table 57: 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)
2020/21	0	0	21.75	51,228	21.75	51,228
2019/20	0	0	10.47	36,357	10.47	36,357
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
TOTAL	1.13	5,052	61.38	154,341	62.51	159,393
5 YR AVERAGE	0.23	1,010	12.28	30,868	12.5	31,878
AREA TARGET (P.A)	-	-	-	-	11.9	-

Comparing this against the targets of the Core Strategy for employment land (11.9 ha per annum), it can be seen that an average of 8.7 ha of employment land has been developed each year since the start of the Plan Period, although with this average being broadly in line with the expected levels in recent years:

Table 58: Land developed for industrial / distribution within Aire Valley Leeds AAP area (ha) compared to Core Strategy requirements

	Total	Annual average	% of planned floorspace	Performance
Expected delivery target (2012-28)	11.9	-	-	-
Completed development - 2019/20	10.5	-	88%	More than 10% below target
Completed development – 2020/21	21.75	-	159%	More than 10% above target
Completed development - last 5 years (2016-21)	62.51	12.5	105%	Less than 10% above target

Completed development – Current Core Strategy plan period (2012-21)	78.25	8.7	69%	More than 10% below target
---	-------	-----	-----	----------------------------

The amount of employment, retail and leisure development in the Regeneration Priority Areas is set out below.

Table 59: Employment, Retail & Leisure development (sqm) within Regeneration Priority Programme Areas					
Use		Aire Valley	Leeds Bradford Corridor	East Leeds (EASEL)	South Leeds
Office	2019/20	0	0	0	0
	2020/21	0	0	0	0
General Employment	2019/20	36,357	1,473	4,434	0
	2020/21	51,228	0	0	4,606
Mixed Commercial	2019/20	0	1,700	0	0
	2020/21	0	0	0	0
Retail	2019/20	0	0	0	0
	2020/21	0	514	0	0
Food and Beverage	2019/20	0	0	0	0
	2020/21	0	0	0	0
Leisure	2019/20	957	0	0	10,341
	2020/21	0	0	0	0
Hotels	2019/20	0	0	0	0
	2020/21	0	0	0	0
Community	2019/20	0	0	0	0
	2020/21	0	0	0	0
Other	2019/20	0	0	0	0
	2020/21	9,115	0	0	0

8.6 Deprivation

The Ministry of Housing, Communities and Local Government (MGCLG) published The English Indices of Deprivation 2019 in September 2019, replacing those published in 2015. These are based on 39 indicators across 7 domains of deprivation: Income (22.5%), Employment (22.5%), Health Deprivation and Disability (13.5%), Education, Skills Training (13.5%), Crime (9.3%), Barriers to Housing and Services (9.3%) and Living Environment (9.3%).

INDICATOR 30	Performance as measured by the Index of Multiple Deprivation
-------------------------	--

Core Strategy Policies	Policy SP4 Regeneration Priority Programme Areas	
	Policy SP5 Aire Valley Leeds Urban Eco-Settlement	
Target	No target	
Triggers/ interventions		
Current position 2019/20 & 2020/21	<ul style="list-style-type: none"> • Of these most deprived 10 per cent of neighbourhoods in England (3,284), 137 rank as highly deprived on six of the seven domains. 13 of these neighbourhoods are in Leeds. • Leeds is 33 out of 326 when ranking on the proportion of neighbourhoods in most deprived 10% nationally. • 114 neighbourhoods (Lower-layer Super Output Areas, LSOAs) (24% of all Leeds LSOAs) are in the most deprived 10% nationally. 186,334 people live in these areas. • 153 (32%) neighbourhoods are in the most deprived 20% nationally. 	
Trends	<ul style="list-style-type: none"> • Fall in rankings from 31 in 2015 to 33 on the proportion of neighbourhoods in most deprived 10% nationally. • Increase from 105 in 2015 to 114 neighbourhoods (LSOAs) in the most deprived 10% nationally. • Increase from 148 in 2015 to 153 neighbourhoods (LSOAs) in the most deprived 20% nationally. 	
Progress towards target.	Short term (green, amber or red) N/A – No target	Long term (green, amber or red) N/A – No target
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<ul style="list-style-type: none"> • It must be noted that the indices do not measure changes in the <i>absolute</i> level of deprivation in places over time, though they can show changes in <i>relative</i> deprivation, or changes in the pattern of deprivation. • Due to the breadth and complexity of indicators and the fact that the data is relative to other local authorities across, it is difficult to analyse exactly why the relative levels of deprivation have changed slightly in Leeds. This could be due to changes within Leeds and/or changes within other local authorities. • To assess these reasons and the effectiveness of policies SP4 and SP5, a more detailed analysis of LSOAs data would be required, focussing on the identified Regeneration Priority Programme Areas 	
Conclusions	Leeds has slightly fallen in the rankings of the proportion of neighbourhoods in most deprived 10% nationally even though there has been a slight increase in the actual number of LSOAs in the most deprived 10% nationally. More detailed analysis of the LSOA and other data would be necessary to determine why and the effects of Policies SP4 and SP5.	
Recommendations	Continue to monitor and review whether further, more detailed analysis of deprivation is required.	

Further information

<https://observatory.leeds.gov.uk/leeds-poverty-fact-book/section-10-index-of-multiple-deprivation/>

<https://observatory.leeds.gov.uk/wp-content/uploads/2019/10/IMD2019KeyFindings.pdf>

8.7 City Centre Park

INDICATOR 31	Delivery of a City Centre park
-------------------------	---------------------------------------

Plans to deliver a new 3.5 ha City Centre Park ('Aire Park') continued to progress during 2019/20 & 2020/21.

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 G5 Open Space Provision in the City Centre Policy G6 Protection and Redevelopment of Existing Greenspace
Aire Valley Leeds Area Action Plan Policies	Policy SB2: New City Park
Target	Delivery of a City Centre Park of at least 3 hectares in size.
Triggers/ interventions	
Current position 2019/20 & 2020/21	<ul style="list-style-type: none"> • Conversations with Developer Vastint on the long-term sustainability progressed, including Executive Board approval to enter into a long term 250 year lease for the management and maintenance obligations of the park once completed. • Council is set to receive £8.6 million in government funding to support the development of the city park. • Outline permission for the first phase was first granted in 2018 for the delivery of a 2ha city park and over 2,000m² of outdoor event space alongside mixed use developments including up to 850 new homes, 85,000m² of new office space, 15,000m² of retail, education, leisure or health space and a 400-bed hotel. • Reserved Matters which provided further detail was granted in September 2020, which proposes 'The Tetley Triangle' (a new public events space), 'North Park' which includes a wet, woodland habitat and children's play area), 'Central Park' which includes play/exercise areas, water feature and parkland, 'theatre gardens' (an ornamental and sensory garden), with a new amphitheatre at 'The Green' with an avenue of cherry trees running the full length of the park and with a 1km exercise route around the Park. • Proposals also include for a new footbridge connecting Aire Park to Leeds Station. • Construction on the site began early 2021, although with works on the 2ha park set to start in 2022, with the first phase anticipated to open in 2023. • Plans for Phase 2 of the Park, including a further 1.5ha of parkland, is set to progress in 2022.
Trends	Work has continued at a continuous and steady pace for the preparation and delivery of the City Park, with first completions

	<p>anticipated to complete within the next period. Plans are on track to provide at least 3.5ha of parkland (including Phase 2) and which should meet the anticipated target of 3ha.</p>	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<ul style="list-style-type: none"> • Approval of Reserved Matters for the first phase of development is a significant step forward in the delivery of the first 2ha of parkland on the site, and which appears to offer a variety of public greenspaces which offers a range of uses and amenity. • Delivery has been consistent thus far, although would need to monitor potential external factors which may impact upon future delivery and anticipated timescales (e.g. COVID-19 and associated financial pressures which may hinder funding and revenue streams). • Ensure that allocated parkland is not lost to encroachment of commercial development to ensure the delivery of at least 3ha of parkland. Development of Phase 2 and the additional 1.5ha of parkland is crucial in meeting these targets. 	
Conclusions	<p>Plans are on track to meet the anticipated target and all signs of current progress are positive.</p>	
Recommendations	<p>Continually monitor delivery and progress to ensure development is on track to provide public, varied green space of more than 3ha, and to ensure development does not stall.</p>	

9.0 A WELL-CONNECTED DISTRICT

Below is a presentation of the data associated with transport-related infrastructure and delivery indicators. It is worth noting that due to Covid-related pressures and significant changes to travel habits as well as various changes in staffing, the collection / monitoring of some data has been delayed or prevented, and which has inevitably led to some gaps being presented – particularly for the 2020/21 period. It is anticipated that some gaps presented in this AMR might be updated in the AMR where data becomes available later.

9.1 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.

The table below shows the percentage of new housing developments within a 30 minute bus journey to key local services such as employment, education, and health. This shows that an average of 72.5% of new housing development in 2019/20 are within less than 15 minutes away by public transport from key local services (e.g. employment, schools and GP surgeries), although with this being a slight decrease from 73.5% as previously reported in the previous AMR. Looking further afield, 85.8% of local services were within 30 minutes reach from public transport in 2019/20, although which again was a slight decrease from 87.8% the previous year.

Table 60: Accessibility of new dwellings to key services by public transport

Key Local Services	Less than 15 Minutes		Less than 30 Minutes	
	2019/20	2018/19	2019/20	2018/19
Employment	94%	89%	98%	99%
Primary Schools	88%	95%	95%	97%
GP surgeries	88%	96%	95%	97%
Secondary Schools	66%	79%	86%	94%
Higher Education	48%	44%	69%	72%
Hospitals	51%	38%	72%	68%
AVERAGE	72.5%	73.5%	85.8%	87.8%

Against this measure of sustainability, development is being delivered in sustainable locations although this needs to be monitored given the slight decrease reported for this period. This is particularly important as the Council begins exploring the concept of '20 minute neighbourhoods' and delivering this across the City.

INDICATOR 33	Public transport accessibility of new employment, health, education, leisure and retail developments
-------------------------	--

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

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	
	2019/20	2018/19	2019/20	2018/19
Employment	100%	98%	0%	2%
Health	100%	100%	0%	0%
Education	100%	100%	0%	0%
Culture	99%	95%	1%	5%
Leisure	99%	97%	1%	3%
Retail	99%	97%	1%	3%

Against this measure of sustainability, development is being delivered in sustainable locations with improvements being made for all development types in comparison to the previous year.

INDICATOR 34	The delivery of transport management priorities
-------------------------------	---

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	
Target	Generally linked to increasing the modal share of sustainable transport use	
Triggers/ interventions	Substantial investment in public transport and active travel investment in the city	
Current position 2019/20 & 2020/21 – see data below	<p>A number of schemes have been delivered within the last year including A6120 Outer Ring Road junctions alongside a cycle superhighway scheme. Expansion of our park and ride facilities and the redevelopment of Leeds city station concourse and new station street have contributed towards the transformation of the city centre.</p> <p>Work has commenced on the delivery of the Leeds Public Transport Investment Programme, including the Headrow gateway and Stourton park and ride, A61 south bus priority corridor which once complete will transform travel within the city. Work has also started on the East Leeds Orbital Route (ELOR) which is due for completion by 2022. The ELOR is part of the East Leeds Extension (ELE) which will see the delivery of new homes, schools and other infrastructure.</p>	
Trends	We are seeing greater investment in public transport infrastructure with more pipeline schemes starting onsite and to be delivered. In the forthcoming year we will see the delivery of a number of transport management priorities. It is important that this trend continues and current investment levels are retained.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>Major schemes have been delivered and we are due to commence on more large scale interventions in the city. Policy SP3 and 11 have supported the delivery of transport management.</p> <p>Continued investment of this magnitude is required to help meet our targets on modal split and reducing the distance travelled by private vehicle. Some of the investment to date and to be delivered</p>	

	<p>has been supported through developer contributions and ensuring these continue to support the delivery of our priorities is pivotal.</p> <p>In terms of Policy T2 Accessibility Requirements and New Development, it may be beneficial to review these policies and ensure all new development meet the standards if not exceed.</p>
Conclusions	<p>We are now starting to see the delivery of transport management priorities throughout the district. It is envisaged that once the completion of the Leeds Public Transport Investment Programme alongside other schemes, incremental steps will be taken towards increasing the modal share of public transport however more investment alongside adoption of new policy will be required to achieve further modal change.</p>
Recommendations	<p>The planning process needs to support the delivery of transport management priorities though securing developer contributions (s106). There is a need to move past 'predict and provide' and encompass sustainable travel from the offset.</p>

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
Elland Rd P&R Expansion Phase 3	Expansion from 800 to 1350 spaces	Opened May 2020
A6120 Cycle Superhighway	NPIF scheme. Red Hall to King La	Opened May 2020
Leeds City Station Gateway	New concourse roof and refurbishment of concourse and station entrance.	Completed Dec 2019
Garforth Station Parking	Reconfiguration of existing parking to increase spaces from 252 to 349.	Opened Dec 2019
A6120 N Junctions	A61/A6120, A61/Harrogate Rd signalisation scheme.	Completed Nov 2019
River Aire Footbridge Low Fold	New cycle and footbridge connecting Climate Innovation District across river Aire immediately north of South Accommodation Road bridge	Opened 11 Oct 2019.
New Station St	Footway reconstruction and widening.	Completed Sep 2019
A6120 N Junctions	Roundhay Park La/A6120 junction improvement	Completed Aug 2019
City Connect 2	Superhighway links on Wellington St, St Peters St and Marsh La	Opened June 2019
M62 Jn 28 Tingley	Widening of WB off slip and circulation.	Opened May 2019
Manston Lane Link Road	Highway scheme (new link Jn 46 to Manston Lane). This will form the new outer ring road once ELOR is completed.	Opened May 2019
M62 Jn 27 Gildersome	Additional entry lanes on N roundabout (3 approaches) and on M621 and M62 WB off slips at S rbt.	Opened Apr 2019
A6038 Bradford Rd / Hawksworth La	Junction signalisation.	Opened Dec 2018

Table 62: Delivery of significant transport interventions		
Scheme	Description	Completion
A63 / Leeds Rd Garforth	Signalisation of A63 / Leeds Rd junction.	Opened Dec 2018
Harehills Rd/Bayswater Rd	Junction signalisation as part of road safety scheme.	Opened March 2018
Woodhouse La / Clay Pit La	Junction improvement with enhanced pedestrian facilities	Opened June 2018
M1 Jn 45 improvement	Provision of additional lanes and enhanced northbound slip road.	Completed March 2018
Northern St / Whitehall Rd	Junction improvement with enhanced pedestrian and cycling facilities	Opened Dec 2017
Aire Valley Park and Ride (Temple Green)	1000 space park and ride on A63 west of M1 Jn 45	Opened June 2017
Elland Rd Park and Ride Phase 2	New visitor facility and resurfacing of overflow car park.	Opened Oct/Dec 2016
City Connect 1 Cycle superhighway	Seacroft-Leeds City Centre-Bradford 22km cycle superhighway	Opened June/Oct 2016
Kirkstall Forge station	New station with 122 space parking	Opened June 2016
City Connect towpath upgrade	Upgrade of Leeds-Liverpool canal towpath between Shipley and Leeds	Completed May 2016
A61 Stourton bus lane	A61 outbound bus lane	Opened Apr 2016.

INDICATOR 35	Mode of travel to work
-------------------------------	-------------------------------

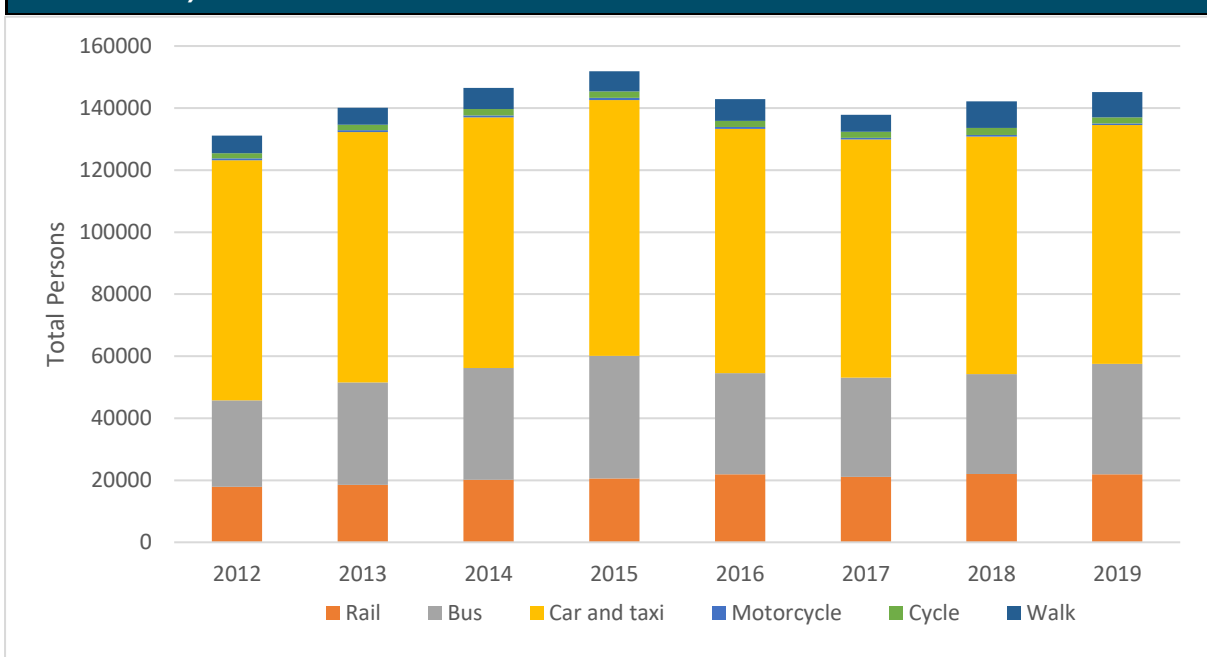
Core Strategy Policies	Policy SP11: Transport Infrastructure Investment Priorities
	Policy T1: Transport Management
	Policy T2: Accessibility Requirements and New Development
Target	To see a reduction in car use from the base year
Triggers/ interventions	Continued investment in sustainable modes and maintaining the limits on city centre car parking (both in new development and in public parking)
Current position 2019/20 & 2020/21	The data obtained from the spring 2019 survey can be seen below in Table 63, which shows a continued increase in total journeys. The only methods of travel to increase from the previous year is from bus journeys (up 10.4%) and car and taxi journeys (up 0.6%). For sustainable methods (i.e. rail, bus, cycling and walking), there has been a 4.0% increase from the previous year.
Trends	The spring 2019 survey shows a continuation in the sustained trend of an increased use of sustainable modes (up 27% since 2012) against a marginal change in car usage over the same period (the last 3 years have been at 2012 levels). There has also been a downward trend in car mode share 2012-15. 2016-2017 saw a slight increase in car mode share however the decrease in 2018 took the

	<p>share to the lowest level in recent years, with a slight increase again in 2019. Rail, bus, cycling and walking have all increased since 2012, although with some slight decreases in 2019 for rail, cycle and walking from 2018. No data is available for 2020/21, although it would be anticipated that such data would be an anomaly due to associated impacts from the COVID-19 pandemic and lockdowns, and which likely would have seen a significant drop in overall trips and with increased usage of private transport.</p>	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>The major investment in public transport from the LPTIP programme is likely to start to bear fruit in the years ahead as schemes are completed. However, the impact on commuting patterns from the Covid-19 pandemic are likely to be significant. Office based commuting is expected to fall substantially. The continued application of polices to limit car commuting to the city centre will prevent an increase in car trips, but lower overall commuting may well translate into a net fall in sustainable modes.</p> <p>It is worth noting that the survey data below relates to journeys approaching the city centre and so includes through trips. These are likely to be greatest for car traffic and consequently interventions and polices targeted at city centre travel will have less impact on these trips.</p> <p>Data is not available for 2020/21 due to the wider implications of COVID-19 and associated lockdowns which significantly impacted travelling to work with increased working from home practices. The impacts of such would need to be monitored on a much longer-term basis.</p>	
Conclusions	<p>Maintaining limits on city centre car parking in new developments will be key to ensuring car traffic does not grow. The managed removal of the public cleared site commuter spaces will assist in the desired reduction of car traffic. It should be noted that trips to work only account for a small fraction of all trips undertaken in the city. Tackling other trip purposes such as leisure is a larger challenge which needs greater support from planning policy.</p>	
Recommendations	<p>Spatial planning policy is pivotal in how people travel to work. In order to encourage greater active travel and public transport use, higher density development alongside a federal approach to land use should be adopted. Higher density land use planning supports investment in both public transport and associated infrastructure such as bus lanes and segregated cycle routes. Monitor long-term working habits as a result of COVID-19.</p>	

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	Year 2019
	Persons	Persons	Persons	Persons	Persons	Persons	Persons	Persons
Rail	17,879	18,530	20,205	20,628	21,937	21,112	22,009	21,896
Bus	27,931	32,983	36,031	39,435	32,650	31,993	32,238	35,595
Car and taxi	77,352	80,769	80,790	82,531	78,727	76,824	76,583	77,070
Motorcycle	629	578	610	655	577	517	527	446
Cycle	1,614	1,731	2,038	2,157	2,003	1,881	2,289	2,019
Walk	5,748	5,555	6,787	6,457	7,035	5,531	8,507	8,162
Total	131,153	140,146	146,461	151,863	142,929	137,858	142,153	145,188
	Mode share (%)	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	15.1
Bus	21.3	23.5	24.6	26.0	22.8	23.2	22.7	24.5
Car and taxi	59.0	57.6	55.2	54.3	55.1	55.7	53.9	53.1
Motorcycle	0.5	0.4	0.4	0.4	0.4	0.4	0.4	0.3
Cycle	1.2	1.2	1.4	1.4	1.4	1.4	1.6	1.4
Walk	4.4	4.0	4.6	4.3	4.9	4.0	6.0	5.6

Chart 9: Modal share for journeys approaching Leeds City Centre (weekdays 07:00-09:30)

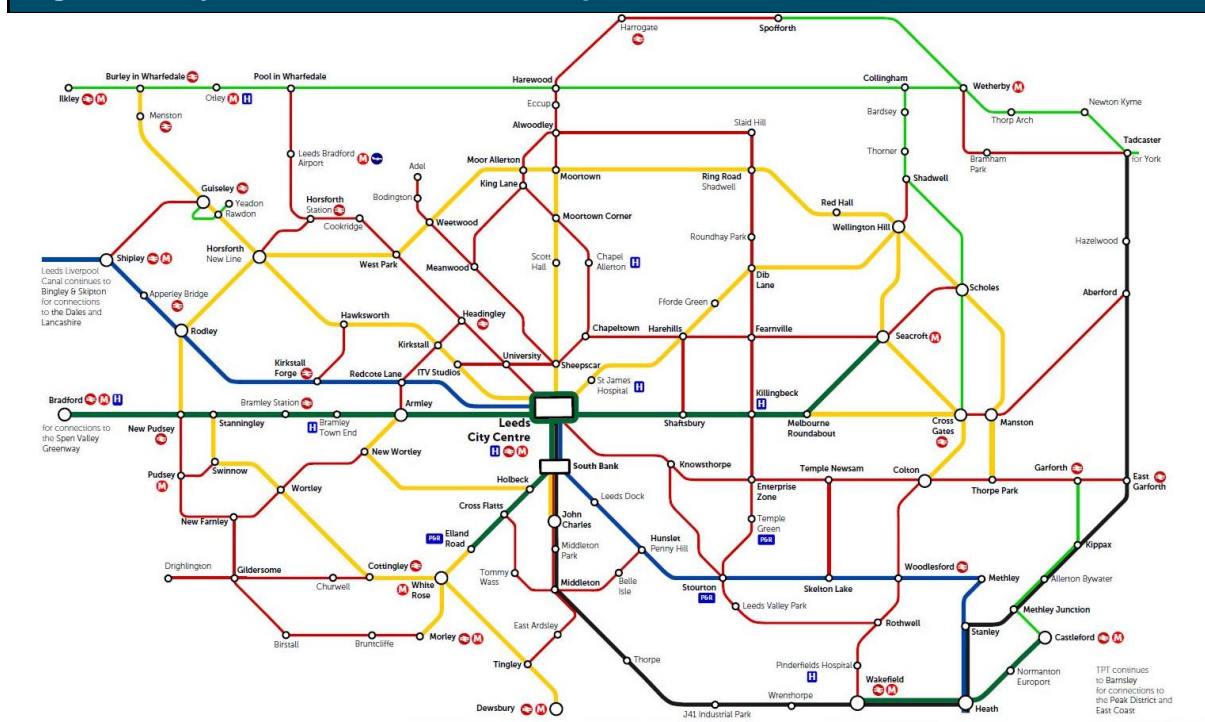


INDICATOR 36	Expansion of the Leeds Core Cycle Network
-------------------------	--

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
Target	Improvements to the Leeds Core Cycle Network
Triggers/ interventions	
Current position 2019/20 & 2020/21 – see data below	<p><u>Leeds Core Cycle Network</u></p> <p>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 were completed in June 2019 and construction commenced in November 2019 on a new section of superhighway on the A6120 between King Lane and the planned East Leeds Orbital Route. The Full Business Case for further sections of superhighway on the Elland Rd, Dewsbury Rd and Clay Pit La approaches to the city centre was submitted to WYCA In January 2020 and construction is expected to commence in May 2020.</p> <p>Leeds City Council and Wakefield MDC worked together on the City Connect funded Castleford to Wakefield Greenway to deliver Phase 3 of the route which comes in to the Leeds District and ends at Methley Jct. Phase 4 from Methley Junction to the TransPennine Trail is due to commence in September 2020. This is alongside other City Connect proposals in the city sat Clay Pit Lane (onsite April 20), Elland Road (June 20) and Dewsbury Road (March 21).</p> <p>In addition working with Sustrans funding was secured from Highways England to add to the Wetherby Linesway and link up the employment area and Wetherby Town to the new housing at Newton Kyme. The new section between Thorp Arch and Newton Kyme was completed in March 2020. Also within this funding the long awaited resurfacing of the TransPennine Trail from Woodlesford to The Royal Armouries following the devastating damage caused by the 2015 floods was completed in March 2020.</p> <p>A total of 165.5miles of the core cycle network ambition has been delivered or is committed for delivery in next three years. This is out of the ambition of 486 miles with 320.5 miles to be delivered.</p>

Trends		
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	We have seen good investment in the Core Cycle Network, working towards the cycle network ambition. Following the Climate Emergency declaration more is need to prioritise expansion of the core cycle network. Similarly to indicator 34 , we need to ensure current investment level in cycling are retained, if not further enhanced to deliver further expansion of the network. We are starting to see greater emphasis from the Department for Transport for the delivery of cycle infrastructure within all schemes to be funded going forward.	
Conclusions	Good progress is being made in the delivery of further elements of the core cycle network however greater funding and resources is required to expand the network at a quicker scale.	
Recommendations	Ensure all new development contribute toward the expansion of the Core Cycle Network.	

Figure 10: Cycle Network Ambition Map



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.

9.2 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 1** to this document.

10.0 ENVIRONMENT

10.1 Managing environmental resources

INDICATOR 37	Quality of existing Sites of Special Scientific Interest in Leeds
-------------------------------	---

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 64. 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.”

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	
Target	Improvement in quality	
Triggers/ interventions		
Current position 2019/20 & 2020/21 – see data below	See table below - 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.” Given the delay in preparation in this AMR, some 2022 data has also been included.	
Trends	Many of the sites have not been surveyed for quite some time therefore it is difficult to assess changes in condition. More recent data which has been made available tends to indicate little change in the condition, although with some reduced quality in part of Town Close Hills and Yeadon Brickworks and Railway Cutting.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	SSSIs are generally being protected under the Wildlife and Countryside Act 1981 (as amended) and Core Strategy Policy G8: Protection of Important Species and Habitats however ongoing careful management is required to ensure continued good condition and improvements where required. Natural England provides a range of advice on matters in relation to management and mitigation of SSSIs.	
Conclusions	SSSIs have statutory protection beyond the Local Plan. It is still important to have protection and drivers for improvement within policy.	
Recommendations	Review the effectiveness of Policy G8 and revise the policy where necessary.	

Table 64: Quality of Sites of Special Scientific Interest in Leeds				
SSSI	Area	Date last surveyed	Main Habitat	Condition
				2019/21
Breary Marsh	9.73	July 2015 (Fen, Marsh and Swamp), November 2020 (Woodland)	BROADLEAVED, MIXED AND YEW WOODLAND – Lowland, FEN, MARSH AND SWAMP - Lowland	Favourable
East Keswick Fitts	12.58	January 2019	RIVERS AND STREAMS	Unfavourable - Declining
Eccup Reservoir	116.23.	May 2010, September 2010	STANDING OPEN WATER AND CANALS, BROADLEAVED, MIXED AND YEW WOODLAND - Lowland	Favourable
Fairburn & Newton Ings	173.94	October 2011, August 2012	FEN, MARSH AND SWAMP – Lowland, NEUTRAL GRASSLAND - Lowland	Unfavourable - Recovering
Great Dib Wood	0.97	June 2015	EARTH HERITAGE	Favourable
Hetchell Wood (last surveyed May 2012)	14.74	May 2012	CALCAREOUS GRASSLAND – Lowland, BROADLEAVED, MIXED AND YEW WOODLAND – Lowland, DWARF SHRUB HEATH - Lowland	Unfavourable recovering
Hook Moor	2.28	June 2010, July 2010	NEUTRAL GRASSLAND - Lowland	Favourable
Leeds - Liverpool Canal	16.62	November 2011, April 2012	STANDING OPEN WATER AND CANALS	Unfavourable - recovering
Linton Common	0.94	August 2011	CALCAREOUS GRASSLAND - Lowland	Favourable
Madbanks and Ledsham Banks	5.95	June 2010	CALCAREOUS GRASSLAND - Lowland	Unfavourable - Declining
Micklefield Quarry	0.6	November 2015	EARTH HERITAGE	Favourable
Mickletown Ings	37.99	August 2011, September 2011, March 2012	STANDING OPEN WATER AND CANALS	Unfavourable declining
Norwood Bottoms SSS	10.49	July 2011	BROADLEAVED, MIXED AND YEW WOODLAND - Lowland	Unfavourable recovering
Roach Lime Hills SSSI	4.741	June 2010, July 2015	CALCAREOUS GRASSLAND - Lowland	Favourable
South Pennine Moors SSSI	20944.5	March 2009, Nov/Dec 2009, Feb/ Dec 2010, Dec 2011, March 2012, March 2013, March/June/	BOGS - Upland	Destroyed
				Unfavourable - recovering
				Unfavourable – recovering

		July/Oct/Nov/ Dec 2014, Nov 2015, Jan 2016, Feb 2021		Favourable
Town Close Hills SSSI	11.5507	Aug 2013, March 2017, July 2014	BROADLEAVED, MIXED AND YEW WOODLAND – Lowland, NEUTRAL GRASSLAND - Lowland	Unfavourable - recovering Favourable
Yeadon Brickworks and Railway Cutting SSSI	3.2222	June 2010	EARTH HERITAGE	Favourable

INDICATOR
38

Increase in the amount of tree cover in the District

Leeds has over 3,660 hectares of woodland, around one third of which is owned and managed by the Council. 95% of this is broadleaved woodland and 20% is ancient semi-natural woodland, which means that it has remained wooded since at least 1600 AD. The largest piece of ancient woodland in West Yorkshire is Middleton Woods in south Leeds. The sites varied in size from large wooded estates such as Chevin Forest Park, Temple Newsam Estate, Middleton Park, Roundhay Park etc, down to small, local amenity woodlands in urban areas, such as Churwell Urban Woodlands which are managed in partnership with local people. It is estimated that the average canopy cover for the whole of Leeds is to be approximately 17%.

Core Strategy Policies and Natural Resources and Waste Local Plan Policies Target	Policy G2: Creation of New Tree Cover
	LAND 2: Development and Trees
	Increase the amount of tree cover in Leeds from 6.9% to the England average of 8.2% (as at 2011 this would require an additional 32, 000 trees). Measured by the Forestry Commission in 2005
Triggers/ interventions	Seek to review the development process to ensure that tree cover is being addressed at the planning application stage
Current position 2019/21 – see data below	<ul style="list-style-type: none"> • Annual planting target – 150ha/year by 2030 (estimated to offset approx. 26,000 tonnes of carbon emissions) • Woodland Creation Scheme seeks to plant 5.8 million trees by 2045 on public land (50ha; 220,000 trees/year) with Council funding approved of £700k • More than 200,000 saplings were planted 2020/21 over 66 sites (including East End Park, Stanningley Park, Nunroyd Park and Kippax Common) • 61,000 trees in the Highway • Sissons Farm – 18ha planted by Parks & Countryside • Love Leeds Parks – charity supporting improvements to parks and green spaces via volunteers and donations and which has distributed over £23,000 in grants supporting 13 community groups.

	<ul style="list-style-type: none"> White Rose Forest strategy (which encompasses North and West Yorkshire) promotes the planning and planting of trees on private land, and which aims to plant 7 million trees with a total of 3500ha of additional tree cover by 2025. A survey of tree canopy cover in Leeds city centre in 2017 by The University of Leeds showed that between 2010 and 2017, 2 ha (over 6%) of tree canopy had been lost. No recent data available for comparison. 	
Trends	<ul style="list-style-type: none"> Local and national emphasis on tree planting with recent ambitious targets and projects being planned to increase tree cover and planting. These are only starting to be implemented and shall need to be monitored to ensure that these contribute to targets to increase Leeds' tree cover. Public and private partnerships and local and region-wide intervention would be needed. 	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<ul style="list-style-type: none"> The Council has taken many steps to increase the planting of trees through actions on its own land and in partnership with others e.g. The White Rose Forest https://whiteroseforest.org/ and the Woodland Creation Scheme. £700k of funding has been approved for the Woodland Creation Scheme, with 200,000 trees planted in the first year of this Scheme (which is 20,000 short of the annual target). Whilst no data is available, it is anticipated that a considerable amount of trees have been provided on development sites through the compliance of planning policy in regards to tree planting and protection. Estimated tree canopy cover across wards is varied (e.g. Roundhay having approx. 30% and Gipton and Harehills having 9.0%). Some parts of Leeds have only one third of the tree coverage of their neighbouring wards. 	
Conclusions	Various actions to increase the amount of tree planting and tree cover is anticipated to reverse the loss in tree cover, with 200,000 new saplings planted by the Council in 2020/21 although which falls short of annual target by 20,000. Insufficient data is available to reliably compare current tree cover to that of previous years.	
Recommendations	Continue to support and deliver tree planting and the protection of existing trees on development sites, inside and outside woodlands. Review local plan policy in light of the Climate Emergency declared March 2019 to strengthen protection and additional planting to contribute to carbon sequestration and biodiversity.	

INDICATOR 39	Planning permissions granted contrary to Environment Agency advice on flood risk and water quality
-------------------------------	--

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.

Core Strategy Policies	Relevant Core Strategy Policies:	
	Policy SP6 The Housing Requirement and Allocation of Housing Land	
	Policy SP3 Role of Leeds City Centre	
	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		
Target	No target	
Triggers/ interventions		
Current position 2019/20 & 2020/21 – see data below	<ul style="list-style-type: none"> • In 2019/20, 100% of decisions recorded by the EA followed advice provided by the EA in terms of flood risk • In 2020/21, 94% of decisions recorded by the EA followed advice provided by the EA, with one approval being made with an outstanding objection. 	
Trends	Across the board, the LPA continues to follow advice provided by the Environment Agency, and this advice is crucial in either helping to refuse applications, or helping to inform revisions in a proactive manner to ensure applications are considered acceptable whereby EA objections are resolved during the course of the application.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	<p>In 2019/20, the Environment Agency recorded a total of 25 LCC decisions whereby objections from EA were made on the basis of flood risk. Of these 25 decisions, all decisions were made which followed advice from the EA.</p> <p>In 2020/21, the EA recorded a total of 16 decisions whereby objections were made from EA on the basis of flood risk. Of these 16 decisions, 15 decisions were made which followed advice from the EA with one approval that was made with an outstanding objection from EA. This decision (19/05779/FU) was in part due to a administration error whereby a EA re-consultation letter was mistakenly never sent out, although nevertheless, it was considered by the Planning Officer in the assessment that the revised Flood Risk</p>	

	<p>Assessment which received no objection from LCC Flood Risk Management was considered acceptable in this regard with suitable flood risk mitigation measures in place.</p> <p>There were no objections from the Environment Agency relating to water quality.</p>
Conclusions	<p>This indicates that consultation procedures are on the whole 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. Whilst one decision was approved with an outstanding objection in place, it was considered that revised information was received following this and which was considered acceptable by LCC Flood Risk Management ensuring adequate mitigation measures were in place.</p>
Recommendations	<p>It is recommended that the LPA continues to follow and comply with advice provided by the Environmental Agency, and it is recommended that Planning Officers re-consult the EA whenever revised flood risk information is received on all applications.</p>

INDICATOR 40	Delivery of the Leeds Flood Alleviation Scheme
-------------------------	---

Core Strategy Policies	Policy SP3 Role of Leeds City Centre
	Policy EN5: Managing Flood risk
Target	To ensure that Leeds is protected from the effects of flooding through planned investment into infrastructure
Triggers/ interventions	<p>Review contributions through the development process to ensure that flooding is being addressed</p> <p>Work with partners to ensure that flooding issues are being mitigated</p> <p>Identify other forms of funding to deliver appropriate infrastructure</p>
Current position 2019/20 & 2020/21 – see data below	<p>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.</p> <p>The FAS Phase 1 consists of 3 main elements:</p> <ul style="list-style-type: none"> • 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

	<p>Knothrop and they will be lowered to create more room for flood water, with the potential of reducing flood levels by up to 1 metre.</p> <ul style="list-style-type: none"> • Removal of the Knothrop 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. <p>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 currently ongoing.</p> <p>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.</p> <p>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 being detail designed 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.</p>	
Trends	-	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies	-	
Conclusions	-	
Recommendations	-	

INDICATOR 41	Air quality in Leeds
-------------------------	-----------------------------

Core Strategy Policies	Policy EN1: Climate Change – Carbon Dioxide Reduction	
Natural Resources and Waste Local Plan Policies	AIR 1 THE MANAGEMENT OF AIR QUALITY THROUGH DEVELOPMENT	
Target	Continued reduction throughout the lifetime of the Plan	
Triggers/ interventions	Investigate and establish likely causes. Determine whether progress in application of Air Quality Action Plan can deliver further improvements to address perceived shortfall.	
Current position 2019/20 & 2020/21 – see data below	<p>Leeds currently meets UK Air Quality Directive Standards (as translated from EU law) 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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
Trends		
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including role/influence of context and non-policy factors) and Performance of Policies		
Conclusions		
Recommendations		

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 Air Quality Directive has a requirement 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.

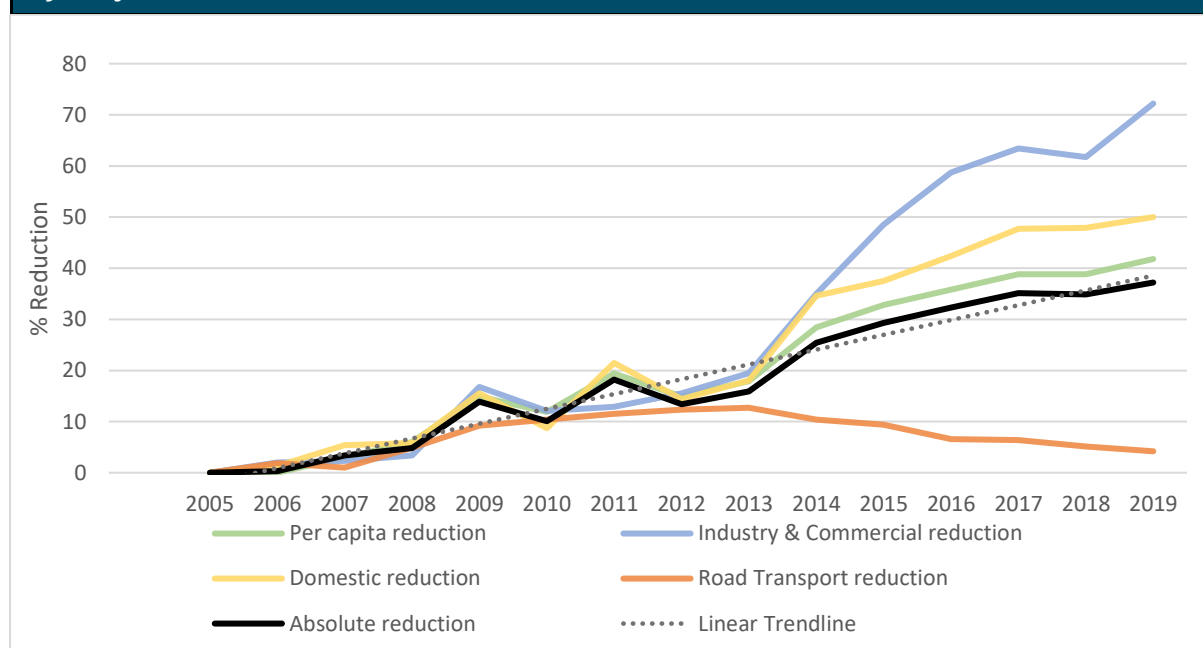
10.2 Climate Emissions

Table 66 and Chart 11 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 2021 is therefore from 2005 – 2019 and shows continued general reductions in CO₂ emissions, although with the decrease in road transport emissions slowing down.

Year	Total CO₂ emissions (m tonnes)	Absolute CO₂ reduction	Absolute % reduction	Per capita % reduction	Industry & Commercial % reduction	Domestic % reduction	Road Transport % reduction
2005	4.945	0.0	0.0	0.0	0.0	0.0	0.0
2006	4.929	15.2	0.3	0.0	2.0	1.3	1.9
2007	4.774	170.4	3.4	3.0	2.3	5.4	1.0
2008	4.707	237.9	4.8	6.0	3.4	5.8	4.9
2009	4.259	685.9	13.9	14.9	16.8	15.5	9.2
2010	4.445	499.5	10.1	11.9	12.1	8.7	10.4
2011	4.046	899.1	18.2	19.4	12.9	21.5	11.5

2012	4.283	661.9	13.4	14.9	15.5	14.4	12.3
2013	4.160	784.8	15.9	17.9	19.5	18.0	12.7
2014	3.690	1,254.3	25.4	28.4	35.0	34.6	10.4
2015	3.494	1,450.6	29.3	32.8	48.5	37.5	9.4
2016	3.347	1,597.5	32.3	35.8	58.7	42.4	6.6
2017	3.209	1,736.0	35.1	38.8	63.4	47.7	6.4
2018	3.219	1,725.7	34.9	38.8	61.7	47.9	5.1
2019	3.106	1,838.2	37.2	41.8	72.2	50.0	4.2

Chart 11: Percentage Reduction of Carbon Dioxide emissions in Leeds District by major emitter; 2005-2019



It is worth noting that 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 and publish the revised information within this AMR rather than fixing early years in the AMR.

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.

11.0 RENEWABLE ENERGY AND MINERALS

INDICATOR 42	Renewable energy generation
------------------------	-----------------------------

Installed capacity should be reported for (a) renewable energy developments/installations granted planning permission and (b) completed renewable energy developments/installations. This does not include any developments/installations permitted by a general development order. Installed capacity is the amount of generation the renewable energy development/installation is capable of producing. Capacity should be reported in megawatts and reported in line with current Department of Energy and Climate Change (DECC) classifications as listed below:

- Wind energy (onshore)
- Geothermal (hot dry rock and aquifers)
- Landfill gas and sewage gas
- Photovoltaics
- Energy from waste
- Co-firing of biomass with fossil fuel
- Other biomass (animal/plant)
- Hydro power [excluding hydro power from plants exceeding 20 MW
- DNC commissioned before 1 April 2002]
- Energy crops (An energy crop is a plant grown as a low cost and low
- maintenance harvest used to make biofuels, or combusted for its
- energy content to generate electricity or heat)

Core Strategy and Natural Resources and Waste Policies	Policy EN3: Low Carbon Energy	
	Policy EN4 District Heating	
	ENERGY 1: LARGE SCALE WIND ENERGY GENERATION	
	ENERGY 2: MICRO-GENERATION DEVELOPMENT	
	ENERGY 3: HEAT AND POWER ENERGY RECOVERY	
Target	2010 = 11MW (achieved 11.37MW) 2021 = 75 MW	
Triggers	Review of development application process to ensure policy implementation Identify alternate sources of funding to promote and install renewables	
Interventions		
Current position 2019/20 & 2020/21	See data below	
Trends	Total installed grid-connected renewable energy capacity has not changed since the last period between 2017/18 and 2018/19 as no grid-connected development was completed. Consented capacity (extant planning permissions) exceeded the 75MW target in 2017/18 (XXMW) and 2018/19 (by some 2.90MW). In 2018/19, the difference between consented and installed capacity continued to be 29.60MW.	
Progress towards target.	Short term (green, amber or red)	Long term (green, amber or red)
Analysis (including	The difference between consented and installed capacity highlights the frequent time lag between the granting of planning permission	

role/influence of context and non-policy factors) and Performance of Policies	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.
Conclusions	
Recommendations	

Table 67 shows the total installed grid connected renewable energy capacity (consented and installed). There has been a significant increase in consented capacity at Skelton Grange ERF which is now permitted to produce 45MW of energy (rather than 26MW originally). The facility has still yet to be built but the most recent planning permission is lawfully implemented so we expect it to be built and operated in or around 2023/4.

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	45.00	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	
		Knostrap 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		96.90MW	48.30MW	

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.

11.1 Leeds District Heating Network

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

The District Heating Network provides sustainable heat and hot water to homes, businesses and civic buildings using heat generated from household waste at the city’s Recycling and Energy Recovery Facility (RERF). The network:

- provides secure, reliable and low carbon heat provision,
- lowers energy costs
- improves air quality
- enhances sustainability credentials, including cutting carbon emissions
- helps developments to comply with Planning Policies EN1 (Carbon reduction), EN2 (Sustainable Construction) and EN4 (District Heating),
- removes the need for on-site heat generation
- reduces capital costs associated with enhanced building fabrics or low carbon technologies.

Once fully built out, it is estimated that the district heating network will save 11,000 tonnes of greenhouse gases every year.

Phase 1 received £4 million from the Leeds City Region Enterprise Partnership (the LEP) through the £1 billion Leeds City Region Growth Deal and saw the connection of Saxton Gardens flats, Ebor Gardens flats and Leeds Playhouse. An additional £5.8 million of European Regional Development Funding helped connect 1,080 council homes in the Lincoln Green area.

Phase 2 secured £2.4m of Heat Networks Investment Project (HNIP) funding and is supported by the LEP’s Energy Accelerator, funded by the Leeds City Region Growth Deal and the European Investment Bank’s European Local Energy Assistance (ELENA) programme. In July 2020, the Council announced that civic buildings in the city centre such as the Civic Hall, Town Hall and Central Library would be connected ahead of schedule thanks to faster progress of phase 2 and the 2.5km extension to the heating network (to a total of 16.5km) over the lockdown period due to a reduction in city centre traffic.

The third phase of the network would see the scheme extended into the South Bank area to connect to even more buildings, including the Leeds Discovery Centre, reducing the city’s carbon footprint by 3,000 tonnes. The Council’s ambition is to significantly extend the network by 2.4 kilometres, subject to securing external funding.

<https://news.leeds.gov.uk/news/update-on-the-leeds-district-heating-network>

INDICATOR 43	Production of primary land won aggregates
-------------------------------	---

<p>Relevant Core Strategy Policies:</p> <p>Policy EN7 Minerals</p> <p>Relevant Natural Resources and Waste Policies:</p> <p>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</p>

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.

The Local Aggregate Assessment data collection is carried out collaboratively between all West Yorkshire Authorities, and covers the period of 1st January – 31st December reporting on the previous year (i.e. the 2019 LAA covers the 2018 year). Notwithstanding this, and despite the requirement to update the LAA annually, due to the exceptional circumstances of 2020 (continuing into this year) and the consequent difficulties of accurate data collection it was decided between the West Yorkshire Authority's that no survey would take place in 2020 and instead both 2019 and 2020 data would be considered within a single 2021 LAA. This would be reported in the next AMR, and thus no up-to-date data is available for either of the 2019/20 and 2020/21 periods which this AMR covers, with the latest LAA being done in 2019 which covers the 2018 year which is set out below.

In West Yorkshire as a whole, 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 tonnes for crushed rock as set in Policy MIN1 was exceeded. However, sand & gravel extraction remains to be 0 which aligns with the general trend of rapid contraction of the sand and gravel extraction industry across West Yorkshire, with the only site in the region being a relatively small site in Kirklees having a reserve of 570,000 and sales of 100,000 in 2018.

Table 68: Production of primary land won aggregates			
Type	Amount (tonnes)	Requirement (tonnes)	Difference
Crushed Rock Reserves	26,520,000	-	-
Crushed Rock Sales	446,431	440,000	+4,631
Sand & Gravel Reserves	0.00	-	-
Sand & Gravel Sales	0.00	146,000	-146,000

INDICATOR 44	Capacity of new waste management facilities
-------------------------------	--

Relevant Core Strategy Policies:

Policy EN6 Strategic Waste Management

Relevant Natural Resources and Waste Policies:

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

WASTE 4: WASTE MANAGEMENT FACILITIES - PERMANENT USES

WASTE 5 WASTE USES WITHIN EXISTING INDUSTRIAL AREAS

WASTE 6 STRATEGIC WASTE MANAGEMENT SITES

WASTE 7 WASTE ALLOCATION

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.

Table 69 below shows new waste recycling facilities which were approved in Leeds for the 2019/20 and 2020/21 periods:

Table 69: Approved waste recycling facilities (2019-2021)				
Planning Reference	Address	Description	Approved	Approved Floorspace
18/06000/FU	Wetherby Skip Services Waste Transfer And Recycling Centre, Units 13 To 15, Champagne Whin, Springs Lane, Walton, Wetherby, LS23 7DN	New waste sorting and storage building within existing waste recycling and transfer facility	June 2019	3,216sqm
19/04113/FU	Scotch Park Trading Estate, Forge Lane, Armley, Leeds, LS12 2PY	Enlargement of the existing waste transfer station and construction of a new waste transfer building to contain waste processing equipment including trommel screen and shredder with an enclosed hand-picking line to increase waste processing capacity up to 49,000 tonnes per annum	July 2020 (now under construction)	650sqm
20/03357/FU	Hub 45, Knowsthorpe Gate, Cross Green, Leeds, LS9 0NP	Extension to the existing building to allow for installation of a third production line, new aggregate storage building, 2 no. additional APCr silos, 2 no. binder silos, 1 no. additional CO2 tank, expansion of existing ancillary office space and amendments to car parking arrangements together with associated development.	Nov 2020	835sqm
20/00303/FU	Land Rear Of Veolia Energy Recovery Plant, Newmarket	New waste depot on vacant site consisting of new three storey welfare/ administration building and parking, including ancillary buildings	Nov 2020 (now under construction)	1,425sqm

	Approach, Cross Green, Leeds, LS9 0RP	and facilities; new and amended highways access; landscaping and amenity space		
--	---------------------------------------	--	--	--

In addition, one new waste recycling facility site was completed in 2019/2020, with no completions in the 2020/21 period:

Table 70: Completed waste recycling facilities (2019-2021)				
Planning Reference Number	Address	Description	Completed	Completed Floorspace
15/07419/ FU	Part Of The Former Wholesale Market Site, Newmarket Lane, Cross Green, Leeds, LS9 0RJ	Detached single storey paper pulping facility building with access road, external tanks, external dryer, welfare building and associated ancillary plant and equipment	2019/20	638sqm

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 Policies:

WASTE 2: SAFEGUARDING EXISTING WASTE MANAGEMENT CAPACITY
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. The NRWLP sets out the target of projected arisings by waste stream to 2026 for municipal waste (MSW) to be 383,976 tonnes per annum.

Table 71 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 71: 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	2,438	2,452	2,487	4,583	4,637	3,236

Recycling/ Reuse /Composting						
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

Table 71 shows that overall municipal waste arising reduced has reduced over the last year from 326,000 tonnes to 316,000 tonnes in 2018/19. Within this overall figure, waste produced by households fell from 305,000 to 301,000 tonnes over the period.

The major trend over the period has been a dramatic reduction in the proportion of waste sent to landfill from 49% to 2% of all waste over the period. As a result landfill has been almost eliminated as a source of waste disposal. Landfill has been replaced by energy recovery following the opening of the recycling and energy recovery facility (RERF) at Cross Green in 2015. Energy recovery is now the major method of municipal waste treatment at 60% of the total. This has moved overall waste treatment up the waste hierarchy and helped reduce the city's carbon emissions and improve sustainability.

The proportion of waste reused/recycling or composted has fallen from 42% to 38% between 2013/14 and 2018/19, although there was a small increase in the latest year. Whilst this a negative trend taken in isolation, this must be viewed in relation to a mainly positive progress highlighted above.

Table 72: Changes in household waste arising; by type					
Trend summary	Change in total Household Waste (tonnes)	Waste per household (tonnes)	Change in % waste recycled	Change in % sent to landfill	Overall Trend
Latest year (current)	- 5,124	- 0.03	+ 0.8%	- 1.1%	+
Last 5 years (short term)	- 4,459	- 0.04	- 3.9%	- 47 %	+

Table 72 above shows **positive** trends against the selected indicators in both the current year and over the short term (5 year period).

APPENDIX 1: PUBLIC TRANSPORT AND DEVELOPER CONTRIBUTIONS SPD - UPDATE

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 2019-2022
Transpennine Route Upgrade	Increased capacity, upgrade and renewal of rail line	Route enhancements and service improvements between Leeds and Huddersfield and Leeds -York/Selby. Forecast delivery by 2025.	**	Expected delivery by 2025.
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 2019-2022

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 2019-2022
Armley Gyratory 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 2019-2022
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 not limited cycle lane and footway widening. Scheme to also include improvements to Signals.	**	LPTIP 2019-2022
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.	**	
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.	**	
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.	**	
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 allong the A6120. Measures to also include enhancements for public transport.	*	WYPTF 2023
Demand Responsive Transport (DRT)	Development of Demand Responsive Transport which offer a flexible bus service to complement existing services.	Provision of a Demand Responsive Transport scheme in East Leeds including new buses and dedicated infrastructure.	*	2022
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 and extension of park and ride facilities.	Provision of park and site and associated bus priority measures and services adjacent to East Leeds Link. Further expansion of existing proposals under consideration.	*	2018-2021

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.	**	TCF 2023
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 priority measures.	*	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 local communities, White Rose Business and Shopping parks.	*	2021-2023
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