

Affordable Housing

Leeds Local Development Framework



Supplementary Planning Document
Sustainability Appraisal
September 2008

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(Bengali):-

যদি আপনি ইংরেজিতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 'ਤੇ ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹیر) سے رابطہ کریں گے۔

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1. SUMMARY & OUTCOMES

NON-TECHNICAL SUMMARY

Introduction

- 1.1 This non-technical summary highlights the process and key findings of the Sustainability Appraisal (SA) of the Affordable Housing Supplementary Planning Document (SPD). The SA has been undertaken to assess the environmental, social and economic effects which are likely to arise from implementing the SPD. The SA maximises the SPD's potential to support the delivery of social, economic and environmental objectives, with SA providing a systematic way for checking and improving on the SPD as it develops.
- 1.2 The approach adopted in undertaking the SA is based on guidance set out in 'Sustainability Appraisal of Regional Spatial Strategies, and Local Development Frameworks', ODPM 2005.
- 1.3 This SA was undertaken by Leeds City Council officers in August 2008.

Background to the Affordable Housing SPD

- 1.4 Leeds City Council has prepared a Supplementary Planning Document to amplify to amplify existing policies in the adopted UDP and emerging LDF that refer to affordable housing. This SPD when approved will form part of the Local Development Framework (LDF) for Leeds.
- 1.5 An Affordable Housing SPD is required to update existing guidance to reflect new national and regional planning policies and more up to date evidence for the need for affordable housing. The Leeds Strategic Housing Market Assessment 2007 outlines a need for 1889 new affordable dwellings each year, compared to the previous figure of 480 units per year. Local affordable housing policies are required to be in conformity with regional policy set out in the Yorkshire & Humber Regional Spatial Strategy 2008. This sets an indicative target of 30-40% of new houses to be affordable housing in Leeds.

SA process

- 1.6 The following process has been followed when undertaking the SA of the SPD. This process is explained in detail in the main SA Report:
 - Stage A Setting the context, objectives, baseline and scope,
 - Stage B Developing and refining options and assessing effects,
 - Stage C SPD key issues and policies assessment and Mitigation,
 - Stage D Reporting and Consultation, and
 - Stage E Monitoring.

Setting the context, objectives, baseline and scope

- 1.7 When setting the context, a review of relevant plans and programmes affecting or influencing the SPD was undertaken. Baseline data was also collected to help in characterising the area, identifying areas of opportunities and challenges and to help in the prediction of impacts. The SA objectives were taken from the already

established SA framework for Leeds City Council and it was against these objectives that the performance of the SPD was tested.

Developing and refining options and assessing effects

- 1.8 Government guidance requires consideration of options to achieve the objectives set in the SPD. The following options were considered:
- The 'No SPD' Option, and
 - The SPD option.
- 1.9 The 'No SPD' Option represented not having a new SPD and relying on existing Adopted UDP policies and existing supplementary guidance. When the option was assessed against the SA objectives, it was found to be generally beneficial overall as existing policies provide a means of delivering affordable housing, alongside market housing, which helps to support the labour market, improve the quality of housing and increase social inclusion. The assessment revealed that a minor negative effect might arise from the implementation of the rural exceptions policy which could lead to the development of more greenfield land in rural areas as opposed to other UDP policies which are promoting the development of housing on brownfield sites first.
- 1.10 The SPD option represented taking the new SPD forward and when assessed against SA objectives it was found that there would be a generally positive impact on economic, social and environmental objectives. Positive effects were noted against the employment, quality of housing and social inclusion objectives, as with the 'No SPD' option. However, because the SPD should help to deliver more affordable units through the lowering of the development size threshold for provision of affordable housing and an increase of the percentage of units required to be affordable in some areas of the district.
- 1.11 The SPD option performed better against SA objectives and is therefore being progressed as the Council's preferred option.

SPD policies assessment and mitigation

- 1.12 The following key policies and proposals in the SPD were assessed against the SA framework:
- Thresholds and percentage requirements for affordable housing;
 - The tenure/type, mix, appearance and quality of affordable housing;
 - Requirements relating to on-site and off-site provision of affordable housing.
- 1.13 Overall, the approaches adopted do not conflict with the SA objectives and if implemented they will help the Council in meeting its objectives to reduce employment disparities, improve the quality of housing, increase social inclusion, improve the quality of the built environment and increase the energy efficiency of buildings. The positive effects result from a likely increase in the provision of affordable housing, particularly in those areas where the assessed need for affordable housing is greatest.
- 1.14 Adopted UDP policies provide the basis for SPD. They were appraised against the SA Framework as they had not been subject to the SA process previously. The predicted effects of the policies H11, H12, H13 and H14 are generally consistent with SA objectives. Major positive effects were noted in terms of the quality of housing and social inclusion objectives. The rural exceptions approach in Policy H14 may have a minor negative effect because it could result in the development of greenfield land in

rural areas in advance of brownfield land elsewhere, although in practice the policy has rarely been used as the basis for approving new affordable housing in rural areas.

- 1.15 Some uncertainties were identified in the assessment of both SPD and UDP Policies. It was particularly difficult to assess how the policies would effect economic growth and investment. Whilst a balanced housing market should help to support economic activities, it could also be argued the requiring the provision of affordable housing could impact on the viability of housing development, particularly in areas of the city where viability is more marginal. In terms of mitigation the SPD makes provision for the use of financial viability appraisals which could result in a lower level of provision being accepted where the viability of a scheme. The use of an SPD to set out affordable housing requirement also allows developers to take account of the financial implications at the outset of a scheme and build it into their development appraisals.

Reporting and Consultation

- 1.17 This Sustainability Report has been produced and is available for consultation together with the submission SPD.

Monitoring

- 1.18 A monitoring framework has been developed (table 7.1) It is proposed that SA effects monitoring is linked to other monitoring activities, for example, the overall LDF monitoring and the monitoring of affordable housing completions by the Environment & Neighbourhoods Department of the City Council.

STATEMENT ON THE DIFFERENCE THE PROCESS HAS MADE

- 1.19 The purpose of the SA was to ensure that social, environmental and economic considerations have been taken into account in developing the SPD. It should reflect better the LDF SA objectives, and take more account of the needs of business and the community and the impact on the environment.
- 1.20 The SA process has also helped in comparing the SPD options and highlighting the benefits a producing a new SPD which updates existing affordable housing guidance by taking account of more recent baseline information which shows greater need for affordable housing across the city.

HOW TO COMMENT ON THE SA

- 1.21 Comments are invited on the Draft SPD and on the Sustainability Appraisal. These comments should be made in writing to:

LDF Consultation (Affordable Housing)
Planning and Economic Policy
Leonardo Building
2 Rossington Street
Leeds LS2 8HD

Or by email to: ldf@leeds.gov.uk.

2. BACKGROUND

PURPOSE OF THE SA AND THE SA REPORT

- 2.1 The purpose of the SA is to ensure that sustainable development objectives are integrated into the formulation of policy and that such considerations inform decisions taken on which options should be promoted in local development documents.
- 2.2 The SA report brings together previous work undertaken for the SA scoping report (May 2008). The report demonstrates that the social, environmental and economic objectives are reflected in the Draft SPD put forward but the Council.
- 2.3 The SA report accompanies the Draft SPD and is subject to a period of formal consultation.

SPD OBJECTIVES AND AN OUTLINE OF ITS CONTENTS

- 2.4 The Affordable Housing SPD is being prepared to amplify existing policies in the adopted UDP and emerging LDF that refer to affordable housing.
- 2.5 An affordable housing SPD is required to update and revise the existing Supplementary Planning Document (2003) and SPG Annex 2005 (which is updated yearly). Updating and revision is necessary, above all, to reflect new national planning guidance and new more up to date evidence for the need for affordable housing, as well as policies on affordable housing in the Regional Spatial Strategy. PPS 3 Housing (national planning guidance) November 2007, introduces specific requirements for affordable housing. More recent evidence, including Leeds Strategic Housing Market Assessment 2007 outlines a need for 1889 affordable dwellings per annum over the next 15 years, compared to the previous 2003 figure of 480 units over 5 years. Affordable housing policies are required to be in conformity with higher level policies in the Yorkshire and Humber Regional Spatial Strategy. The RSS, adopted in May 2008, outlined a requirement for 30-40% to houses to be affordable in Leeds.
- 2.6 The SPD will provide guidance to developers wanting to submit planning applications for residential development as to how much affordable housing will be required as part of their application, and how this is to be delivered. The SPD applies across the whole of the Leeds district.

COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS

- 2.7 The Strategic Environmental Assessment (SEA) Directive for the assessment of the effects of certain plans and programmes was transposed into English law on the 20th July 2004 in the form of the Environmental Assessment of Plans and Programmes Regulations 2004. The objective of the SEA Directive is:
“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development”.
- 2.8 The vehicle for achieving this aim is by means of the assessment of plans and programmes which are likely to have significant effects on the environment, the result of which are presented in an Environmental Report.

- 2.9 It has been determined that the Affordable Housing SPD is required to meet the provisions of the SEA Directive. This Sustainability Appraisal encompasses the SEA of the Draft SPD. Table 2.1 below signposts where the SEA requirements are covered in this SA Report.
- 2.10 Local Development Framework including Supplementary Planning Documents. SA requires that the social and economic effects of the SPD are considered as well as the environmental. The proposed SPD adds detail to policies in the 'saved' UDP for which no SA has been undertaken. An SA of the SPD incorporating an SA of the 'saved' policies has therefore been undertaken.

Table 2.1 - How SEA Requirements have been taken on board

The SEA Directive's Requirements	Where covered in the SA Report
An outline of the contents, main objectives of the SPD and relationship with other relevant plans and programmes;	Section 2
The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the SPD;	Section 4
The environmental characteristics of areas likely to be significantly affected;	Environmental baseline in Section 4
Existing environmental problems relevant to the SPD;	Section 4
The environmental protection objectives, established at international, community or national level, which are relevant to the SPD and how they have been taken into account during its preparation;	Appendix 1
The likely significant effect on the environment including on such issues as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects;	Sections 5 & 6
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programmes;	Section 6
An outline of the reasons for selecting alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information;	Section 5
A description of measures envisaged concerning monitoring;	Table 7.1
A non-technical summary;	Section 1
The report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stages in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of assessment;	Section 7

Appropriate Assessment

- 2.3.5 The EU Habitats Directive requires Appropriate Assessment of any Plan that might have a significant effect on a Natura 2000 site. There is only one such site in Leeds Metropolitan District and that is on an area of Hawksworth Moor in north west Leeds. It is considered that as the SPD does not make any new allocations of land for development or significant alter the physical form of development taking place in the district and will therefore have no significant effect on it.

3. APPRAISAL METHODOLOGY

APPROACH ADOPTED

3.1 In keeping with Government guidance 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (ODPM 2005) the following stages have been followed:

- Stage A Setting the context, objectives, baseline and scope,
- Stage B Developing and refining options and assessing effects,
- Stage C SPD key issues and policies assessment and Mitigation,
- Stage D Reporting and Consultation, and
- Stage E Monitoring.

Stage A: Setting the objectives, establishing the baseline and deciding the scope

3.2 This stage involved reviewing relevant plans and programmes that affect or influence the SPD, collecting baseline environmental and socio-economic data to form the basis for predicting impacts and monitoring effects of the SPD. This process also allowed any gaps in the baseline data to be identified. Baseline data and are set out in section 4.

3.3 Leeds City Council has a set of sustainability objectives contained in the Guide to Sustainability Appraisal of the Leeds Local Development Framework. These are based on the four objectives identified in the Government publication, 'A Better Quality of Life: A Strategy for Sustainable Development in the UK':

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

3.4 A set of sustainability objectives formulated by Leeds City Council also formed part of stage A.

3.5 To ensure that the SA covered the relevant scope and detail, a Scoping Report was prepared in May 2008 and was issued to the statutory consultees for consultation.

3.6 The Scoping Report presented the context of the SA including an overview of other international, European, national, regional and local plans and programmes of relevance to the SPD. Relevant aspects within these documents were documented and presented in the Scoping Report.

3.7 The Scoping Report also outlined the SA objectives which the SPD will be assessed against and the key sustainability issues for the SA to address.

Stage B and C: Developing and Refining Options and Assessing Effects

3.8 The SEA Directive and the new Planning and Compulsory Purchase Act 2004 place considerable emphasis on the consideration of reasonable alternatives. In the case of SPDs, the alternative options can be kept to a consideration of the outcomes if there is no SPD in place and the outcomes that could result with the SPD. These two options have been considered and their potential sustainability effects identified. The options

considered and reasons for alternative selection or rejection is discussed in detail in Section 5 of this report.

- 3.9 The likely effects of SPD the options and policy guidance and relevant UDP policies have been appraised. Proposals for mitigation to prevent or reduce potential adverse effects have been proposed where relevant. Further details on impact assessment are provided in Chapter 5.
- 3.10 Predicted impacts were evaluated and the results recorded using matrix tables. The matrix tables use a series of notations to describe the likely effect of the SPD options, policy guidance and relevant UDP policies against the SA objectives. The notations used in the matrix tables are:

++	Score awarded where objective is compatible and in line with the SA objective and is highly likely to have direct positive effects.
+	Score awarded where there is potential for positive effects either directly or indirectly.
0	Score attributed to insignificant or neutral effect on the SA objective.
-	Score awarded where objective is likely to have some negative impacts on SA objective either directly or indirectly.
--	Score awarded where objective is incompatible with the SA objective and is highly likely to have adverse effects.
?	Uncertain effect on SA objective.

- 3.11 In carrying out the assessment consideration was made to the significant impacts relating to:
- Cumulative and synergistic effects,
 - Secondary effects,
 - Permanent and temporary effects, and
 - Short, Medium and long term effects. In this assessment short, medium and long term were defined as described below:
 - short = 0-5 years (2008 - 2013);
 - medium =5-10 years (2013 - 2018); and
 - long = (2018 onwards).
- 3.12 The purpose of this phase of the SA was to demonstrate that the likely sustainability effects of the SPD have been considered, taking both the objectives of the SA and the scope of the draft SPD into account, and to propose measures to prevent, reduce or offset any significant effects.
- 3.13 When undertaking the assessment, it was assumed that new affordable housing units will be provided in the proportion required by the policy guidance or that commuted sums would be obtained from housing development and spent on affordable housing schemes elsewhere in Leeds district.
- 3.14 Proposals for monitoring to measure the performance over time of the SPD against the SA objectives are necessary and this is presented in Chapter 7.

Stage D: Reporting and Consultation

- 3.15 This Sustainability Report is the key deliverable of the SA, the purpose of which is to illustrate the process undertaken to complete the SA, to allow consultation and to demonstrate compliance with the SEA Directive.
- 3.16 This Report will be made available to the public for comment, alongside the draft SPD. The consultation period will be for six weeks.
- 3.17 Following the consultation phase, comments received will be used to determine whether any changes need to be made to the SPD.

Stage E: Monitoring

- 3.18 Proposals for monitoring the effects of the SPD following implementation are suggested in this section. The social, environmental and economic effects of the SPD will require regular monitoring to ensure that any significant effects arising from the SPD's implementation are identified and, where necessary, remedied at the earliest opportunity.

WHEN THE SA WAS CARRIED OUT?

- 3.19 The SA of the Draft SPD was undertaken in August 2008.

WHO CARRIED OUT THE SA?

- 3.20 Leeds City Council produced a Scoping Report for the Affordable Housing SPD in May 2008 and a full SA was undertaken by Leeds City Council Officers from different disciplines in August 2008. This Sustainability Report is published for consultation in September 2008 alongside the SPD.

WHO WAS CONSULTED, WHEN AND HOW?

- 3.21 The early consultation included the activities described in paragraphs 3.22 -3.24 below:
- 3.22 The **Sustainability Appraisal Scoping Report** was sent to all the environmental statutory bodies and other relevant stakeholder consultees in May 2008:

Environmental bodies

- English Heritage
- Environment Agency
- Natural England

Other consultees

- Yorkshire & Humber Assembly
- Yorkshire Forward
- Planning Inspectorate
- Government Office for Yorkshire and the Humber
- Yorkshire Water
- Leeds Initiative

- 3.23 A six week consultation period ending the 19th June 2008 was advised for the return of comments.
- 3.24 Comments received from Statutory Bodies and other Stakeholders and responses to those comments are tabled in Appendix 2.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

LINKS TO OTHER POLICIES, PLANS AND PROGRAMMES AND SUSTAINABILITY OBJECTIVES

- 4.1 Relevant plans and programmes that have a bearing on the development of the SPD were reviewed. This review was aimed at identifying issues affecting or influencing the SPD and how the SPD can take them on board. It also helped to identify issues that the SA should focus on. The table in Appendix 1 shows the reviewed plans and programmes and their implications for the SPD and the SA.

DESCRIPTION OF THE SOCIAL, ENVIRONMENTAL AND ECONOMIC BASELINE CHARACTERISTICS AND THE PREDICTED FUTURE BASELINE

- 4.2 Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. The ODPM guidance states that sufficient information about the current and likely future state of the issue covered by the SPD needs to be collected to allow its effects to be adequately predicted. Information collected needs to focus on the social, environmental and economic characteristics of the area that relate to the issues to be tackled in the SPD. The SA Report can then focus on those areas where significant effects are likely.
- 4.3 A review of baseline information relevant to the SPD is provided below.

BIODIVERSITY, FLORA AND FAUNA

- 4.4 The EU Habitats Directive created 'Natura 2000' – a coherent Europe-wide ecological network of sites selected on the basis of the protection that they offer to important habitats and species. There is one 'Nature 2000' site in Leeds Metropolitan District on an area of Hawksworth Moor in north west Leeds.
- 4.5 The Leeds Biodiversity Action Plan identifies 4 natural areas in Leeds (Coal Measures, Southern Magnesium Limestone, Pennine Dales Fringe and Southern Pennines) each with broad habitat types found in these areas, key features and groups of species and also particularly notable species. From this initial analysis the following habitats and species are identified as requiring action plans:

Habitats

- Magnesium Limestone
- Reedbed
- Lowland wet grassland
- Hedgerow and field margins

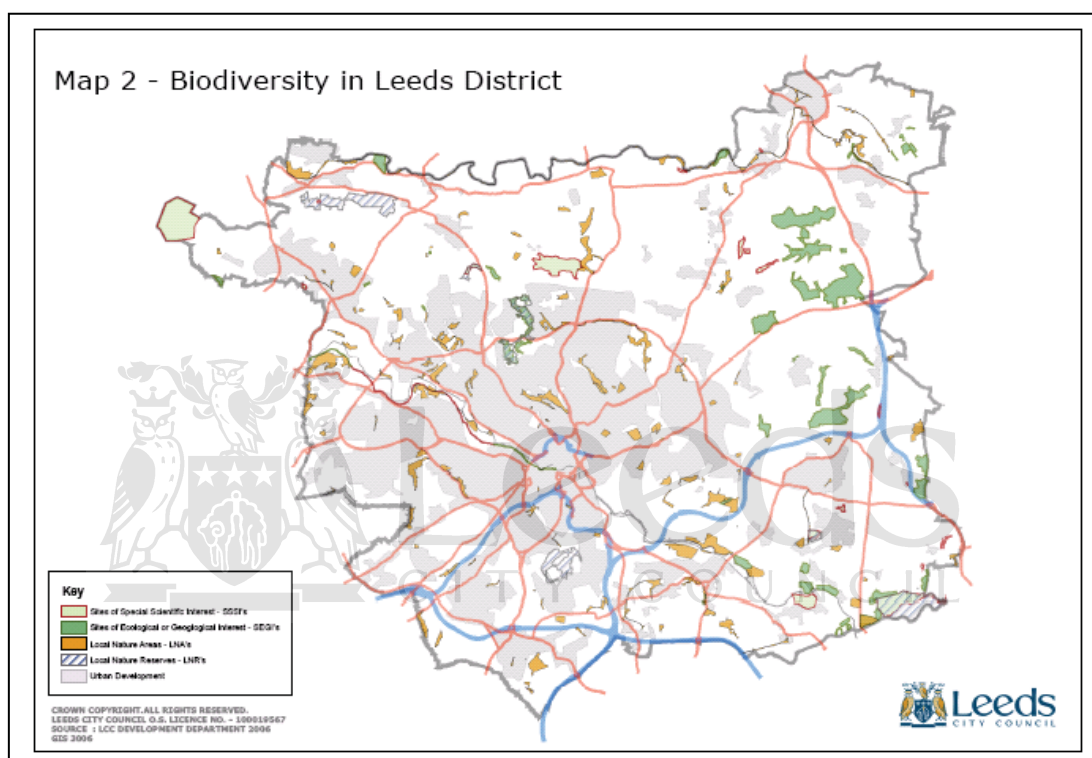
Species

- Pasqueflower
- Thistle broomrape
- Harvest mouse
- Pipistrelle bat
- Atlantic stream or White clawed crayfish
- Great crested newt

- 4.6 The value of particular sites and areas for nature conservation is recognised through designation within particular categories (locations shown in Figure 4.1):

- 4.7 **Sites of Special Scientific Interest (SSSIs)** are of national or international importance for nature conservation and these comprise the most precious habitats in the District. The interests of nature conservation will prevail over all but the most exceptional needs for development of such sites. There are **17** wholly or partly within the Leeds area ranging in size from 0.6 hectares to 225 hectares.
- 4.8 **Sites of Ecological or Geological Interest (SEGIs)** are of particular importance within the West Yorkshire context. There are 43 sites in Leeds of which 7 are designated for their geological/landform interest.
- 4.9 **Local Nature Reserves (LNRs)** are of special interest within the District and some include areas that are also SSSIs. The City Council has a legal interest in LNRs and can thus offer protection through their ownership or control as well as through the planning process. There are 6 LNRs within the District.
- 4.10 **Leeds Nature Areas (LNAs)** are sites of local or District – wide importance for the enjoyment , study or conservation of wildlife, geological features and landforms. They are of particular value in parts of the city where residents would otherwise have little opportunity to enjoy and learn about wildlife close to their homes. There are 116 LNAs within the District.

Figure 4.1 - Location of biodiversity site in Leeds:



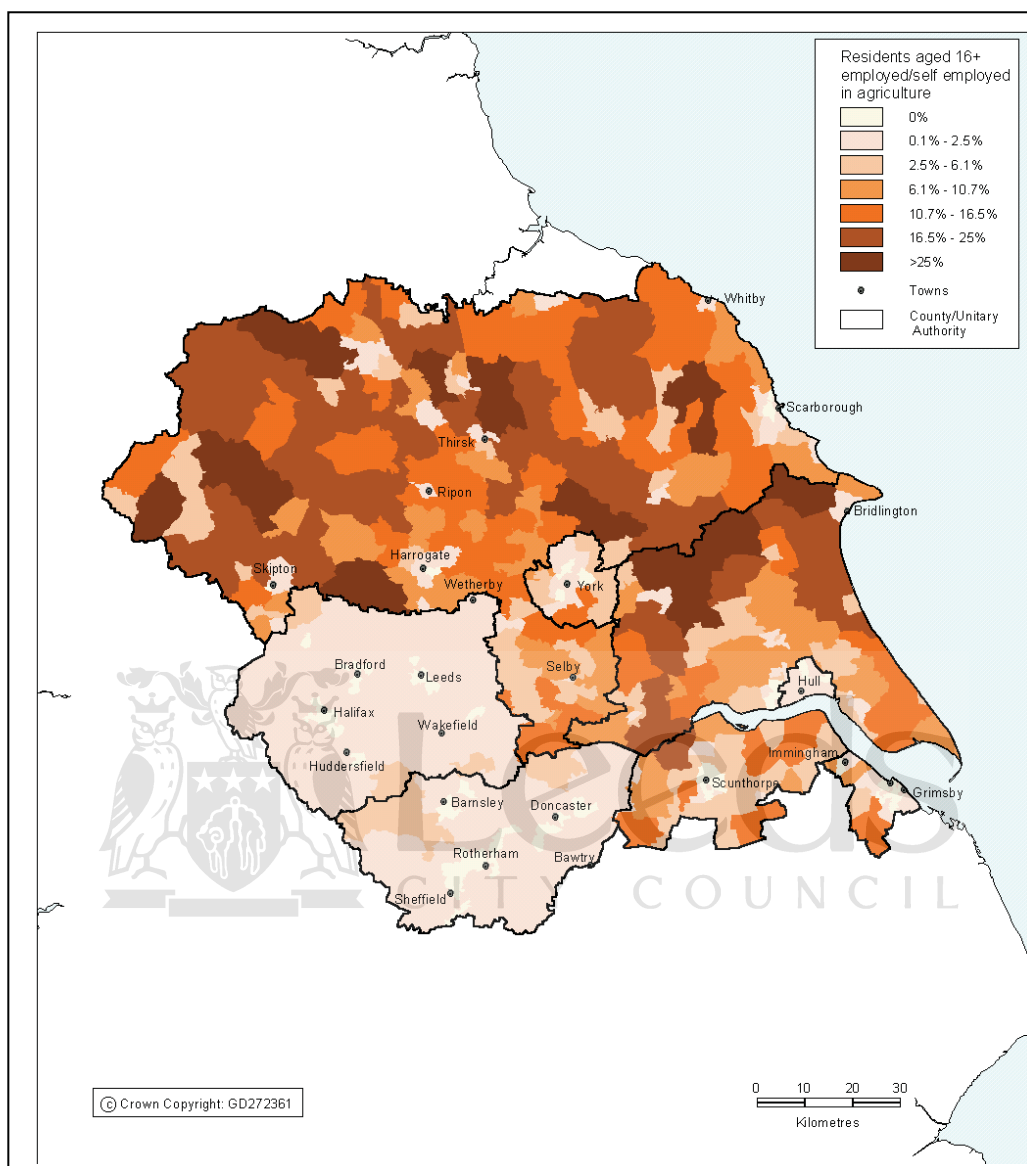
- 4.11 Due to a lack of monitoring of habitats and species it is not easy to identify any emerging trends. However it has been noted that the River Aire has a number of weirs which have contributed to isolating fish populations by preventing them from reaching spawning and nursery areas. This has led to the demise of both salmon and eel stocks in the catchment.

- 4.12 Generally, there is a need to review the District in terms of Local Nature Areas to ascertain if sites are still serving an LNA function or if new sites should be designated.

AGRICULTURE

- 4.13 Compared to the rest of the Yorkshire and Humber Region, agriculture plays only a small part in providing employment for the Leeds population. This is shown in Figure 4.2 below. However, it should be noted that in some parts of the District agriculture has an important local role and should not be overlooked by the predominantly urban nature of the District.

Figure 4.2: Employment in agriculture as a percentage of total employment for Yorkshire and the Humber (Source: Yorkshire and the Humber Chapter of the England Rural Development Programme, Defra).

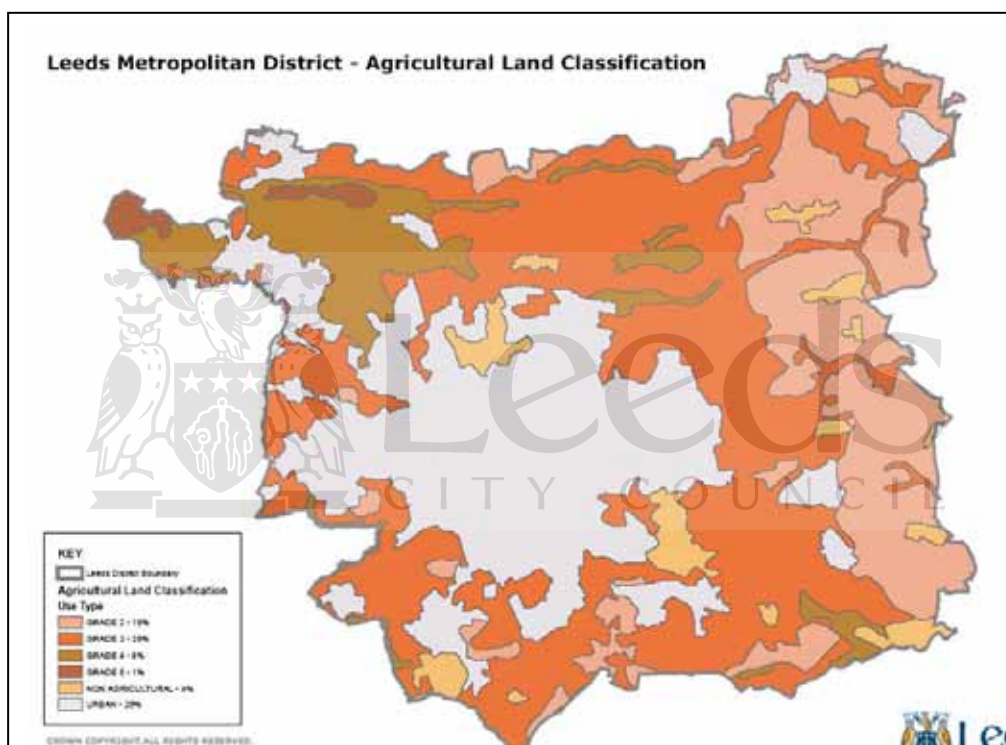


- 4.14 Unusual for a major UK City, Leeds has a relatively large 'rural' hinterland within its Metropolitan District boundary. Integral to this characteristic also, are a series of

“Green wedges” and river valleys, which penetrate the main urban area of Leeds and link inner urban areas to wider expanses of countryside and open land. Agriculture therefore has an important influence on the District. Agricultural practices in the UK have led to a number of environmental problems, although a recent change in national policy places more emphasis on improving the environmental and social aspects of the industry.

- 4.15 Substantial tracks of the Leeds countryside/agricultural areas are designated as Green Belt (in the Leeds UDP Review 2006). This designation seeks to recognise the amenity value of countryside around towns and cities and to help sustain the continued regeneration of the urban area. Whilst being supportive of agricultural diversification and rural enterprise, Green Belt policies are such that the development of open land is strictly controlled. Emphasis is placed upon the reuse and refurbishment of redundant agricultural land for commercial and business purposes where these are consistent with wider Green Belt objectives.
- 4.16 Overlaying and complementing UDP policies for Green Belt and the countryside, the City Council has for a number of years worked with a series of partners in developing countryside and forestry strategies. These strategies have sought to recognise the importance of the countryside around Leeds and the wider amenity and recreation benefits of multifunctional community woodland through the “Forest of Leeds” initiative.
- 4.17 The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system, and to prevent inappropriate development. Where development is to occur the ALC should ensure that land of poorer quality is used in preference to higher quality land. The ALC is based on the assessment of climate, site and soil characteristics and is concerned with the inherent agricultural potential of land - the current agricultural use, or intensity of use, does not affect the grade. Grade 1 land is classed as ‘excellent quality’, and grade 5 is classed as ‘very poor’.

Figure 4.3 - Agricultural Land Classification

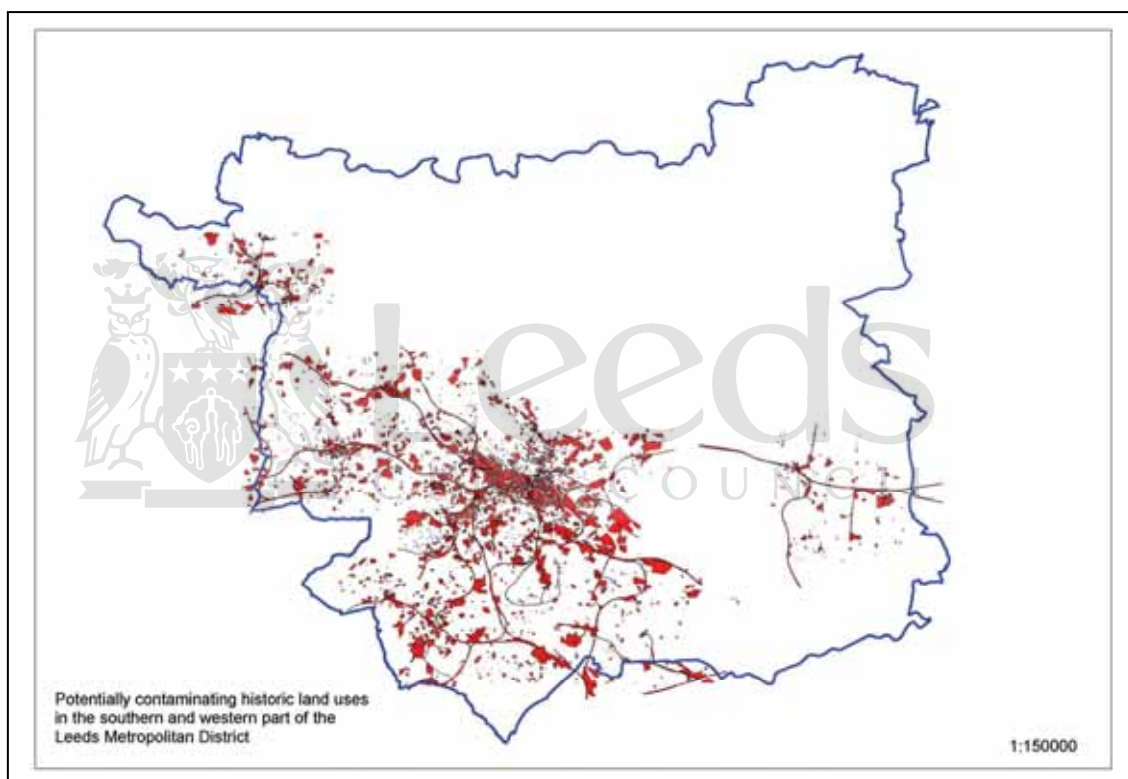


- 4.18 Figure 4.3 identifies the quality, quantity and distribution of agricultural land within Leeds Metropolitan District. From this it can be noted that most of the agricultural land in the District is Grade 3 Land (39%), followed by Grade 2 (19%), Grade 4 (8%) and Grade 5 (1%).

CONTAMINATED LAND

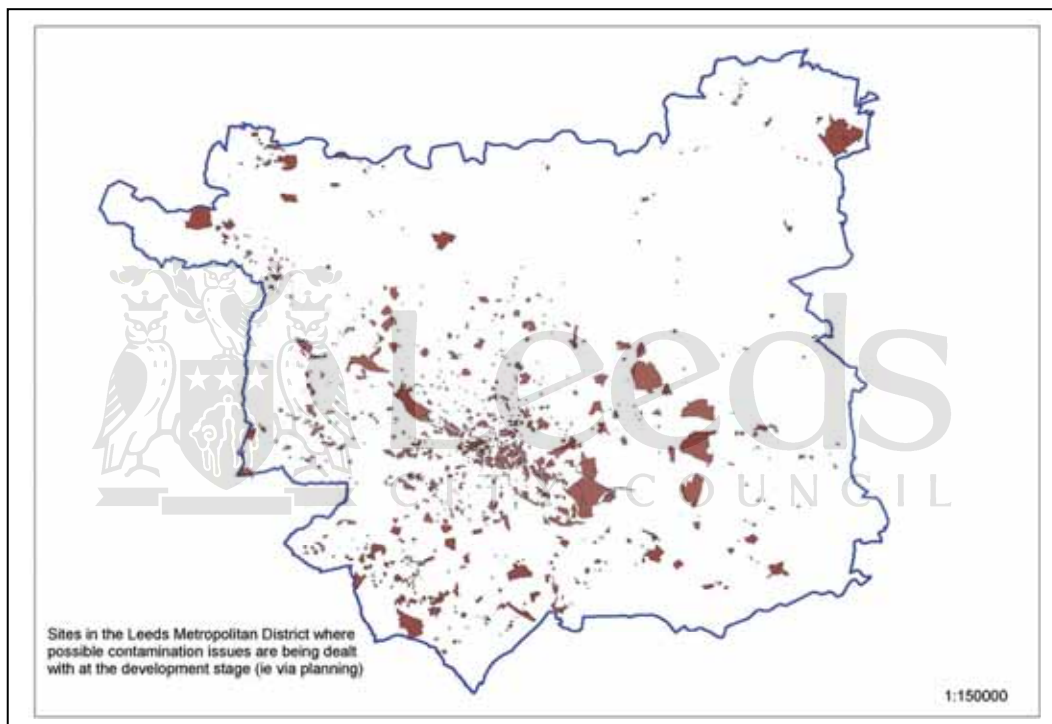
- 4.19 The Council is identifying which parts of Leeds have previously been subject to a potentially contaminating land use. This data has been extracted from historical mapping and converted to a digital format. The process has been completed for roughly half of the Leeds area and the data is seen below in Figure 4.4.

Figure 4.4 – Potentially Contaminating Historic Land Uses.



- 4.20 The total area of the Leeds district for which the data capture has been completed is approximately 20000ha. Roughly 3479ha has been subject to a potentially contaminating land use, 17.4% of the total area studied. Work is continuing to capture the missing data.
- 4.21 The Council is also collecting data on sites in Leeds where at least some works relating to contamination issues have been carried out, usually as part of the development process. Some sites may have undergone full remediation whereas others may be included merely on the basis of limited information about site conditions.
- 4.22 The data represents over 1300 separate sites and covers an area of roughly 3000ha (15% of the Leeds district) and is shown on the Map below.

Figure 4.5 - Contaminated sites where remediation has been carried out



- 4.23 An analysis of the data indicates that the risk of contamination impacting on human health and the environment is reducing in the Leeds District.

WATER QUALITY

- 4.24 The Leeds District has two rivers running through it, the Aire and the Wharfe. Both rivers also have a number of tributaries. The large majority of river water in Leeds is classed as good or fair quality according to the Environment Agency's general quality assessment. There has been an improvement in water quality since 1990 when the River Aire was graded as 'poor'. In 2001 only 16.7% of the River Aire was graded as poor. This is due mainly to improved treatment of sewage and industrial waste. Further improvements will have to be made to meet the requirements of the new Water Framework Directive – that all rivers will have to meet 'good' status by 2015. Continuing contamination of the Aire is due to surface water run off, trade discharges, mine waters and industrial discharges and pesticides.

Water (efficiency, collection, recycling)

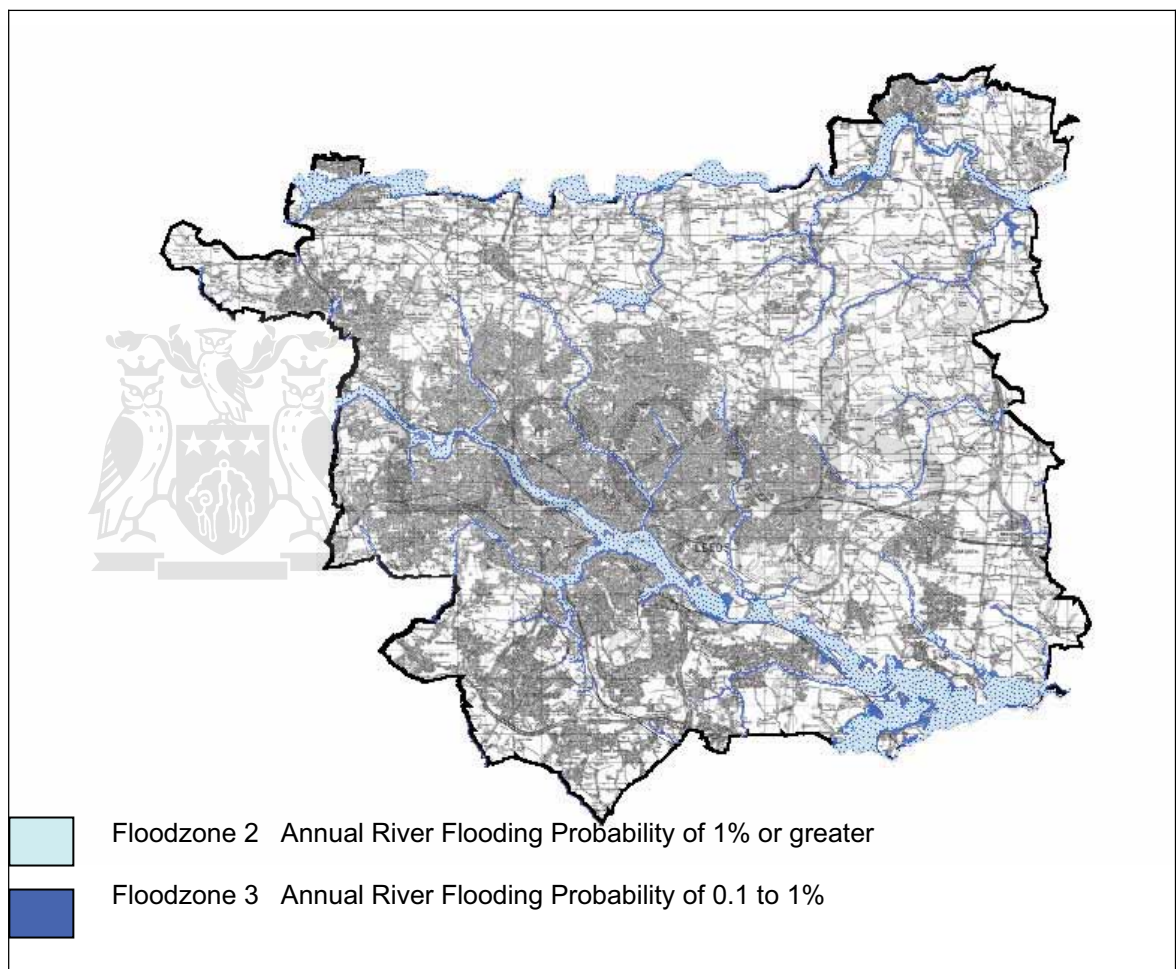
- 4.25 Yorkshire Water is the primary water provider for Leeds and is one of the ten largest water management businesses in the world, providing clean water to 4.5 million people and 140,000 businesses in the Yorkshire region.
- 4.26 Yorkshire Water are responsible for the collection, treatment, distribution and supply of water to Leeds. A grid system is in operation in the Yorkshire Water supply area connecting the region's rivers and 120 reservoirs to enable water to be moved to wherever it is needed. Leeds is part of a much larger 'Grid Surface Water Zone' (SWZ) which covers most of Yorkshire, and the highly interconnected nature of the Grid SWZ means that it is not appropriate to calculate water supply data into separate water resource zones as transfers between parts of the Grid are complex and extensive.

- 4.27 The data for water consumption in the Leeds Forecasting Zone shows that water consumption in Leeds over the past six years has remained constant, with little seasonal variation. Due to historical management of water the coverage of the Leeds Forecasting Zone does not fit with the Leeds District boundary but overlaps significantly into neighbouring districts. However, the area lying outside of the District boundary contains only a small fraction of the total households/businesses.
- 4.28 For the whole of Yorkshire Water (which includes Leeds) in 2005 the proportion of water used by households (domestic) was 67.8%, compared to 32.2% for non-household (commercial) uses.

FLOOD RISK

- 4.29 Government guidance on Development and Flood Risk (PPS25) identifies three different flood zones from Zone 1 (lowest probability of flooding) to zone 3 (highest probability of flooding). The flood risk area for Leeds are shown in Figure 7 (below). In Leeds there are 10,883 domestic properties in flood risk zones 2 and 3 and 2,100 commercial properties. The Environment Agency plans to have 1,500 domestic properties protected by flood alleviation schemes by 2010. The City has 407 flood defences with 2.5% of these in poor condition.

Figure 4.6: Flood Risk Zone in Leeds (Source: Environment Agency)



- 4.30 Flood incidents tend to be reported (by the public) to several different agencies, for example Leeds City Council Land Drainage, Yorkshire Water, Environment Agency, LCC Environmental Health and therefore it is difficult to be sure of the accuracy of information on flooding incidents. This is further compounded because flooding incidents may not always be reported. However the Council has attempted to collate information and this is shown in the table below.

Table of Recorded Incidents of Flooding by Type					
Type					
Year	Groundwater	Highway	Sewer	Watercourse	Overland
2001	41	14	13	20	
2002	83	41	10	71	
2003	54	20	13	14	
2004	58	30	17	47	4
2005	62	36	15	37	18

- 4.31 Types of flooding incident have been logged since about 2001. These are weather dependent, so there is no reason why a particular trend should be discernible over such a short period of time. There is also no reason to suppose that short term fluctuations are anything to do with our intervention.
- 4.32 The Council requires all new development to comply with its sustainable urban drainage policy.
- 4.33 Leeds City Council commissioned a Strategic Flood Risk Assessment (SFRA) in October 2006 in accordance with the guidance in PPS25 Development and Flood Risk and this was completed in October 2007. The SFRA brings together information on river flooding and flooding resulting from critical drainage issues and therefore helps to provide a fuller picture of flood risk across the District. It also provides a further refinement of the Environment Agency flood risk zone 3a by sub-dividing it into zone 3a(i), that is areas subject to flooding up to (and including) a 1 in 100 year (1%) annual probability; and zone 3a(ii), that is areas subject to flooding up to (and including) the 1 in 20 year (5%) annual probability.
- 4.34 The SFRA also identifies functional floodplain across the District. Functional floodplain is areas where water has to flow or be stored in times of flood. These areas are currently protected from development under UDP Policy N38A and this Policy is being reviewed and updated in the Core Strategy. The SFRA can be found on the Council's LDF website, www.leeds.gov.uk/ldf.

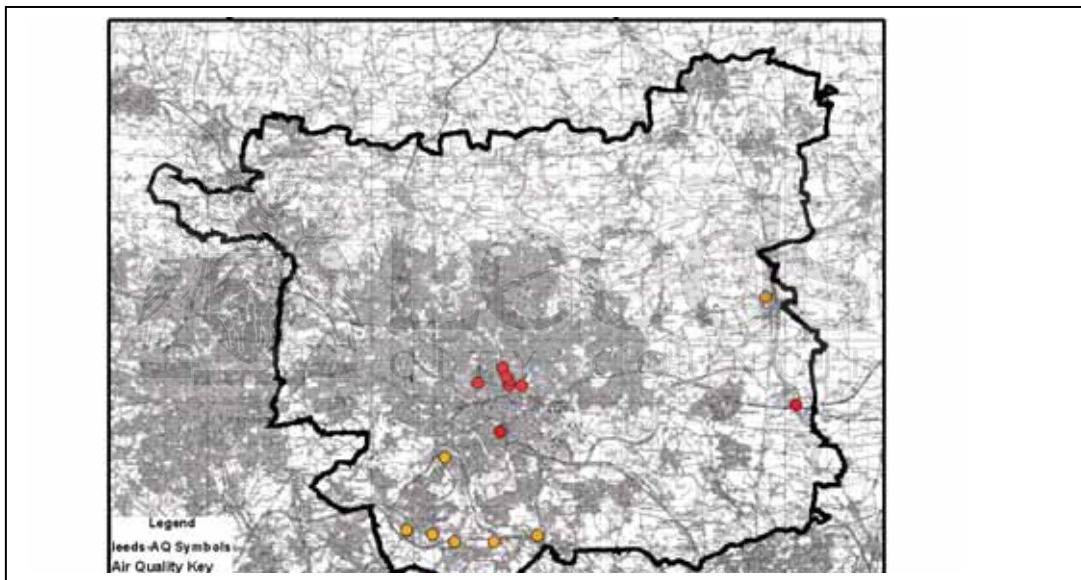
AIR QUALITY

- 4.35 In the UK the requirements of the European Air Quality Framework Directive have been transposed into the National Air Quality Strategy (NAQS), which sets mandatory health based standards for seven air pollutants. Of these seven pollutants, Leeds only has any potential problem with levels of NO₂ and PM₁₀. In the UK the requirements of the European Air Quality Framework Directive have been transposed into the National Air Quality Strategy (NAQS), which sets mandatory health based standards for seven air pollutants. Of these seven pollutants, Leeds only has potential problems with levels

of NO₂ and PM₁₀ (particulates). Road traffic is the greatest source of emissions for both of these.

- 4.36 Failure to meet the standards for any of the above pollutants requires declaration of an Air Quality Management Area (AQMA) together with the preparation of an Air Quality Action Plan (AQAP) to help mitigate the most significant problems. Areas of Concern (AoC) are those locations identified during the review and assessment process as being at risk of exceeding the standards and therefore requiring further investigation. AQAPs are also required for sites deemed to be AoCs.
- 4.37 Figure 4.7 below shows the location of Leeds AQMA's and AoC's. All are related to traffic related NO₂ emissions except the AQMA to the east of the Leeds district which was declared due to localised coal burning.

Figure 4.7: Air Quality Management Areas and Areas of Concern in Leeds



- 4.38 All the traffic related AQMA's are located close to junctions or interchanges between main radial routes and the Inner Ring Road. These areas suffer from a combination of highly localised emissions from congested junctions on top of the high general background created by the large volume of traffic concentrated over the relatively small city centre area.
- 4.39 The AoC's are isolated areas of housing located very close to the strategic motorway network. There is a risk of these areas exceeding the NAQS standards due to the very high traffic flows and HGV content on these roads.
- 4.40 On-going monitoring throughout Leeds continues to identify road transport emissions as the most significant source of NO₂ and PM₁₀ in West Yorkshire. Road transport emissions of NO₂ and PM₁₀ account for approximately 75% (for NO₂) and 50% (for PM₁₀) of total urban emissions. The most significant levels of exhaust emissions (approx 55% of weekday emissions) occur during peak periods (AM & PM), which are exacerbated during congested traffic conditions.

GREENHOUSE GAS EMISSIONS, ENERGY CONSUMPTION AND CLIMATE CHANGE

- 4.41 The main greenhouse gas is carbon dioxide (CO₂), although other gases including methane and nitrous oxides are also involved.
- 4.42 The scientific evidence is now overwhelming. Since 1990, global temperatures have risen by 0.2C and atmospheric carbon dioxide concentrations have increased from 354 parts per million to over 380 parts per million and are still rising. If the anticipated growth in emissions is left unchecked, global average temperatures could be as much as 5.8C higher by the end of this century, with a devastating impact on our economy and natural world, in the UK and, above all, in the most vulnerable developing countries.
- 4.43 This rise in CO₂ emissions has also been seen in Leeds. In the period from 1990 to 2003 there has been an 8.5% increase in CO₂ emissions in Leeds.

Tonnes 000's of carbon dioxide per year

Year	Domestic	Commerce & Industry	Transport	Total
1990	1882	1860	1532	5274
2003	1897	2186	1641	5724

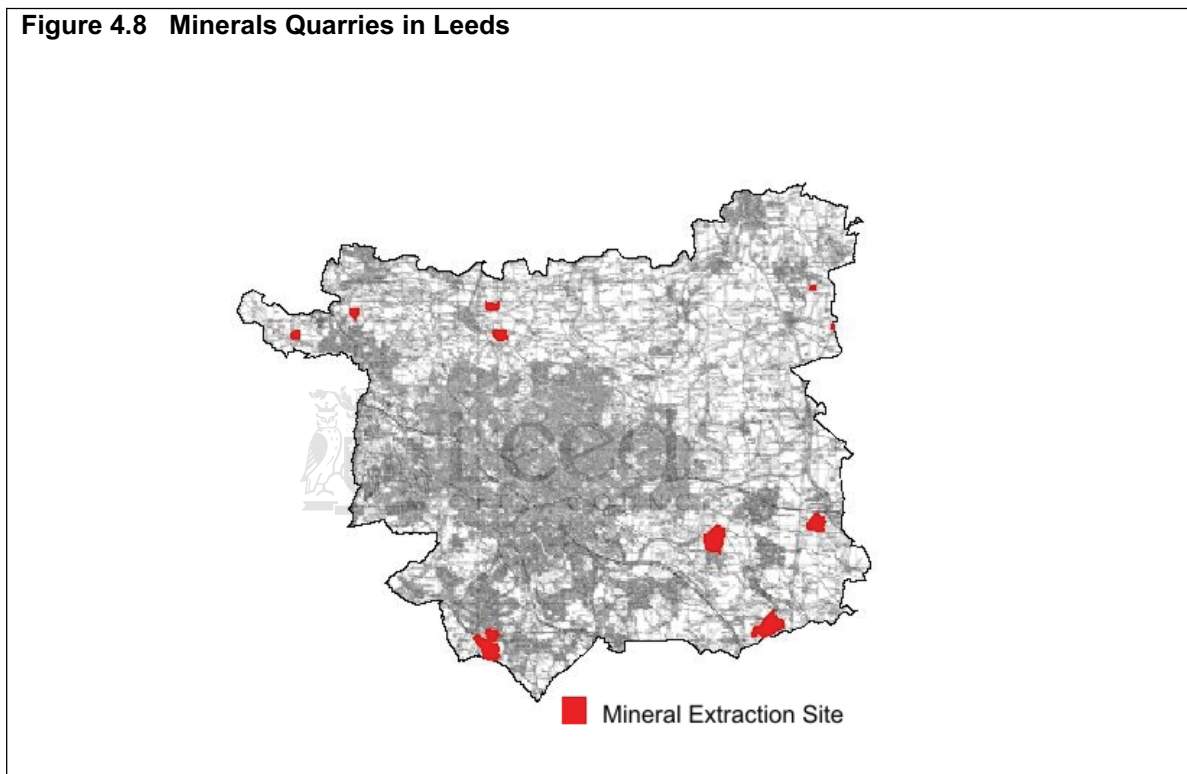
- 4.44 The UK ratified the Kyoto protocol in April 2003 and is committed to a 12.5% reduction in greenhouse gas emissions from 1990 levels by 2008-12, as part of the commitment of the European Union. As well as this international commitment, the UK has its own Climate Change programme, launched in November 2000. Under this programme, the UK is committed to reducing CO₂ emissions by 20% by 2010. The strategy is currently under revision led by DEFRA and the revised strategy will reflect the long-term target set by the Energy White Paper Our energy future - creating a low carbon economy published by DTI in February 2003. This committed the UK to reduce CO₂ emissions by 60% by 2050 and expects energy to be a strategic priority in local government. The Home Energy Conservation Act 1995 requires all local authorities in England to write plans detailing how they might achieve a 30% improvement in energy efficiency in housing within their area over a period 1996 to 2011.
- 4.45 Total energy consumption for Leeds in 2003 was 1778.5 Ktoe (thousand tonnes of oil equivalent), accounting for 11.4% of the Yorkshire and the Humber energy consumption and 1.4% of England's energy consumption. The dominant fuels used in Leeds are petroleum products (primarily for road transport), natural gas and electricity. Renewable sources account for only 0.25% of the total energy consumed in Leeds.

NATURAL RESOURCES

- 4.46 There are 14 sites in Leeds where minerals are produced, these are primarily coal, sand and gravel. There has been a general decrease in the number of opencast sites and there are only two active sites in the District at present. Sand and gravel extraction is constant, but with declining overall permitted reserves. Hard rock quarries still have significant reserves and building stone production is steady, having increased in recent years, however output is small compared with aggregates. Total aggregate production is around 850,000 tonnes per year, however in order to meet demand Leeds has to import a lot of aggregates. There are two clay quarries and each contain large factories where some 80 million facing bricks are produced each year, making Leeds self-sufficient in bricks.

4.47 Figure 4.8 shows the location of minerals quarries across the District.

Figure 4.8 Minerals Quarries in Leeds



WASTE

4.48 The most recent figures show that Leeds City Council collects 374,030 tonnes of municipal waste, the vast majority (96%) being household waste. From April 2003 the Council ceased to collect all but a minimal amount of trade waste and this is done privately. The waste is managed using a variety of methods as follows:

Waste	Tonnes	%
Total municipal waste	374,030	100
Re-use	2,984	1
Recycling	68,584	18
Recovery	17,465	5
Landfill	284,997	76

4.49 In Waste Strategy 2000, the government has set out the targets that it expects local authorities to achieve in waste management. In addition the EU has set limits on the amount of biodegradable municipal waste that can be sent to landfill.

UK Government (these targets include recycling and composting of household waste)	
For recycling and composting of household waste	25% by 2005/6
	30% by 2010
	33% by 2015
For recovering value from municipal waste	40% by 2005/6
	45% by 2010
	67% by 2015
European landfill directive	
For limiting landfill of biodegradable municipal waste	By 2010 we are limited to disposing of 75% of the biodegradable waste figure from 1995, or 151,000 tonnes
	By 2013 we are limited to disposing of 50% of the biodegradable waste figure from 1995, or 101,000 tonnes
	By 2020 we are limited to disposing of 35% of the biodegradable waste figure from 1995, or 70,000 tonnes

TRANSPORT AND ACCESSIBILITY

- 4.50 Leeds is experiencing continued growth in travel into the city. Road traffic in Leeds grew by 6.4% between 1995 and 2005. In 2004, 759,000 vehicles on an average weekday travelled into/out of central Leeds and traffic flows on some sections of the Inner Ring Road now exceed 80,000 vehicles a day.
- 4.51 Leeds is connected to other parts of the UK by an extensive network of rail services and is served by the electrified East Coast Main Line (ECML) route. Leeds City Station has the highest number of passengers of any station outside central London, with over 900 trains and 90,000 passengers passing through the station every day. Approximately 18,000 people arrive at the station in the morning peak.
- 4.52 Leeds has good bus services (there are about 90million trips a year) and is also linked into long distance services from the rest of West Yorkshire. The Leeds FreeCityBus began operating in January 2006 connecting the rail station with main areas of the city centre including the Infirmary, Dental Hospital, Metropolitan University, main shopping area and the bus and coach stations. The service has been a success and is currently carrying around 5,000 passengers per day with 5% of passengers switching from the car.
- 4.53 Commuting to work in Leeds has increased rapidly in recent years and is projected to increase further. The 2001 Census shows that there are nearly 108,000 commuters travelling into Leeds to work each day (over 55,000 net in-commuters).
- 4.54 Surveys to identify the mode of travel used to enter the city centre in the morning peak period confirm that 57% travel by car; 26% by bus; 12% by rail; 4% walk; less than 1% cycle; and less than 1% use a motorcycle.
- 4.55 Around 34% of households in Leeds lack access to a car and therefore public transport, walking and cycling play a vital role in meeting a very significant travel need

in the community. Accessibility to key services and facilities by public transport in Leeds is relatively high. For example 85% and 100% of 16-19 year olds in Leeds are within 30 and 60 minutes respectively of a further education establishment by public transport, and 99% and 100% of people of working age (16-74) are within 20 and 40 minutes respectively of an employment centre. For healthcare, 99% and 100% of households in Leeds without a car are within 15 and 30 minutes respectively of a GP by public transport and 92% and 100% of households without a car are within 30 and 60 minutes respectively of a hospital.

- 4.56 In 2005, 2.6m passengers used Leeds Bradford International Airport, including 1.2m scheduled international passengers. The White Paper 'The Future of Air Transport' (December 2003) foresees and supports the need for new development at the Airport including additional terminal capacity to match forecast use, and a 300 metre runway extension.
- 4.57 Future predictions suggest that passenger numbers at Leeds Bradford International Airport will rise to 3.1m in 2006, 4.3m in 2011 and 5.1m in 2016. Traffic levels are also expected to grow and by 2011 it is predicted that traffic levels across the whole of the Leeds district will have grown by 5% and by 3% for traffic going into central Leeds. Addressing issues of car use are a major challenge for the Core Strategy in terms of locational policies to reduce the need to travel and incentives to encourage a modal shift from the car to public transport.

DEMOGRAPHICS

- 4.58 The 2001 Census recorded the population of Leeds to be 715,402, an increase of 8,700 since 1991 (1.2%). This increase is lower than the 2.5% increase recorded for England and Wales, but greater than the 0.6% increase for Yorkshire and the Humber. The mid year population estimate for 2004 was 719,600.
- 4.59 In 2001 there were 345,754 males (48.33%) and 369,648 females (51.67%). This increased to 349,100 (48.51%) and 370,500 (51.49%), respectively, in 2004.
- 4.60 The age structure is broadly similar to that of England & Wales, however there are more people in the 20-29 age band (15.23% compared to 12.60% in England & Wales). Children under the age of 15 account for 20% of the population, while people over the age of 65 account for 15%.
- 4.61 The majority of the population of Leeds is from "white" ethnic groups. The "non-white" population (58,300) has increased from 5.8% in 1991 to 8.2% in 2001. The Pakistani community is the largest "single" BME community in Leeds (2.1%)
- 4.62 34.1% of the adult population in Leeds is single (never married) compared to 30.1% for England & Wales.
- 4.63 The Student population (full-time Higher Education) was 37,850 in 2001-2 which increased to 47,560 in 2004-5.
- 4.64 Leeds is the third most densely populated authority in the region with 13 people per hectare.
- 4.65 The population is predicted to age with the number of people aged 0-19 years decreasing from 175,000 (24.4%) in 2006 to 164,00 (22.1%) in 2026, compared to people aged 65+ from 109,300 (15.2%) to 130,200(17.6%) in the same period. The fall in the number of school children will have implications for the viability of schools

and the increase in the aging population could generate a greater demand for leisure facilities and health facilities.

- 4.66 Between 2000 and 2005, 7,600 international migrants were recorded in Leeds. From 2006 to 2026 it is predicted that 30,000 international migrants will come to Leeds. Consequently the Core Strategy will need to provide a robust framework for encouraging integration of immigrants into communities.

ECONOMIC PROFILE

- 4.67 Leeds is the regional capital of Yorkshire and the Humber and the regional centre for finance, business and media. Leeds is home to over 30 national and international banks and several law firms which now rank amongst the top ten firms in the UK. Leeds also has a very strong retail sector and provides the region's largest retail centre. The City is also the UK's third major manufacturing centre. Consequently the economy is built on a diversity of industries and this helps to support its stability. It is the only district in West Yorkshire to have a net in-flow of commuting and this is expected to rise by 10,000 in the next decade. During 1996-2006, Leeds accounted for 16% of the 267,400 net additional jobs in the Yorkshire and Humber region as a whole. In 2006-2016, Leeds is expected to account for 23% of the 116,300 net additional jobs in the region.
- 4.68 The number of people working in Leeds in 2006 is in the order of 440,900; 403,700 employees and 37,200 self-employed. In the last ten years this figure has grown by 10.9%, which is a net figure of 43,400. Full time employees rose by 38,700 and part time by 11,000 while self-employment decreased by 6,300. However, the total number of people claiming unemployment benefit rose from 12,154 in May 2005 to 13,990 in May 2006. The current unemployment rate is 3.1% compared to 2.9% in the region and 2.6% nationally and unemployment is higher amongst BME groups, lone parents and people over 50. Chapel Allerton and Gipton & Harehills Wards have particular problems with this and Burmantofts and Richmond Hill, City & Hunslet, Killingbeck & Seacroft and Beeston & Holbeck Wards have a quarter of all residents who are unemployed.
- 4.69 Gross weekly earnings for male residents in 2004 was £475 (equivalent of £24,700 PA) compared to the national average of £526 (£27,700). This is 90% of the national average. Women's average weekly earnings was £306 (£15,912) compared to the national average of £313 (£16,276). This is 98% of the national average.
- 4.70 To summarise, Leeds has a particular role in providing jobs for the region but it is also important to ensure that jobs are accessible to local people, particularly disadvantaged groups.

HOUSING

- 4.71 The previous version of the Regional Spatial Strategy (RSS) for Yorkshire & the Humber, which applied until a review was adopted in May 2008, required that 1930 dwellings gross be constructed in Leeds per annum from 1998 to 2016. Actual gross output in the 5 years 2003-8 averaged 3447 units annually.
- 4.73 Over the last 5 years, the output of net additional dwellings exceeded the RSS target by 79% and in 2007-8 it was nearly double. The principal reason for these trends is the priority given in national planning guidance (PPS3) to the development of brownfield (“previously-developed”) sites. The national annual target set in PPS3 is that 60% of dwellings be developed on brownfield land. In Leeds, a rate of 93% has actually been achieved over the last 5 years.
- 4.74 Housing targets have now been substantially increased in the RSS Review (adopted in May 2008). The RSS requires a net increases in the housing stock of 4300 dwellings per annum between 2008-2026. These are estimated to be equivalent to gross housebuilding targets of 4740 p.a.
- 4.72 The most recent housing trajectory for Leeds is 2007 based. This suggests that a maximum of between 32600 and 35900 dwellings gross could be completed up to 2016, at an annual average rate of between 3600 and 4000.
- 4.75 The density of new housing developments has increased in response to national guidance (PPG3), which recommends developments to be 30-50 units per hectare. In 2006-7, 96% of capacity on sites completed was at densities in excess of 30 per hectare; the average density was 73 per hectare.
- 4.76 All new residential developments of 15 or more units are required to provide affordable housing as a proportion of the total number of units. In 2007/8, an estimated 580 affordable units were negotiated on fresh sites first given outline or detailed planning permission in the year – although delivery of these units depends on when and if development proceeds.
- 4.77 The inner city areas of Leeds have a high number of back-to-back terraced properties, 12,000 in all. Whilst these can provide a good source of affordable housing for those who want to get onto the property ladder they also tend to have problems such as inadequate heating and over-crowding (8% of households are overcrowded and this is a particular problem for Bangladeshi, black African and Chinese communities.
- 4.78 Between 2000 and 2005, an average of 240 units were completed per year. The level of completions has been falling, with 232 affordable housing units completed in 2006/7. In comparison 9,215 Council properties were sold under the Right to Buy Act between 2000/1 and 2007/8.
- 4.79 The average size of households in Leeds is estimated to have been 2.27 in 2006, a little below the national average. Continuing falls are expected in future, to about 2.06 in 2026. This decline is associated with a further growth in the number of one person households, linked to continued high rates of divorce, the ageing population, and a growing preference for living alone. Locally, numbers are projected to rise from 103000 in 2006 to 132000 in 2026.
- 4.80 Gypsies and travellers also have a need for provision for their households. Current provision across the region is as follows:

	Total pitches	Residential	Transit	Caravan capacity
West Yorkshire	127	126	1	265
Bradford	47	47	0	94
Calderdale	0	0	0	0
Kirklees	0	0	0	0
Leeds	41	41	0	82
Wakefield	39	38	1	89

Source: ODPM Caravan Count, July 2005.

- 4.81 Research carried out by the Centre for Regional Economic and Social Research suggests that there is a need for additional pitches in every local authority across the region but particularly in the larger urban authorities.
- 4.82 Government guidance (PPS3 Housing) expects local authorities to carry out Strategic Housing Market Assessments as a basis to develop appropriate future strategies and policies for housing and planning. A SHMA involves looking at housing markets and trends of change (both now and in the future) and incorporates housing needs assessments (an assessment of the need for affordable housing). The work will provide evidence to inform the Leeds Housing Strategy and Leeds LDF, including the Core Strategy and housing policies, and policies on affordable housing.
- 4.83 The Regional Assembly for Yorkshire and Humber have produced SHMA for each of the strategic housing markets in Yorkshire & Humber. The reports provide an analysis of housing markets which helps to provide evidence to support the policy approaches in the emerging rounds of LDFs. Key findings from the report for Leeds are:
- Leeds is the regional capital of Yorkshire and Humber region
 - Over the last 10 years house prices in Leeds have risen at a higher average rate than the rest of West Yorkshire (£163,000 being the average house price in 2007)
 - There are currently around 315,000 households in Leeds and this is increasing
 - The most recent housing needs survey indicates an annual shortfall of 1889 affordable housing units per annum (over 15 years).
- 4.84 Leeds CC commissioned Outside Research & Development consultants to carry out a Strategic Housing Market Assessment in 2006 – the report was published in May 2007 and incorporates 2 Volumes and an executive summary, available on the Council's website www.leeds.gov.uk. The report highlights that;
- there is a 9.9% project population increase to 2026
 - provision needs to be made for an ageing population
 - household characteristics are in line with national trends – smaller household sizes, increasing single and lone parent households, decreasing traditional family types
 - higher economic growth means greater housing provision is needed
 - single earners need to earn around £37,000 to be able to afford a mortgage on a typical average entry level terrace or flat at just over £130,000.
 - There has been a massive reduction in the amount of social housing stock – between 2002-6 there was a net reduction of 9.8% to stock as a result of right to buy.
 - Recent building has focused on smaller units which has lead to pressure for larger family homes (flats represented 73% of all completions in 2005/6)

- The affordable housing requirement for Leeds spread over the plan period of 15 years is 1889 units per annum, indicating a need to dramatically increase affordable housing provision in Leeds.
- More submarket/intermediate housing is needed, but this needs to be considered against the need for social housing.

4.85 In addition, Leeds commissioned further research looking at the social housing situation in Leeds. 'Demand for Social Housing In Leeds 2006' Leeds City Council, Outside Research & Development, found that from January 2000 to the end of June 2006, the number of council homes decreased from 72,153 to 60,316. Furthermore, a growing number of young, entry-level households will find themselves unable to enter the property market, potentially creating a new group with a need for social housing.

4.86 An Affordable Housing SPD supporting document 'Report of Viability Testing (September 2008) has been produced in response to PPS3, para 29 which states "Local Planning Authorities will need to undertake an informed assessment of the economic viability of any thresholds and the proportions of affordable housing proposed". Different policy choices (including thresholds, percentage targets and mix of types of tenure) will have different impacts on land values and viabilities. The document considers various financial and the findings are a factor that has influenced the policy parameters of the Draft SPD.

EDUCATION, SKILLS AND TRAINING

4.87 Leeds has 294 schools, eight colleges of further education, two universities, a dental school and a large number of community and family learning centres. There are over 45,000 university students in the City and the University of Leeds is rated as one of the country's top ten universities.

4.88 Generally across the District, GCSE rates have been steadily improving but are still below the national average. There are two schools in the inner city which are failing to meet required standards. Educational achievement for pupils from Pakistani, Bangladeshi, black Caribbean, black African communities and children of mixed race is lower than the city average. Overall, 14% of 16 to 24 year olds have no formal qualifications but this figure rises to over 25% in BME communities. These also tend to live in the city's poorest neighbourhoods.

CRIME

4.89 Of the five notifiable offences recorded by the police, four have shown a fall in numbers since 2003 and only one, violence against the person, has shown a rise.

	April 2003 – April 2004	April 2004 – April 2005
Violence against a person	14,330	14,784
Robbery	1,961	1,202
Burglary in a dwelling	13,776	9,441
Theft of a motor vehicle	7,286	5,388
Theft from a vehicle	14,147	9,863

4.90 Across the District, the outer wards have crime rates close to the England and Wales average, the inner City wards have much higher crime rates, as much as ten times more than the national average. This is shown on the map below:

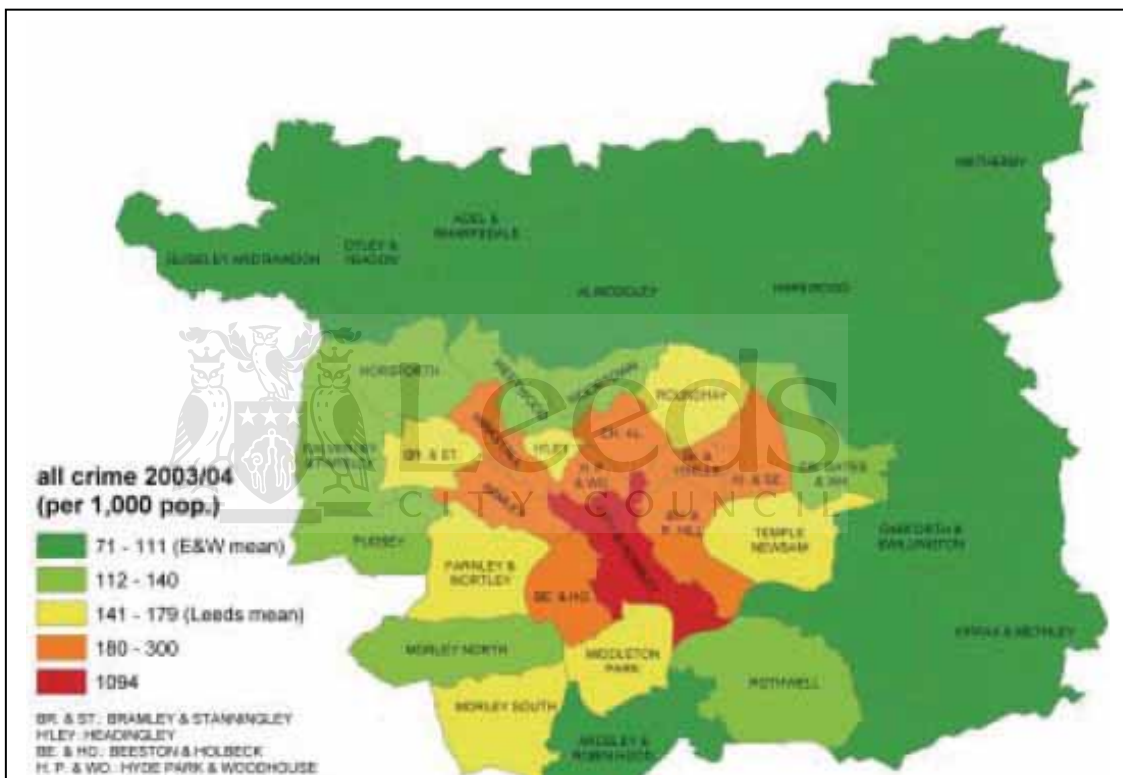


Figure 4.9: Crime Rates across Leeds, 2003/04

HEALTH

- 4.91 According to the mid 2003 population estimates the average age of the population in Leeds was 37.6 years. This compared with an average age for England and Wales of 38.6 years. 68% of the population in Leeds are generally in good health, 21% are in fairly good health and 9% not in good health. 17% of the population were reported to be living with a long-term illness. The overall death rate in Leeds has fallen by about 5% in the last 10 years but there are still discrepancies across the City. Children born in the City's disadvantaged neighbourhoods have a life expectancy which is 8 to 10 years shorter than those in the wealthier areas.

SOCIAL DEPRIVATION

- 4.92 Around 15,000 people in Leeds, almost 20% of the population, live in areas officially rated as amongst the most deprived in the country. The Index of Deprivation 2000 showed that 12 of the 33 wards in Leeds were in the top 20% of deprived wards in England. While unemployment is low for the City as a whole, there are some areas in Leeds that experience rates of unemployment at double the City's average. There are similar inequalities in house prices, educational achievement, health and crime.

LEISURE, RECREATION AND TOURISM

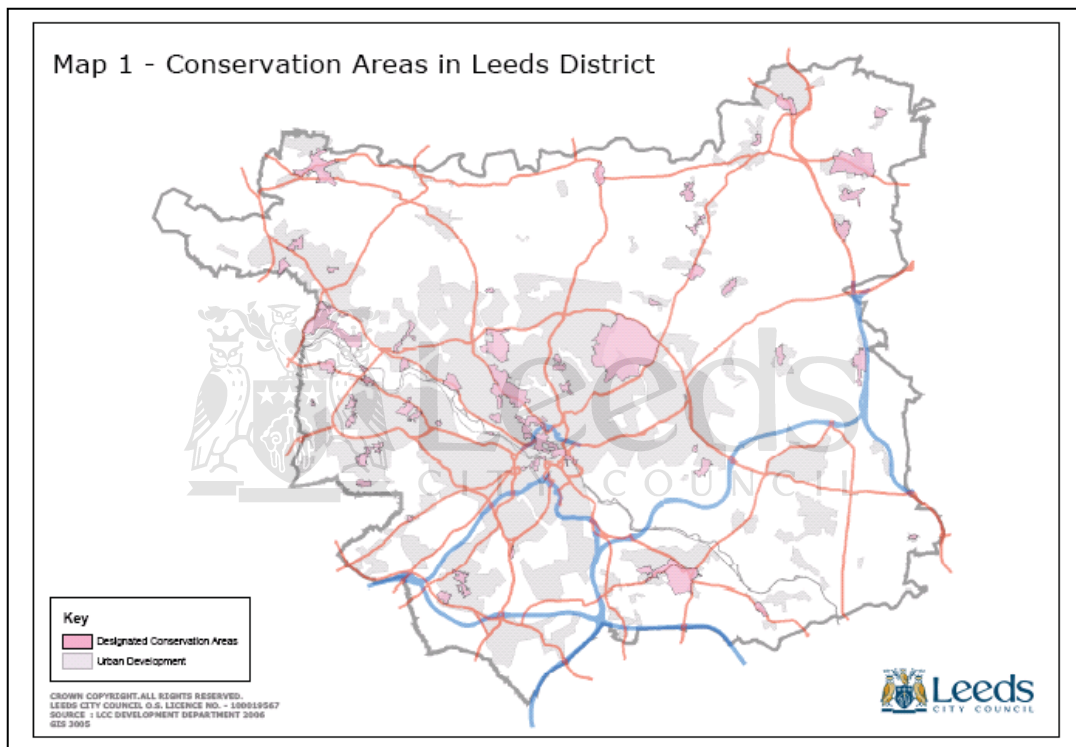
- 4.93 Leeds hosts its football club Leeds United at the Elland Road Stadium. There is also rugby league with Leeds Rhinos and rugby union with Leeds Tykes. Yorkshire County Cricket at Headingley provides the venue for test match cricket. There are 818 playing pitches within the District however the Council has not yet carried out an evaluation of the quality, quantity and accessibility of provision.

- 4.94 Four of the City's parks hold 'green flag' status. These are spread across the District at Golden Acre, Lotherton Hall, Pudsey Park and Temple Newsam Estate.
- 4.95 The City is an important destination for both business and leisure tourism. The tourism industry in Leeds has developed rapidly and substantially in recent years. According to the Yorkshire Tourist Board in 2002 there were:
- 1.34m "staying trips to Leeds, generating an estimated £198.2m
 - 10m visitor day trips to the city, generating expenditure of £238m
- 4.96 Leeds possesses a varied mix of leisure and cultural resources and experiences. The City has seen the continued success of flagship arts and heritage organisations including: West Yorkshire Playhouse, Opera North, Northern Ballet Theatre, Phoenix Dance and the Henry Moore Institute. These have helped to attract other major arts and heritage investments, including the Royal Armouries and the Thackray Medical Museum. Leeds City Council operates seven museums and galleries which hold a number of important nationally designated collections, attracting almost 330,000 visitors and users each year. Each year Leeds also hosts one of the largest programmes of free concerts and events in the UK.

HISTORIC ENVIRONMENT

- 4.97 Conservation Areas: There are 63 Conservation Areas in Leeds covering an approximate area of 2167 hectares in total (2003 figures). These range from the City Centre, suburbs such as Headingley and Roundhay, and some towns and villages, including Otley, Wetherby and Pudsey.

Figure 4.10: Conservation Areas in Leeds District



- 4.98 **Listed buildings:** Leeds possesses a remarkable range of buildings and structures which are listed, which means they are included in the National List of Buildings of Special Architectural or Historical Interest, and thereby given special protection. The table below shows the number of Listed buildings in the Leeds district (as at April 2003). This list is continuing to grow as further buildings are identified and researched by English Heritage.

Number and Grade of Listed Buildings in Leeds District

Total no. of listed buildings (April 03)	Grade I	Grade II*	Grade II
2442	48	101	2293

- 4.99 Since 1998 English Heritage has maintained and published an annual *register of buildings at risk*, which lists details of all Grade I, II and structural scheduled monuments known to be 'at risk' on the basis of condition and (where appropriate) occupancy.

Entries on the Yorkshire region 'Register of Buildings at Risk' in Leeds District (1999-2003)

1999	2000	2001	2002	2003	Aggregate change since 1999
12	12	13	12	12	0

- 4.100 **Historic Parks and Gardens:** English Heritage also maintains registers of both Historic Parks and Gardens and Historic Battlefields. Leeds has 11 historic parks and gardens (including two cemeteries), and one historic battlefield at Adwalton Moor near Drighlington.

Number and grade of Historic Parks and Gardens In Leeds District

Number of registered historic parks and gardens (Aug 03)	Grade I	Grade II	Grade III	Approximate area (ha)
12	2	1	9	1600

- 4.101 **Scheduled Ancient Monuments:** Special status and protection is given to the oldest sites and structures in the district by their designation as Scheduled Ancient Monuments. These sites are strictly controlled by English Heritage, and Leeds now has 57 such sites.

The SA Framework, including objectives, targets and indicators

- 4.102 The main aim of SA is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of the SPD. To ensure that the SPD has taken on board relevant sustainability issues, a set of sustainability appraisal objectives were used to test the performance of the SPD in sustainability terms.
- 4.103 The following objectives have been drawn from those in the Leeds Guide to SA and are relevant to the SA of the SPD. Together with the sub-objectives, the objectives have been used to form the appraisal framework against which the SPD has been assessed. These objectives and sub-objectives are shown in table 4.8 below.

Table 4.11 Objectives and sub-objectives

SA OBJECTIVES	SA SUB-OBJECTIVES
1. Maintain or improve good quality employment opportunities and reduce the disparities in the Leeds' labour market.	<ul style="list-style-type: none"> a. Will it maintain or improve current employment rates in Leeds? b. Will it raise average earnings? c. Will it support employment opportunities for people who live in or close to the area? d. Will it help develop the skills of people who live in or close to the area? e. Will it support equal employment opportunities? f. Will it reduce the disparities in employment rates between deprived and affluent parts of Leeds? g. Will it reduce the high rates of unemployment among black and ethnic minority groups? h. Will it improve access to affordable and quality childcare?
2. Maintain or improve the conditions which have enabled business success, efficient economic growth and investment.	<ul style="list-style-type: none"> a. Will it support existing businesses? b. Will it encourage investment? c. Will it improve productivity and competitiveness? d. Will it encourage rural diversification? e. Will it reduce slowness in negotiations over s106 agreements? f. Will it increase openness in obligations? g. Will it help reduce unpredictability for developers about the size and type of obligations they are likely to be asked for? h. Will it increase accountability over how funds gathered by s106 agreements are spent?
3. Increase participation in education and life-long learning and reduce the disparity in participation and qualifications achieved across Leeds.	<ul style="list-style-type: none"> a. Will it provide accessible training and learning opportunities for adults and young people? b. Will it increase participation in education and qualifications in disadvantaged communities? c. Will it increase participation in education and qualifications among BME groups?
4. Improve conditions and services that engender good health and reduce disparities in health across Leeds	<ul style="list-style-type: none"> d. Will it promote healthy life-styles, and help prevent ill-health? e. Will it create a better balance between primary and hospital services, and make more health services available locally? f. Will it address health inequalities across Leeds?
5. Reduce overall rates of crime, and reduce the disparities in crime rates across Leeds.	<ul style="list-style-type: none"> a. Will it encourage crime reduction through design? b. Will it help address the causes of crime? c. Will it help reduce the fear of crime? d. Will it help to reduce disparities in crime rates across Leeds?
6. Maintain and improve culture, leisure and recreational activities that are available to all	<ul style="list-style-type: none"> a. Will it increase provision of culture, leisure and recreational (CLR) activities/venues? b. Will it increase non-car based CLR activities? c. Will it increase participation in CLR activities by tourists and local people d. Will it preserve, promote and enhance local culture and heritage? e. Will it improve access and affordability of CLR facilities?
7. Improve the overall quality of housing and reduce the disparity in housing markets across Leeds?	<ul style="list-style-type: none"> a. Will it make housing available to people in need (taking into account requirements of location, size, type and affordability)? b. Will it reduce (the risk of) low housing demand in some parts of the city, and reduce the number of empty properties? c. Will it increase the availability of affordable housing, especially in high demand areas? d. Will it help improve the quality of the housing stock and reduce the number of unfit homes? e. Will it improve energy efficiency in housing to reduce fuel-poverty and ill-health? f. Will it encourage the use of sustainable design and sustainable

SA OBJECTIVES	SA SUB-OBJECTIVES
	building materials in construction?
8. Increase social inclusion and active community participation	<p><i>Social inclusion</i></p> <ul style="list-style-type: none"> a. Will it provide more services and facilities that are appropriate to the needs of ethnic minorities, older, young and disabled people? b. Does it enable less-well resourced groups to take part? c. Does it take steps to involve difficult to reach groups? d. Will it increase financial inclusion? <p><i>Community participation</i></p> <ul style="list-style-type: none"> e. Will it give the community opportunities to participate in decisions? f. Will local community organisations be supported to identify and address their own priorities?
9. Increase community cohesion	<ul style="list-style-type: none"> a. Will it build better relationships across diverse communities and interests? b. Will it increase people's feelings of belonging? c. Will it encourage communities to value diversity? d. Could it create or increase tensions and conflict locally or with other communities?
ENVIRONMENTAL OBJECTIVES	
10. Increase the availability of parks and greenspace and improve the quality of greenspace.	<ul style="list-style-type: none"> a. Will it improve the availability of publicly accessible parks and greenspace? b. Will it address deficiencies of greenspace in areas that are under-provided? c. Will it improve the quality and management of parks and greenspace across Leeds? d. Will it improve the security of greenspace?
11. Minimise the pressure on greenfield land by efficient land use patterns that make good use of derelict and previously used sites & promote balanced development	<ul style="list-style-type: none"> a. Does it make efficient use of land by promoting development on previously used land, re-use of buildings and high densities? b. Will it promote the development of communities with accessible services, employment, shops and leisure facilities?
12. Maintain and enhance, restore or add to biodiversity or geological conservation interests	<ul style="list-style-type: none"> a. Will it protect and enhance existing habitats, especially priority habitats identified in the UK and the Leeds Biodiversity Action Plan? b. Will it protect and enhance protected and important species? (Important species are those identified in the UK and the Leeds BAP.) c. Will it protect and enhance existing designated nature conservation sites? d. Will it provide for appropriate long term management of habitats? e. Will it make use of opportunities to create and enhance habitats as part of development proposals? f. Will it protect / mitigate ecological interests on previously-developed sites? g. Will it protect sites of geological interest?
13. Reduce greenhouse gas emissions	<p>Will it reduce greenhouse gas emissions from:</p> <ul style="list-style-type: none"> a. Households? b. Commercial and industrial activities? c. Transport, agriculture, landfill & mining?
14. Improve Leeds' ability to manage extreme weather conditions including flood risk and	<p><i>Flood Risk</i></p> <ul style="list-style-type: none"> a. Will it prevent inappropriate development on flood plains and prepare for the likelihood of increased flooding in future? <p><i>Other climate change effects</i></p>

SA OBJECTIVES	SA SUB-OBJECTIVES
climate change	<ul style="list-style-type: none"> b. Will it improve the capacity to cope with the increases in strong winds and storms? c. Will it improve the capacity to cope with higher temperatures?
15. Provide a transport network which maximises access whilst minimising detrimental impacts	<ul style="list-style-type: none"> a. Will it reduce the need to travel by increasing access to key services and facilities by means other than the car? b. Will it ease congestion on the road network? c. Will it provide/improve/promote information about alternatives to car-based transport? d. Will it reduce the number of journeys by personal motor transport and by air? e. Will it make the transport/environment attractive to non-car users? f. Will it encourage freight transfer from road to rail and water? g. Will it encourage employers to develop green travel plans for staff travel to/from work and at work? h. Will it reduce the causes of transport-related accidents?
16. Increase the proportion of local needs that are met locally	<ul style="list-style-type: none"> a. Will it support the use of more local suppliers for agriculture, manufacture, construction, retailing and other services? b. Will it ensure that essential services (e.g. employment, health services and shops) and resources to serve communities are within reasonable non-car based travelling distance? c. Will it provide appropriate housing for local needs? d. Will it support the vibrancy of city, town and village centres? e. Will it encourage ICT links to connect isolated and disadvantaged communities to services and resources?
17. Reduce the growth in waste generated and landfilled.	<ul style="list-style-type: none"> a. Will it minimise waste? b. Will it promote re-use, recovery and recycling of waste? c. Will it provide facilities for recycling and recovering waste?
18. Reduce pollution levels	<ul style="list-style-type: none"> a. Will it promote the clean-up of contaminated land? b. Will it reduce air, water, land, noise and light pollution? c. Will it reduce the risk of pollution incidents and environmental accidents? d. Will it promote neighbourhood cleanliness?
19. Maintain and enhance landscape quality	<ul style="list-style-type: none"> a. Will it maintain and enhance areas of high landscape value? b. Will it protect and enhance individual features such as hedgerows, dry stone walls, ponds and trees? c. Will it increase the quality and quantity of woodland features in appropriate locations and using native species? d. Will it protect and enhance the landscape quality of the City's rivers and other waterways? e. Will it take account of the geomorphology of the land?
20. Maintain and enhance the quality and distinctiveness of the built environment	<ul style="list-style-type: none"> a. Will it ensure new development is well designed and appropriate to its setting? b. Will it ensure development is consistent with Leeds City Council design guidance for the built, natural and historic environment? c. Will it support local distinctiveness?
21. Preserve and enhance the historic environment	<ul style="list-style-type: none"> a. Will it protect and enhance sites, features and areas of historical, archaeological and cultural value in urban and rural areas? b. Will it protect and enhance listed buildings, conservation areas and other designated historic features and their settings?
22. Increase the efficient use of energy and natural resources and promote sustainable design.	<ul style="list-style-type: none"> a. Will it increase energy and water efficiency in all sectors? b. Will it increase energy from renewable sources? c. Will it promote the energy, water and resource efficiency of buildings? d. Will it increase sustainable urban drainage? e. Will it increase efficiency in use of raw materials? f. Will it minimise the loss of high quality agricultural land and

SA OBJECTIVES	SA SUB-OBJECTIVES
	soils? g. Will it support reduced resource use by business?

Main social, environmental and economic issues and problems identified

4.104 The key sustainability issues for this SPD are set out in the table below. The issues have been identified using analysis of the relevant plans, programmes and policies, the baseline data and background studies and through officer workshops. It should be noted that this is not an exhaustive list but acknowledges those which are a priority for this SPD.

Sustainability issues and problems	
Key issues and problems	Supporting Evidence / Source
The need to create and maintain cohesive communities.	<i>SA Objectives workshop February 2005</i> <i>PPS3 Housing</i>
The need to ensure that all neighbourhoods across the city are decent places where people want to live.	Nearly 1 in 5 people in Leeds live in neighbourhoods that are among the worst 10% in the country. <i>Leeds Housing Partnership</i> <i>Leeds Regeneration Plan</i>
The need to improve health and reduce health inequalities.	There is poor health among disadvantaged groups. Deaths from coronary heart disease in some wards are nearly double those in others. Life expectancy is similar to the national average, but much lower in some wards. Obesity is a growing problem especially amongst children. <i>Neighbourhood Renewal Strategy</i> <i>Health and Well Being Scrutiny Board into Childhood Obesity</i>
The need to tackle high rates of crime and the fear of crime.	Although recorded crime in the whole of Leeds is decreasing, some wards still suffer high rates. Domestic burglary varies from 11 per 1000 households in the lowest ward to over 126 in the highest. Burglary and anti-social behaviour are particular concerns, with ethnic minority groups feeling particularly unsafe. <i>Neighbourhood Renewal Strategy</i> <i>Vision for Leeds 2004-2020</i>
There are still significant problems with housing condition and amenity throughout the city and in	A huge gap exists between parts of the city where housing markets are buoyant and those where markets are stagnant or in decline. 21% of Leeds housing is at risk of changing or low demand. Of

Sustainability issues and problems	
Key issues and problems	Supporting Evidence / Source
<p>specific areas. The need for affordable housing has increased.</p>	<p>these $\frac{2}{3}$ is social rented and $\frac{1}{3}$ privately owned or rented.</p> <p>There is a shortage of affordable housing. 1889 affordable housing units pa over 15 years are needed.</p> <p>More than a quarter of Leeds households are fuel poor (41% local authority homes, 18% owner occupied, 9% housing association). This is likely to get worse with rising fuel bills.</p> <p>8% of households are overcrowded.</p> <p><i>Leeds State of the Environment Report</i> <i>Leeds Strategic Housing Market Assessment 2007</i> <i>Leeds Housing Strategy 2002/3-2006/7</i> <i>Leeds Regeneration Plan</i></p>
<p>Increase involvement and achievement in further education or higher level skills development to build successful knowledge based local and regional economies.</p>	<p>Nearly a third of people aged between 16 and 74 who live in Leeds have no qualifications at all.</p> <p>There is a huge variation in educational achievement across the city. The proportion of school leavers with 5 or more GCSEs at grades A*-C ranges from 4% in some schools to 70% in others.</p> <p><i>Vision for Leeds 2004-2020</i> <i>Neighbourhood Renewal Strategy</i></p>
<p>A significant proportion of the population has difficulty accessing mainstream financial services, and relies on the “sub prime” money lending market with very high levels of interest, often several hundred percent.</p>	<p>Lone parents, workless households and social housing tenants are likely to be disproportionately at risk of financial exclusion.</p> <p><i>Financial Exclusion Research by LCC</i></p>
<p>Access to local services is poor in some parts of the city and especially in rural areas. Ethnic minority groups want services that are more appropriate to their needs.</p>	<p>This will become an increasing problem with the growth in the proportion of elderly people.</p> <p><i>Vision for Leeds 2004-2020</i></p>
<p>There is a need to prioritise development on brownfield sites in accessible locations in preference to greenfield sites.</p>	<p>Seek to ensure 80% of housing development is on brownfield land thereby minimising the amount of greenfield sites taken for development.</p> <p><i>PPS3</i> <i>Regional Spatial Strategy</i> <i>Vision for Leeds</i></p>
<p>To need to make sure that everyone in Leeds is able to</p>	<p>The need to increase the quantity, quality and</p>

Sustainability issues and problems	
Key issues and problems	Supporting Evidence / Source
walk, or have easy access, to a local open green area and be able to see a tree or green space wherever they are.	<p>accessibility of parks and greenspace.</p> <p>The availability of public high quality greenspace and opportunities for recreation and active lifestyles varies considerably between local areas.</p> <p><i>Vision for Leeds</i></p> <p><i>Leeds State of the Environment Report</i></p>
The energy efficiency of housing and the rate of renewable energy generation need to be increased substantially.	<p>Regional greenhouse gas emissions are forecast to increase at a rate of 1% to 1.5% per year up to 2010.</p> <p><i>Yorkshire Forward, Regional Greenhouse Gases Emissions Monitoring and Modelling Study, November 2002</i></p>
There will be increased likelihood of flooding.	<p>Over the next 100 years temperatures in the region may rise by 3°C with wetter winters and drier summers.</p> <p>The numbers of properties at high risk of localised flooding could typically increase four-fold by 2080. (High risk means a 10% chance of flooding in any year).</p> <p><i>Leeds State of the Environment Report.</i></p> <p><i>Future Flooding Foresight Sept 2004.</i></p>
There has been a decline in important habitats and species.	<p>Top 5 habitats - magnesian limestone grassland, reedbed, lowland wet grass land, hedgerow & field margin</p> <p>Top 5 species - pasqueflower, thistle broomrape, harvest mouse, pipistrellebat, crayfish, great crested newt.)</p> <p><i>Leeds Biodiversity Action Plan – Habitats and Species Action Plans.</i></p>
The need to encourage greater recycling and composting of household waste to achieve sustainable waste management.	<p>The amount of waste generated in Leeds rose by 24% between 1998 and 2002 and is predicted to continue rising. 88% of municipal waste went to landfill in 2001/2. Trends in other wastes are not known.</p> <p>19.5% of household waste is recycled compared with the government target of 30% recycled and 45% recycled or recovered by 2010.</p> <p><i>Leeds State of the Environment Report</i></p> <p><i>Leeds Integrated Waste strategy</i></p>
The need to preserve and enhance the historic environment.	<p>Most of the City Centre of Leeds is designated as a Conservation Area and contains well over 700 listed buildings.</p>

Sustainability issues and problems	
Key issues and problems	Supporting Evidence / Source
	<i>City Centre Urban Design Strategy</i>
The need to promote high quality urban design.	<p>Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development.</p> <p><i>Planning Policy Statement 1</i></p>
Although Leeds has a strong and dynamic local economy, it is polarised. The two speed economy gap should be reduced by tackling unemployment and improving local skills.	<p>Rates of unemployment range from 1% in some wards to 12% in others with the average 4%.</p> <p><i>Neighbourhood Renewal Strategy</i></p>
There are high levels of poverty in some neighbourhoods.	<p>On average 25% of households claim means tested benefits with the figure 40% in some wards and 60 % in some neighbourhoods.</p> <p><i>Neighbourhood Renewal Strategy</i></p>
Some black and ethnic minority groups face unemployment rates twice that of the white population.	<p>There are also other disadvantaged groups that suffer high rates of unemployment and low pay levels.</p> <p><i>Census 2001& baseline data</i></p>

5. MAIN OPTIONS CONSIDERED AND HOW THEY WERE IDENTIFIED

- 5.1 The SA considered two strategic options for the SPD. Due to the nature of the SPD it was considered adequate to undertake a comparison of the sustainability impacts of not having a SPD, the 'no SPD Option', and having an SPD, the 'SPD option'.

No SPD Option

- 5.2 Under this option Leeds City Council would not produce the Affordable Housing SPD. Instead, the Council would continue to depend on the adopted UDP Review policies and supplementary guidance set out in SPG5.

SPD Option

- 5.3 The SPD provides guidance on:
- The threshold above which residential schemes will be expected to provide affordable housing;
 - The % requirements for affordable in three defined housing areas across Leeds;
 - The % split requirement between affordable tenures/type (social rented / intermediate);
 - The mix of the sizes of affordable units required;
 - The appearance of affordable housing and its location within developments;
 - Affordable prices for immediate and social rent housing;
 - Circumstances in which off-site provision or payment of a commuted sum might be appropriate.

Comparison of their social, environmental and economic effects

- 5.4 The two options were assessed against the SA objectives and their social, environmental and economic effects compared. The predicted impacts were evaluated and the results recorded using a matrix shown in table 5.1.

Assessment of No SPD Option

- 5.5 When assessed against SA objectives, the effects of the 'no SPD' option are generally considered to be beneficial overall. Existing UDP policies and SPG5 provide a mechanism for delivering affordable housing in the city, alongside market housing. The availability of housing to those who cannot afford to pay the market value provides a wider mix of housing, helping to support the local labour market, which can in turn help to reduce employment disparities (SA1). There is some debate about the effect on economic investment. It could be argued that requiring developers to provide affordable housing could deter investment by reducing development values. However, there is little evidence of this in the Leeds housing market over recent years and applicants can submit a viability assessment if they consider that a scheme is rendered unviable because of the requirement to provide affordable housing. The proportion of affordable units required also varies across the five identified housing markets in Leeds, with a lower requirement in the inner areas where viability is more of an issue and in the city centre where land values are generally higher. The rural exceptions site policy scores positively in this respect for helping to support rural diversification.

- 5.6 Existing policies and guidance have a major positive effect against the housing and social inclusion SA objectives. Provision of affordable units in new housing developments will help to improve housing quality across all levels of affordability, including social housing. Indirectly, the policies also have a positive effect in terms of health (SA4) because there is a clear links between good quality housing and health, and provision of affordable housing should help to reduce disparities in health across the city.
- 5.7 Existing policies and guidance are generally neutral in environmental terms. One minor negative effect was noted regarding the rural exceptions policy as it could lead to the development of greenfield land in rural areas, against other UDP housing policies which are promoting the development of previously developed sites first. Minor positive effects were noted against the SA objectives to increase the proportion of local needs that are met locally, maintain and enhance the quality and distinctiveness of the built environment, and increase the efficient use of energy and natural resources.

Assessment of SPD Option

- 5.8 The SPD option has similar effects to the 'no SPD' option overall because under both affordable housing, including intermediate and social housing, will be provided directly in new housing developments or through the spending of monies collected through commuted sums. Positive effects are therefore noted in terms of employment, quality of housing, social inclusion and community cohesion. However, because the threshold size of development requiring affordable housing has been lowered in the SPD (from 15 units to 5 units), and it requires a greater proportion of affordable units in some zones than the existing SPG5 (25% against 15% in the inner areas and 35% against 25% in the outer housing zone) it will provide more affordable units and is therefore more positive. The SPD should allow for provision of affordable housing close to the indicative target of 30-40% set out in the Yorkshire & Humber RSS.
- 5.9 In environmental terms, the SPD is considered to be slightly more positive overall than the 'no SPD' option. The higher proportional requirement (along with a lower threshold for inclusion of affordable housing) in outer areas should allow more locally generated needs to met locally and thus it scores positively against this objective (SA16). This approach is promoted rather than the rural exceptions site approach so the negative effect identified for the 'no SPD' is neutral because the SPD is not specifically promoting forms of development that may increase the likelihood of greenfield land being developed.
- 5.10 The SPD option should have a positive effect in terms of reducing greenhouse gas emissions (SA14) and increasing the efficient use of energy and natural resources and promoting sustainable design (SA22) as reference is made to the requirement that social rented housing must be built to *Code For Sustainable Homes*, level 3 as it is mandatory for housing funded by a Housing Corporation grant. As the SPD requires 30% of the affordable homes in a development to be social rented this should lead to increased energy efficiency standards and thus reduced greenhouse gas emissions from housing. It also scores positively against the objective to maintain and enhance the quality and distinctiveness of the built environment by requiring that affordable housing should be of no different appearance to open market housing.

Table 5.1 Options assessment

SA Objectives	No SPD	SPD
1. Maintain or improve good quality employment opportunities and reduce the disparities in the Leeds' labour market.	+	+
2. Maintain or improve the conditions which have enabled business success, economic growth and investment.	0	+
3. Increase participation in education and life-long learning and reduce the disparity in participation and qualifications achieved across Leeds.	0	0
4. Improve conditions and services that engender good health and reduce disparities in health across Leeds	+	+
5. Reduce overall rates of crime, and reduce the disparities in crime rates across Leeds.	?	?
6. Maintain and improve culture, leisure and recreational activities that are available to all	0	0
7. Improve the overall quality of housing and reduce the disparity in housing markets across Leeds?	++	++
8. Increase social inclusion and active community participation	++	++
9. Increase community cohesion	+	+
10. Increase the availability of parks and greenspace and improve the quality of greenspace.	0	0
11. Minimise the pressure on greenfield land by efficient land use patterns that make good use of derelict and previously used sites & promote balanced development	-	-
12. Maintain and enhance, restore or add to biodiversity or geological conservation interests	0	0
13. Reduce greenhouse gas emissions	0	+
14. Improve Leeds' ability to manage extreme weather conditions including flood risk and climate change	0	0
15. Provide a transport network which maximises access whilst minimising detrimental impacts	0	0
16. Increase the proportion of local needs that are met locally	+	++
17. Reduce the growth in waste generated and landfilled.	0	0
18. Reduce pollution levels	0	0
19. Maintain and enhance landscape quality	?	0
20. Maintain and enhance the quality and distinctiveness of the built environment	+	+
21. Preserve and enhance the historic environment	?	?
22. Increase the efficient use of energy and natural resources and promote sustainable design.	+	+

How social, environmental and economic objectives were considered in choosing the preferred option

- 5.11 The options assessment revealed that there were positive sustainability effects under the 'no SPD' option because the City Council currently has policies and guidance relating to the provision of affordable housing in new development. Overall, however, the SPD option should have more positive effects than the 'no SPD' option and where positive effects have been identified for both options they should be greater for the SPD option.
- 5.12 The SPD Option is likely to provide more affordable housing over the plan period, a result of lowering of the threshold above which affordable housing needs to be provided in new development and increasing the proportion of units required to be affordable in some areas. This increases the social benefits compared to the 'no SPD' option, particularly in terms of reducing disparities in the quality of housing across Leeds and in promoting greater social inclusion, and is beneficial economically providing a wider range of housing opportunities for the labour force required to support economic development.
- 5.13 The SPD option also promotes more sustainable affordable housing and good design which is likely to provide environmental benefits in terms of reducing greenhouse gas emissions, improving energy efficiency and enhancing the quality of the built environment.
- 5.14 The SPD option is the Council's Preferred Option. The option is considered to be sustainable and is likely to provide more beneficial sustainability effects than current policies and practice embodied by the 'no SPD' Option.

6. SIGNIFICANT SOCIAL, ENVIRONMENTAL AND ECONOMIC EFFECTS OF THE SPD

Introduction

- 6.1 In order to assess the social, environmental and economic effects of the SPD, a review of the SPD was undertaken to identify its main policy requirements. To simplify and speed up the process the similar policy requirements were grouped and appraised as a package. The grouped policy requirements were appraised against the SA objectives and the findings are described below. The detailed assessment findings are recorded in a matrix a summary of the matrix is shown in Table 6.1 below.

Thresholds and Percentage Requirements for Affordable Housing (Sections 6 - 8 of the SPD)

- 6.2 These policy requirements set the threshold of development size above which affordable housing provision will be required and the proportion of the total number of dwellings which are required to be affordable. The percentage requirement differs across three identified housing zones in the district.
- 6.3 The policy requirement will provide more affordable housing overall and will have a particular influence outside the city centre, where the percentage requirements are being increased compared to the current SPG. The lowering of the threshold from the 15 dwelling minimum set out in national guidance to 5 dwellings will result in an increase in affordable housing provision in areas where there is a greater amount of smaller scale development. This will particularly influence affordable housing provision in rural areas.
- 6.4 The policy requirements will have a beneficial economic effect by helping to spread affordable housing out across the district thus creating a more diverse mix of housing opportunities to support local labour markets. There may be some financial viability issues resulting out of the increase in the percentage requirement outside the city centre. This might particularly apply in the inner areas of the district where the requirement is being increased from 15% to 25%. If the requirement is set too high it could deter investment in new housing in these areas. This may effect development on brownfield land where abnormal development costs are generally higher. A small negative effect is therefore identified against the SA objective which seeks to minimise pressure on greenfield land. However, the SPD does make provision for the use of financial viability appraisals which could result in a lower level of provision being accepted. The use of an SPD to set out affordable housing requirement also allows developers to take account of the financial implications at the outset of a scheme and build it into their development appraisals.
- 6.5 The policy requirements should help to reduce disparities in the quality of housing and in doing so help to promote social inclusion. There may be indirect benefits in terms of reducing health disparities as there is a clear link between poor housing conditions and poor health. They will also help to better meet the identified housing needs of local areas, particularly outer areas, and in this respect they score positively against objective SA16. The effect of the policy requirement on the historic environment is uncertain. There may be additional viability issues associated with the conversion of listed building to housing if affordable housing provision is required although financial viability appraisal clause is included in the SPD to mitigate against this.

Affordable Housing Type, Mix, Appearance and Quality Policies and Defined Affordable Prices (Sections 9 – 13)

- 6.6 These policy requirements relate to type and form of affordable housing that will be provided. This includes the required split between social (30%) and intermediate affordable housing (70%); the requirement for the size of affordable houses (no. of bedrooms) provided to reflect the pro-rata the mix of all the dwellings proposed on the development; the requirement that affordable should be of no different appearance to the market houses provided and should be pepper-potted through the site; and the definition of affordable prices for social rent and immediate housing.
- 6.7 These policy requirements are generally beneficial when assessed against the SA framework with these effects being similar to the threshold and percentage requirements policies assessed above. The main differences being that these policy requirements are likely to lead to additional positive environmental effects. The requirement should have a positive effect in terms of reducing greenhouse gas emissions (SA14) and increasing the efficient use of energy and natural resources and promoting sustainable design (SA22) as reference is made to the requirement that social rented housing must be built to *Code For Sustainable Homes*, level 3 as it is mandatory for housing funded by a Housing Corporation grant. As the policy requires 30% of the affordable homes in a development to be social rented this should lead to increased energy efficiency standards and thus reduced greenhouse gas emissions from housing. It also scores positively against the objective to maintain and enhance the quality and distinctiveness of the built environment by requiring that affordable housing should be of no different appearance to open market housing.

On-site and Off-site Provision and Commuted Sums (Section 14)

- 6.8 This policy requirement states that affordable housing should be provided on-site but sets out the circumstances in which off-site provision or payment of a commuted sum in lieu of on-site provision may be acceptable.
- 6.9 The policy is generally neutral as it will not greatly influence the numbers, type or quality of affordable housing provided. However, it does offer some flexibility in the way affordable housing is delivered which could be beneficial in terms of encouraging investment particularly in regeneration areas where commuted sums could be used to support the delivery of housing regeneration schemes. In this regard the policy could be beneficial in terms of promoting brownfield development.

Table 6.1. SPD Policies Assessment

SA Objectives	Sections 6-8 Threshold & % Requirements	Sections 9-13 Type, mix, appearance, quality & prices	Section 14 On-site, Off- site provision & commuted sums
1. Maintain or improve good quality employment opportunities and reduce the disparities in the Leeds' labour market.	+	+	0
2. Maintain or improve the conditions which have enabled business success, economic growth and investment.	?	?	+
3. Increase participation in education and life-long learning and reduce the disparity in participation and qualifications achieved across Leeds.	0	0	0

SA Objectives	Sections 6-8 Threshold & % Requirements	Sections 9-13 Type , mix, appearance, quality & prices	Section 14 On-site, Off- site provision & commuted sums
4. Improve conditions and services that engender good health and reduce disparities in health across Leeds	+	+	0
5. Reduce overall rates of crime, and reduce the disparities in crime rates across Leeds.	?	?	0
6. Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0
7. Improve the overall quality of housing and reduce the disparity in housing markets across Leeds?	++	++	+
8. Increase social inclusion and active community participation	++	++	?
9. Increase community cohesion	+	+	?
10. Increase the availability of parks and greenspace and improve the quality of greenspace.	0	0	0
11. Minimise the pressure on greenfield land by efficient land use patterns that make good use of derelict and previously used sites & promote balanced development	-	-	+
12. Maintain and enhance, restore or add to biodiversity or geological conservation interests	0	0	0
13. Reduce greenhouse gas emissions	0	+	0
14. Improve Leeds' ability to manage extreme weather conditions including flood risk and climate change	0	0	0
15. Provide a transport network which maximises access whilst minimising detrimental impacts	0	0	0
16. Increase the proportion of local needs that are met locally	++	++	+
17. Reduce the growth in waste generated and landfilled.	0	0	0
18. Reduce pollution levels	0	0	0
19. Maintain and enhance landscape quality	0	0	0
20. Maintain and enhance the quality and distinctiveness of the built environment	0	+	0
21. Preserve and enhance the historic environment	?	?	?
22. Increase the efficient use of energy and natural resources and promote sustainable design.	0	+	0

Scoring: ++ Major positive effect + minor positive effect 0 no effect – minor negative effect - - major negative effect ? uncertain effect

UDP Policies

- 6.9 The Affordable Housing SPD is helping to implement a number of 'saved policies' from the Leeds Unitary Development Plan (Review, 2006). These policies have not been subject to a sustainability appraisal prepared in accordance with the current regulations. It is therefore necessary to identify the likely significant social, environmental and economic effects of the relevant saved policies to ensure that they provide a sound basis for the SPD in sustainability terms.
- 6.10 The section below provides a summary of the assessment of the relevant saved UDP policies. The detailed scoring of each policy against the 22 Leeds SA objectives is set out in Table 6.2. below.

Summary Assessment of UDP Policies

H11: FOR HOUSING DEVELOPMENTS THROUGHOUT THE DISTRICT THE COUNCIL WILL NEGOTIATE WITH THE DEVELOPERS TO PROVIDE AND MAINTAIN AN APPROPRIATE PROPORTION OF AFFORDABLE HOUSES.

H12: THE CITY COUNCIL WILL NEGOTIATE THE PROPORTION AND TYPE OF AFFORDABLE UNITS APPROPRIATE ON INDIVIDUAL SITES, IN THE CONTEXT OF AN APPRAISAL OF THE EXTENT AND NATURE OF NEED FOR AFFORDABLE HOUSING IN THE LOCALITY, AND THE CHARACTERISTICS OF THE SPECIFIC SITE.

H13: PRIOR TO ANY DEVELOPMENT COMMENCING, APPLICANTS WILL BE REQUIRED TO DEMONSTRATE THAT THE AFFORDABILITY OF THE UNITS PROVIDED UNDER POLICY H11 WILL WHERE POSSIBLE BE MAINTAINED IN PERPETUITY USING:

- i A MANAGEMENT SCHEME IN ASSOCIATION WITH AN APPROPRIATE BODY, OR**
- ii A PLANNING CONDITION OR OBLIGATION TO CONTROL OCCUPANCY.**

H14: DEVELOPMENT PROVIDING AFFORDABLE HOUSING ON SMALL SITES WITHIN OR ADJOINING EXISTING VILLAGES IN RURAL AREAS NOT ALLOCATED FOR DEVELOPMENT IN THE UDP MAY BE PERMITTED EXCEPTIONALLY WHERE IT CAN BE SHOWN THAT IT WOULD MEET LOCAL HOUSING NEEDS ACCEPTED AS BEING OVERRIDING IN THE LOCALITY. 'LOCAL' AND 'LOCALITY' WILL BE DEFINED AS RELATING TO THE IMMEDIATE VILLAGE OR VILLAGES OR TO THE PARISH OR IMMEDIATELY ADJACENT PARISH OR PARISHES. SUCH DEVELOPMENT MUST ACCORD WITH POLICY H13 AND, WHERE THE SITE IS IN THE GREEN BELT, IT WILL BE NECESSARY TO SHOW THAT NO SUITABLE ALTERNATIVE SITES ARE AVAILABLE OUTSIDE THE GREEN BELT. DEVELOPMENT UNDER THIS POLICY IN THE GREEN BELT WILL BE REQUIRED TO CONFORM WITH POLICY GB17 IN APPENDIX 5 IN VOLUME 2 OF THE UDP.

Table 6.2. Affordable Housing SPD SA: Assessment of UDP policies

SA OBJECTIVES	UDP POLICY			
	H11	H12	H13	H14
1. Maintain or improve good quality employment opportunities and reduce the disparities in the Leeds' labour market.	+	0	0	0
2. Maintain or improve the conditions which have enabled business success, economic growth and investment.	?	+	0	+
3. Increase participation in education and life-long learning and reduce the disparity in participation and qualifications achieved across Leeds.	0	0	0	0
4. Improve conditions and services that engender good health and reduce disparities in health across Leeds	+	+	+	0
5. Reduce overall rates of crime, and reduce the disparities in crime rates across Leeds.	0	0	0	0
6. Maintain and improve culture, leisure and recreational activities that are available to all	0	0	0	0
7. Improve the overall quality of housing and reduce the disparity in housing markets across Leeds?	++	++	++	++
8. Increase social inclusion and active community participation	++	++	++	++
9. Increase community cohesion	+	+	+	++
10. Increase the quantity, quality and accessibility of greenspace	0	0	0	0
11. Minimise the pressure on greenfield land by efficient land use patterns that make good use of derelict and previously used sites & promote balanced development	-	+	+	-
12. Maintain and enhance, restore or add to biodiversity or geological conservation interests	0	0	0	0
13. Reduce greenhouse gas emissions	0	0	0	?
14. Improve Leeds' ability to manage extreme weather conditions including flood risk and climate change	0	0	0	?
15. Provide a transport network which maximises access whilst minimising detrimental impacts	0	0	0	?
16. Increase the proportion of local needs that are met locally	+	+	+	++
17. Reduce the growth in waste generated and landfilled.	0	0	0	0
18. Reduce pollution levels	0	0	0	0
19. Maintain and enhance landscape quality	0	0	0	?
20. Maintain and enhance the quality and distinctiveness of the built environment	0	0	0	?
21. Preserve and enhance the historic environment	0	0	0	?
22. Increase the efficient use of energy and natural resources and promote	0	0	0	0

SA OBJECTIVES	UDP POLICY			
	H11	H12	H13	H14
sustainable design.				

Scoring: ++ Major positive effect + minor positive effect 0 no effect – minor negative effect - - major negative effect ? uncertain effect

How social, environmental and economic problems were considered in developing SPD policies and UDP policies

- 6.11 The social, environmental and economic problems identified in Section 4 were considered when reviewing the SA objectives and sub objectives that were used to assess the SPD. These problems were incorporated into SA sub-objectives where necessary.
- 6.12 Overall, the policy requirements of the SPD were found to be in accordance with meeting sustainable development objectives and the SPD approach would be more sustainable than existing policy approaches. In this respect the SPD has the potential to address some of the key sustainability issues identified in Section 4.
- 6.13 Although the UDP policies have been assessed as part of this SA, there is no scope to change/modify them as they form part of the adopted plan. However, the SA found the policies to be generally sustainable and appropriate to use as the basis for an SPD which further amplifies the policies. The findings of the UDP policy appraisal can also be taken on board when developing future policies on affordable housing and these should consider the social, environmental and economic problems identified in the SA report.

Proposed mitigation measures

- 6.14 The appraisal process identified some minor negative effects of the policy requirements. The SPD contains provisions, such as the financial viability appraisal clause, which are considered to adequately address these potential negative effects and therefore no additional recommendations for mitigation measures are proposed.

7. IMPLEMENTATION & MONITORING

Links to other tiers of plans and guidance and the project level

- 7.1 The SPD is part of the Council's Local Development Framework and formalises the process of securing developer contributions as required and advised in Circular 05/2005.
- 7.2 The SPD amplifies policy set out in the Yorkshire & Humber Regional Spatial Strategy (Policy H4) and in Adopted UDP policies on affordable housing (H11, H12, H13 and H14). It is anticipated that existing UDP policies will eventually be replaced by policies in the Core Strategy which will form part of the Leeds LDF.

Proposals for monitoring

- 7.3 Monitoring allows the actual significant effects of implementation of the SPD to be tested against those predicted in the SA. It can also be used to collect baseline where gaps have been identified for use in future assessments.
- 7.4 The main direct predicted effect of the SPD will be to increase provision of affordable housing units across the district. The proposed monitoring framework will test whether this outcome is achieved and the predicted indirect sustainability benefits can then be derived. The indirect effects are more difficult to monitor as the influence of the SPD will be relatively small and influenced by a myriad of other factors. The aim of the monitoring framework is therefore to focus on the direct effects of the SPD.
- 7.5 Monitoring the sustainability impacts of the SPD should be incorporated into the overall monitoring of the LDF. Table 7.1 below proposes a monitoring framework that the Council can adopt and modify. It shows areas where SPD monitoring can be linked to LDF monitoring

Table 7.1 Monitoring framework

SA Objective	Indicator	Linkages	Frequency
SA7 – Improve the overall quality of housing and reduce the disparity in housing market across Leeds	No. of affordable units by type (social rented and immediate) granted planning permission by housing market area.	Annual Monitoring Report	Annual (in December)
	No. of affordable units by type completed	Environment & Housing Department monitoring	Annual
	% of Super Output Areas in Leeds in the top 10% & 20% most deprived SOAs in England in the Living Environment Domain	DCLG National Indices of Deprivation	Irregular

APPENDIX 1

Links to Other Policies, Plans and Programmes

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
EUROPEAN POLICIES		
European Sustainable Development Strategy (2001)		
<ul style="list-style-type: none"> • Combating poverty and social exclusion • Dealing with the economic and social implications of an aging society • Limit climate change and increase the use of clean energy; • Address threats to public health; • Manage natural resources responsibly; • Improve the transport system and land use management 	<ul style="list-style-type: none"> • Raise the employment rate to 67% for January 2005 and to 70% by 2010; increase the number of women in employment to 57% for January 2005 and to more than 60% by 2010. • Halve by 2010 the number of 18 to 24 years olds with only lower secondary education who are not in further education and training. • Increase the average EU employment rate among older women and men (55-64) to 50% by 2010. • Meet Kyoto commitment then aim to reduce atmospheric greenhouse gas emissions by an average of 1% per year over 1990 levels up to 2020. • By 2020, ensure that chemicals are only produced and used in ways that do not pose significant threats to human health and the environment. • Protect and restore habitats and natural systems and halt the loss of biodiversity by 2010. • Bring about a shift in transport use from road to rail, water and public passenger transport so that the share of road transport in 2010 is no greater than in 1998 (the most recent year for which data are available) 	Key European context
European Spatial Development Perspective		
<ul style="list-style-type: none"> • Development of a balanced and polycentric urban system and a new urban-rural relationship; • Securing parity of access to infrastructure and knowledge; and • Sustainable development, prudent management and protection of nature and cultural heritage. 	No specific targets identified	Mainly relevant at national and regional scale
Water Framework Directive (2000/60/EC)		
<ul style="list-style-type: none"> • Requires all inland and coastal waters within defined river basin districts to reach at least 'good' status by 2015. • Encourages active public consultation in the decision making process about future pollution control. Ensuring that account is taken of the environmental, economic and social implications. 	Government soon to release definitions of chemical and ecological status.	Key European context. Ensure sustainability indicators and targets include those relevant from the Water Framework Directive.
European Biodiversity Strategy		
<p>A range of objectives is identified under four themes:</p> <ul style="list-style-type: none"> • conservation and sustainable use of biological diversity • sharing of benefits arising out of the utilisation of genetic resources; • Research, identification and monitoring of information; and 	No specific targets identified	Key European context

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> education, training and awareness 		
EU Sixth Environmental Action Programme – Environment 2010: Our Future, Our Choice (2001)		
<ul style="list-style-type: none"> To stabilise the atmospheric concentrations of greenhouse gases at a level that will not cause unnatural variations of the earth's climate. To protect and restore the functioning of natural systems and halt the loss of biodiversity in the European Union and globally. To protect soils against erosion and pollution. To achieve a quality of the environment where the levels of man – made contaminants, including different types of radiation, do not give rise to significant impacts on or risks to human health. To ensure the consumption of renewable and non-renewable resources does not exceed the carrying capacity of the environment. To achieve a de-coupling of resource use from economic growth through significantly improved resource efficiency, dematerialisation of the economy, and waste prevention. 	<p>Numerous actions are identified but few specific targets other than for greenhouse gas emissions:</p> <ul style="list-style-type: none"> In the short term, the EU is committed, under the Kyoto Protocol, to achieving an 8% reduction in emissions of greenhouse gases by 2008-2012 compared to 1990 level (in the longer term a global reduction of 20-40% will be needed). 	<p>Key European context Location of uses (including affordable housing) can help to reduce the need to travel.</p>
EU Habitats Directive (92/43/EEC)		
<ul style="list-style-type: none"> Aim of directive to contribute towards ensuring biodiversity is encouraged through the conservation of natural habitats and of wild flora and fauna. - Measures should maintain and restore to a favourable conservation status, natural habitats and species of wild flora and fauna, accounting for socio-economic and cultural requirements and local characteristics. 	<p>No specific targets identified</p>	<p>Include sustainability objectives to conserve important natural habitats and improve biodiversity.</p>
EC Birds Directive (74/409/EEC)		
<p>- Provide for the protection, management and control of all species of naturally occurring wild birds in the European territory of Member States.</p> <p>- Requires measures to preserve a sufficient diversity of habitats for all species of wild birds.</p> <p>- To conserve the habitat of certain particular rare species and migratory species.</p>	<p>No specific targets identified.</p>	<p>Key sustainability issue.</p>
NATIONAL POLICIES		
Securing the Future – the UK Sustainable Development Strategy (2005)		
<p>Guiding principles:</p> <ul style="list-style-type: none"> Living within environmental limits Ensuring a strong, healthy and just society. Achieving a sustainable economy Promoting good governance Using sound science responsibly <p>Shared priorities:</p> <ul style="list-style-type: none"> Sustainable consumption and production Climate change and energy 	<p>Includes 68 strategy indicators and 20 framework indicators.</p> <p>The framework indicators are:</p> <ol style="list-style-type: none"> Greenhouse gas emissions: Kyoto target and CO2 emissions Resource use: Domestic Material Consumption and GDP Waste: arisings by (a) sector (b) method of disposal Bird populations: bird population indices (a) farmland birds (b) woodland birds (c) birds of coasts and estuaries Fish stocks: fish stocks around the UK within sustainable limits Ecological impacts of air pollution: area of UK habitat sensitive to acidification and eutrophication with critical load exceedences 	<p>Key national objectives and indicators (also targets) SA frameworks must encompass the guiding principles, shared priorities and key targets.</p> <p>SPD will provide opportunities for affordable housing for all groups, including the elderly.</p> <p>Provision of affordable housing through the planning process and the SPD policies will also contribute to improving housing for all.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> • Natural resource protection and environmental enhancement • Sustainable communities 	<p> 7. River quality: rivers of good (a) biological (b) chemical quality 8. Economic output: Gross Domestic Product 9. Active community participation: civic participation, informal and formal volunteering at least once a month 10. Crime: crime survey and recorded crime for (a) vehicles (b) domestic burglary (c) violence 11. Employment: people of working age in employment 12. Workless households: population living in workless households (a) children (b) working age 13. Childhood poverty: children in relative low-income households (a) before housing costs (b) after housing costs 14. Pensioner poverty: pensioners in relative low-income households (a) before housing costs (b) after housing costs 15. Education: 19 year olds with level 2 qualifications and above 16. Health inequality: (a) infant mortality (by socio-economic group) (b) life expectancy (by area) for men and women 17. Mobility: (a) number of trips per person by mode (b) distance travelled per person per year by broad trip purpose 18. Social justice: (<i>social measures to be developed</i>) 19. Environmental equality: (<i>environmental measures to be developed</i>) 20. Well being: (<i>measures to be developed</i>) </p> <p>Key targets are:</p> <ul style="list-style-type: none"> • Reduce greenhouse gas emissions to 12.5% below 1990 levels and move towards a 20% reduction in CO2 emissions below 1990 levels by 2010. • Improve air quality by meeting the Air Quality Strategy targets for carbon monoxide, lead, nitrogen dioxide, particles, sulphur dioxide, benzene and 1,3 butadiene. • Enable at least 25% of household waste to be recycled or composted by 2005-06, with further improvements by 2008. • Reverse the long-term decline in the number of farmland birds by 2020, as measured annually against underlying trends. • Bring into favourable condition, by 2010, 95% of all nationally important wildlife sites. • Improve river water quality, as measured by compliance with River Quality Objectives. • Raise the trend rate of growth (GDP) over the economic cycle. • Narrow the gap in productivity with our major industrial competitors. • Increase voluntary and community engagement, especially amongst those at risk of social exclusion. • Reduce crime by 15% and further in high crime areas, by 2007-08. • Increase the employment rate and reduce the difference between the employment rates of disadvantaged groups and the overall rate. • Halve the number of children in relative low-income households between 1998-99 and 2010-11. • Reduce the proportion of children living in workless households by 5% between spring 2005 and spring 2008. • Increase the stock of Ofsted-registered childcare by 10% by 2008. 	

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
	<ul style="list-style-type: none"> • Increase the take-up of formal childcare by lower income families by 50% by 2008. • Reduce the proportion of young people not in education, employment or training by 2 percentage points by 2010. • Increase the proportion of older people being supported to live in their own home by 1% annually in 2007 and 2008. • Eliminate fuel poverty in vulnerable households in England by 2010. • Increase the proportion of 19 year olds who achieve at least NVQ level 2 by 3 percentage points between 2004 and 2006, and a further 2 percentage points between 2006 and 2008, and increase the proportion of young people who achieve level 3. • Reduce health inequalities by 10% by 2010 as measured by infant mortality and life expectancy at birth. • Substantially reduce mortality rates by 2010: a) from heart disease and stroke and related diseases by at least 40% in people under 75, with at least a 40% reduction in the inequalities gap between the fifth of areas with the worst health and deprivation indicators and the population as a whole; b) from cancer by at least 20% in people under 75, with a reduction in the inequalities gap of at least 6% between the fifth of areas with the worst health and deprivation indicators and the population as a whole; and c) from suicide and undetermined injury by at least 20%. • Halt the year-on-year rise in obesity among children under 11 by 2010. • By 2010, increase the use of public transport (bus and light rail) by more than 12% in England compared with 2000 levels, with growth in every region. • Improve the accessibility of services for people in rural areas. • Reduce the number of people killed or seriously injured in Great Britain in road accidents by 40% and the number of children killed or seriously injured by 50%, by 2010 compared with the average for 1994-98. • By 2010, bring all social housing into a decent condition with most of this improvement taking place in deprived areas, and for vulnerable households in the private sector, including families with children, increase the proportion who live in homes that are in decent condition. 	
PPS1: Delivering Sustainable Development (ODPM 2004)		
<p>Sustainable development is identified as the key principle underlying planning. Planning is charged with addressing sustainable development through:</p> <ul style="list-style-type: none"> • Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; • Contributing to sustainable economic development; • Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; • Ensuring high quality development through good and inclusive design, and the efficient use of resources; and, 	<p>No specific targets identified.</p> <p>Key policy context and interpretation of how planning should address sustainable development i.e.</p> <ul style="list-style-type: none"> • facilitate and promote environmentally sustainable and socially inclusive patterns of urban and rural development • protect the natural & historic environment • promote a strong, stable, and productive economy that aims to bring jobs and prosperity for all • Plan for the needs of housing, of industrial development, of the exploitation of raw materials such as minerals, of retail and commercial development, and of leisure and recreation – taking into account issues such as accessibility and sustainable transport needs, 	<p>The Affordable Housing SPD will promote socially inclusive communities through achieving affordable housing in a range of tenures and mixes on housing developments.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community. 	<p>the provision of essential infrastructure, including of sustainable waste management, and the need to avoid flood risk and other natural hazards</p> <ul style="list-style-type: none"> Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing 	
PPS1: Planning and Climate Change – Supplement to PPS1		
<p>The supplement to PPS1 sets out how planning should contribute to reducing emissions and stabilising climate change and take into account unavoidable consequences.</p> <p>Planning should, in providing for the homes, jobs, services and infrastructure needed by communities, and in renewing and shaping the places where they live and work, secure the highest viable resource and energy efficiency and reduction in carbon emissions.</p>	<p>The planning system needs to support the delivery of the timetable for reducing carbon emissions from domestic and non domestic buildings. Building a Greener Future (policy statement 2007) sets out a progressive tightening of Building Regulations to require major reductions in carbon emissions from new homes to get to zero carbon by 2016.</p> <p>When proposing any local requirement for sustainable buildings planning authorities should:- specify the requirement in terms of achievement of nationally described sustainable building standards, for example in the case of housing by expecting identified housing proposals to be delivered at a specific level of the Code for Sustainable Homes.</p>	<p>Cost of green housing may impinge on viability of schemes providing affordable housing.</p> <p>This will be covered in the Core Strategy and is applicable to all housing developments, not just affordable housing.</p> <p>Para 33 states that, in the case of housing development, local planning authorities should 'demonstrate that the proposed approach is consistent with securing the expected supply and pace of housing development...and does not inhibit the provision of affordable housing.'</p>
PPG2: Green Belts (DETR 1999)		
<ul style="list-style-type: none"> Provide access to the open countryside for the urban population; Provide opportunities for outdoor recreation and sport near urban areas; Retain attractive landscapes and enhance landscape close to where people live; Improve damaged and derelict land around towns contributing to urban regeneration; and Retain land in agriculture, forestry and related uses. <p>The construction of new buildings inside a Green Belt is inappropriate unless for certain purposes, including 'limited infilling in existing villages...and limited affordable housing for local community needs.' Annex E of PPG2 explains this further by stating; 'The release, exceptionally, for small-scale, low cost housing schemes of other sites within existing settlements, which would not normally be considered for development under such policies, would..be a matter of judgement of the local planning authority, having regard to all material considerations, including the objectives of Green Belt policy and evidence of local need.'</p>	<p>No specific targets identified</p>	<p>The SPD will have to consider issues around rural exception policies and how to achieve more affordable housing in more rural areas and areas of high demand.</p>
PPS3: Housing (DCLG 2006)		
<p>The specific outcomes that the planning system should deliver are:</p> <ul style="list-style-type: none"> High quality housing that is well-designed and built to a high standard. A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural. 	<ul style="list-style-type: none"> 60% of new housing should be provided on previously developed land and through conversion of existing buildings The RSS should set a regional target for development on previously developed land Encourage housing development which makes more efficient use of land – a minimum of 30 dwellings per hectare Local Development Documents to be informed by evidence base, 	<p>Leeds Strategic Housing Market Assessment to inform the Affordable Housing SPD and the SPD will need to deliver key affordable housing targets/indicators as detailed in PPS3.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> • A sufficient quantity of housing taking into account need and demand and seeking to improve choice. • Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure. • A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate. 	<p>including a Strategic Housing Market Assessment</p> <ul style="list-style-type: none"> • Local Planning Authorities should set an overall (ie. Plan-wide) target for the amount of affordable housing to be provided • Separate targets for social rented and intermediate affordable housing should be set where appropriate. 	
Consultation Paper on a new PPS4: Planning for Sustainable Economic Development (DCLG, December 2007)		
<p>Economic growth generates wealth and raises living standards: The planning system affects productivity and employment – the two drivers of economic growth – and influences wider economic objectives such as regeneration and the provision of new housing which contribute to quality of life.</p>	<p>Various, including; Assess existing supply through an employment land review. Where possible undertake housing and employment land use reviews at the same time to ensure a full assessment of competing land uses is made.</p>	<p>Annex A: Data, refers to House affordability data; the ratio of lower quartile house prices to lower quartile earning, available by region, being an indication of housing need. (Land Registry & ONS).</p>
PPS6: Planning for Town Centres (ODPM, 2005)		
<p>Key objective for town centres is to promote their vitality and viability by:</p> <ul style="list-style-type: none"> • planning for the growth and development of existing centres; and • promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all. <p>Other objectives are:</p> <ul style="list-style-type: none"> • enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow choice to meet the needs of the entire community, and particularly socially-excluded groups; • supporting efficient, competitive and innovative retail, leisure, tourism and other sectors, with improving productivity; and • improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport. <p>Housing is listed as an important element in most mixed use, multi-storey developments</p>	<p>No specific targets</p>	<p>The City Centre has seen a surge in housing developments (flats) over recent years. The SPD will explore opportunities for provision of affordable housing including the city centre.</p>
PPS7: Sustainable Development in Rural Areas (ODPM, 2004)		
<ul style="list-style-type: none"> • Raise the quality of life and the environment in rural areas; • Promote more sustainable patterns of development; • Promoting diverse and thriving rural enterprise that provides a range of jobs and underpins strong economies; and • Promote sustainable, diverse and adaptable agriculture sectors <p>Key principles include; 'Good quality, carefully-sited accessible development within existing towns and villages should be allowed where it benefits the local economy and/or community (eg affordable housing for identified local needs); maintains or enhances the local environment; and does not conflict with other planning policies';</p>	<p>No specific targets</p>	<p>Achieving more affordable housing in rural areas to be explored through the SPD.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<p>'New building development in the open countryside away from existing settlements, or outside areas allocated for development in development plans, should be strictly controlled; the Government's overall aim is to protect the countryside for the sake of its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, the wealth of its natural resources and so it may be enjoyed by all.'</p>		
PPS9: Biodiversity & Geological Conservation (ODPM, 2005)		
<ul style="list-style-type: none"> • Ensure policies are based upon up to date information about environmental characteristics of the area; • Aim to maintain, enhance or add to biodiversity and geological conservation interests; • Promote opportunities to incorporate beneficial biodiversity and geological features with development; • Permit proposals where the principal objectives is to conserve or enhance biodiversity and geological conservation interests; • Consider whether development can be accommodated without causing harm to biodiversity/geological interests. • Indicate the location of designated sites of importance for biodiversity and geodiversity, making clear distinctions between the hierarchy of international, national, regional and locally designated sites; and • Identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies. 	No specific targets	Key sustainability issue, of particular relevance when considering achieving more affordable housing in rural areas.
PPS11: Regional Spatial Strategies (ODPM, 2004)		
<ul style="list-style-type: none"> • LDDs must be in general conformity with RSS. 	No specific targets.	The SPD should be in conformity with the Regional Spatial Strategy .
PPS12: Local Spatial Planning (ODPM, 2004)		
<ul style="list-style-type: none"> • Sets out the process and guiding principles for producing LDDs • A planning authority may prepare SPDs to provide greater detail on the policies in its DPDs. SPDs should not be prepared with the aim of avoiding the need for the examination of policy which should be examined. 	Key milestones for preparations of a LDD.	The Affordable Housing SPD will need to be set out in accordance with PPS12.
PPG13: Transport (DTLR, 2001)		
<ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight; • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and • Reduce the need to travel, especially by car. 	No specific targets.	New housing development, (including affordable housing) should be located in places which help to reduce the need to travel.
PPG15: Planning and the Historic Environment (DoE, 1994)		

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> • Provide effective protection for all aspects of the historic environment; • Reconcile the need for economic growth with need protect the historic and natural environment • Define the capacity of the historic environment to accommodate change • Identify opportunities which the historic fabric of an area can offer as a focus for regeneration 	No specific targets	No specific implications. New development should not impact adversely on historic buildings and areas.
PPG16: Archaeology and Planning (DoE 1990)		
<ul style="list-style-type: none"> • Provide effective protection, enhancement and preservation of sites of archaeological interest and of their setting. 	No specific targets.	No specific implications. New development should be located so that it does not impact adversely on sites of archaeological interest.
PPG17: Planning for Open Space, Sport and Recreation		
<ul style="list-style-type: none"> • Existing open space, sports/recreational buildings and land should not be built on unless an assessment has been undertaken which has shown the open space or buildings and land to be surplus; • Open space and sports/recreational facilities that are of high quality, or of particular value should be given protection <p>General principles for new open space and sports and recreational facilities:</p> <ul style="list-style-type: none"> • Promote accessibility by walking, cycling and public transport, and for people with disabilities; • Locate more intensive recreational uses in sites where they can contribute to town centre vitality and viability; • Avoid loss of amenity to residents, neighbouring uses or biodiversity; • Improve the quality of the public realm through good design; • Provide areas of open space in commercial and industrial areas; • Enhance the range and quality of existing facilities; • Consider security and personal safety; and • Consider surplus land for open space, sport or recreational use; 	Planning authorities should produce Strategies for Open Space and recreation which set out policies/standards for the quantity, quality and accessibility of different forms of open space.	No specific implications. Need to ensure people have the opportunity to carry out recreational activities close to where they live and work.
PPS22: Renewable Energy (ODPM, 2004) and Ministerial Statement June 2006		
<ul style="list-style-type: none"> • Renewable energy developments should be capable of being accommodated in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily; • Promote and encourage, rather than restrict, the development of renewable energy resources; • Small-scale projects can provide a limited but valuable contribution to overall outputs of renewable energy and to meeting energy needs both locally and nationally; • Should foster community involvement in renewable energy projects. 		Key sustainability issue

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
The new Ministerial Statement takes this further by adding that all new development should be encouraged to use sources of renewable energy, for example by incorporating photovoltaic cells or small wind turbines.		
PPS23: Planning and Pollution Control (ODPM, 2004)		
<ul style="list-style-type: none"> Facilitate development on and remediation of existing contaminated and derelict land Polluting activities that are necessary for society and the economy should be so sited and planned that adverse effects are minimised; 	No specific targets.	Implications for viability considerations when considering quantity of affordable housing that can be achieved on sites.
PPG24: Planning and Noise (DoE, 2001)		
<ul style="list-style-type: none"> Provide for the separation of noise-sensitive developments from major sources of noise (existing or programmed). 	No specific targets.	Affordable housing to be appropriately located.
PPS25: Development and Flood Risk (DCLG 2006)		
Sets out government policy on development and flood risk. Aims to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding and to direct development away from areas of high risk.		Location of housing, including affordable housing, to be informed by Strategic Flood Risk Assessment (SFRA)
Circular 1/06 Planning for Gypsies and Traveller Caravan Sites		
<ul style="list-style-type: none"> Provide locations to meet the needs for gypsy and traveller caravan sites. 		Needs of specific groups for affordable housing to be considered in SPD.
England Biodiversity Action Plan		
<ul style="list-style-type: none"> A halting, and if possible a reversal, of declines in priority habitats and species, with wild species and habitats as part of healthy, functioning ecosystems; The general acceptance of biodiversity's essential role in enhancing the quality of life, with its conservation becoming a natural consideration in all relevant public, private and non-governmental decisions and policies; Biodiversity and education. 	<ul style="list-style-type: none"> Reverse the long-term decline in the number of farmland birds by 2020, as measured annually against underlying trends Bring into favourable condition by 2010 95% of all nationally important wildlife sites. 	Key national context
REGIONAL POLICIES		
The Yorkshire and Humber Plan. (Regional Spatial Strategy) (GOYH, 2008)		
Spatial vision and relevant headline outcomes: <ol style="list-style-type: none"> The long-term trend of population and investment dispersal away from the Regional Cities has been reversed. Cities and towns have been transformed and are attractive, cohesive and safe places where people want to live, work, invest and spend time in. Principal Towns are fulfilling their role as focal points for rural communities. Urban and rural economies are more diverse and competitive, creating more and better jobs. Inequalities have been reduced the health and well-being of the population has improved, and currently excluded communities and areas requiring regeneration have benefited from development and 	Delivering the core approach over 15-20 years Early years - More affordable homes provided Later years - A better mix of housing types and a balanced housing stock to meet modern needs. Policy H4: Provisional estimates of the proportion of new housing that may need to be affordable are 30-40% in Leeds	The Regional Spatial Strategy forms part of the development plan for Leeds. Local level planning policies have to be in general conformity with the RSS.

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<p>investment.</p> <p>6. People have better accessibility to opportunities and facilities, the use of public transport and walking and cycling has increased, and growth in traffic congestion and transport-related emissions has been addressed.</p> <p>7. Environmental quality has been raised, resource demands from development minimised, and the region is responding proactively to the global and local effects of climate change.</p> <p>8. The use of the region's land and existing social, physical and green infrastructure has been optimised.</p> <p>POLICY YH6: Local service centres and rural and coastal areas</p> <ul style="list-style-type: none"> • Meet locally generated needs for both market and affordable housing <p>POLICY H4: The provision of affordable housing</p> <ul style="list-style-type: none"> • Plans, strategies, programmes and investment decisions should ensure the provision of affordable housing to address the needs of local communities. 		
Communities Plan: Northern Way Growth Strategy		
<p>No specific objectives – vision is to “establish the North of England as an area of exceptional opportunity, combining a world-class economy with a superb quality of life”.</p> <p>Promotion of the Leeds City region and the Leeds / Manchester axis as a driver of the North's economic growth. Leeds City Region development programme being prepared.</p>		<p>No specific implications. Economic growth will necessitate appropriate housing provision, including the provision of affordable housing.</p>
Advancing Together: Creating a Better Yorkshire and Humber (Regional Assembly, 2003)		
<p>Yorkshire and Humber will:</p> <ul style="list-style-type: none"> • Have a world class, prosperous and sustainable economy • Have physical infrastructure and communications which meet the needs of people, businesses, places and the environment. • Have a high quality and man-made environments • Have exceptional education and training, widespread learning and skills and a healthy labour market without skills gaps or shortages • Be a socially inclusive and cohesive region. Our people will have the capacity, resources, and equitable access to quality services needed to live well. • Possess and portray the highest levels of governance in all sectors and at all levels, and the highest levels of civic participation in decision making and community life 	<p>32 indicators – see also the report 'Progress in the region'</p>	<p>Vision for regional development.</p> <p>Provides the overarching vision for the Regional Sustainable Development Framework.</p>
Regional Economic Strategy for Yorkshire and Humber 2006-15 (Yorkshire Forward, 2006)		
<ul style="list-style-type: none"> • The Strategy's six key objectives are: <ol style="list-style-type: none"> 1. More business 2. Competitive businesses 3. Skilled people 	<ul style="list-style-type: none"> • Raise the ILO Employment rate from 74.4% in 2004 to 78%-80% equating to around 155,000 – 200,000 net extra jobs • Raise GVA per worker by 25-30% from £28,300 in 2003 to between £35,000-£37,000 	<p>Provides the economic policy context for the LDF</p> <p>Promotes renewable energy, energy conservation and reduction in green house gas emissions. Also promotes development of brownfield sites to meets business needs.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> 4. To connect people to good jobs 5. Enhanced transport, infrastructure and the environment 6. Stronger cities, towns and rural communities 	<ul style="list-style-type: none"> • Increase total business stock by 25% from 32 businesses per 1,000 adults in 2004 to 40 per 1,000 adults • Raise % of people with NVQ level 2 or equivalent or higher to 80% (from 70% in 2004) and the proportion with Level 4+ from 37% in 2004 to 45% • Achieve real terms increase in transport investment in the region as a % of regional GVA from 0.9% in 2004/5 to over 1% of GVA • Raise total private sector manufacturing and services investment by 50% from £5.3bn in 2002 to £8bn. • Reduce greenhouse gas emissions by 20-25% over 1990 baseline. • Cut % of local 'super output areas' in the region in the 10% most deprived nationally from 16% to 13% - halving the gap to the national average 	
Yorkshire and Humber Regional Housing Strategy (Regional Assembly, 2003)		
<ul style="list-style-type: none"> • Regeneration and neighbourhood renewal. • Provision of sufficient new homes, creating mixed income and sustainable communities. • Improving homes to meet decent standards and aspirations. • Fair access to quality housing for all groups. <p>Context for housing policies Focuses on the social aspects of sustainability.</p> <ul style="list-style-type: none"> • Housing – new build & renewal - has a key role for urban renaissance & regeneration of neighbourhoods • Supply of affordable housing needs to be improved • Need to plan for the accommodation needs of Gypsies & Travellers. <p>Aim: To provide good quality housing and successful neighbourhoods that meet the aspiration of current and future residents.</p> <ul style="list-style-type: none"> • Strengthens alignment with the review of the Regional Economic Strategy (RES) and Regional Spatial Strategy (RSS) in order to achieve greater impact from alignment of resources and deliver results. 	<ul style="list-style-type: none"> • Reduce vacant properties from 4.3% to 3.5% by 2016 • % of all social housing becoming vacant each year • Number of properties sold at less than £20k to be reduced to NIL by 2016. • Completions of affordable homes • Average price of terraced homes compared to average annual income • No. of homelessness acceptances • No. of households in temporary accommodation • No. of households with children in B&B temporary accommodation • No. of homes judged unfit by sector • No. of social rented and private homes failing to meet decent homes standard • Reduce number of households in fuel poverty by 2010. • Tenant and resident satisfaction with accommodation reported from standard STATUS surveys • Measure of concentration of ethnic minority households • % of ethnic minority households in overcrowded homes • % of people aged 65+ in homes which do not have central heating • No of new or converted housing for people with special needs • No of homes adapted to meet needs of people with disabilities <p>West Yorkshire objectives: To tackle obsolescence in housing through reducing the supply of housing for which there is little demand and replacing it or converting it to types of housing that better match preferences and aspirations.</p> <p>To improve the quality and standard of housing for which there is demand in order to improve quality of life for residents and attract emerging and incoming households.</p>	<p>SPD will improve the supply of affordable housing</p>
Regional Sustainable Development Framework Update 2003-05 (Regional Assembly, 2003)		

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<p>15 regional aims for Sustainable Development:</p> <ul style="list-style-type: none"> • Good quality employment opportunities available to all • Conditions enabling business success, economic growth and investment • Education and training opportunities building the skills and capacities of the population • Safety and security for people and property • Conditions and services engendering good health • Culture, leisure and recreation opportunities available to all • Vibrant communities participating in decision making • Local needs met locally • A transport network maximising access whilst minimising detrimental impacts • A quality built environment and efficient land use patterns making good use of derelict sites, minimising • Travel and promoting balanced development • Quality housing available to everyone • A bio-diverse and attractive natural environment • Minimal pollution levels • Minimal greenhouse gas emissions and a managed response to the effects of climate change • Prudent and efficient use of energy and natural resources with minimal production of waste 	<p>Includes 36 indicators of Sustainable Development but no specific targets.</p>	<p>Aims and objectives for a sustainable region Framework for SA in the region.</p>
<p>West Yorkshire Housing Partnership Vision</p>		
<ul style="list-style-type: none"> • To ensure that West Yorkshire has a range of high quality housing provision and neighbourhood based services that create and maintain sustainable communities and improve the quality of life for all, economically and socially • To ensure that there is a range of housing available to meet the needs, preferences and aspirations of existing, emerging and incoming households. • To ensure that market restructuring and community regeneration and urban renaissance programmes link together to achieve a sustainable settlement pattern which recognises and supports a diversity of communities. • To maximise the funding available to support housing market renewal and to develop strategies to ensure that best use is made of those funds to deliver the market renewal programme 	<p>No specific targets</p>	<p>Provision of affordable housing will ensure a range of housing is available.</p>
<p>Golden Triangle Partnership. Partnership between Leeds, York and Harrogate to deliver affordable housing in high value areas.</p>		
<p>Vision of the Partnership is to work across traditional administrative boundaries to achieve affordable housing solutions in high value areas of North and West Yorkshire.</p> <p>The Affordable Housing Good Practice Manual outlines the best practice in relation to delivering affordable housing through Section 106 Agreements</p>	<p>The aim is to increase the availability of affordable housing within sustainable communities in the Golden Triangle area.</p>	<p>The SPD will aim to achieve more affordable housing in all areas, including the Golden Triangle area.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
West Yorkshire Local Transport Plan 2 (2006-2011)		
<ul style="list-style-type: none"> To develop and maintain an integrated transport system that supports economic growth in a safe and sustainable way and enhances the overall quality of life for the people of West Yorkshire. To improve access to jobs, education and other key services for everyone. To reduce delays to the movement of people and goods. To improve safety for all highway users To limit transport emissions of air pollutants, greenhouse gases and noise. To improve the condition of the transport infrastructure 	<ul style="list-style-type: none"> A 10% increase in overall cycling levels by 2010/11 Traffic growth in Leeds centre in the morning peak (0700-1000) from 2003/04 to 2010/11 to be restricted to 3% A 5% increase in bus patronage by 2010/11 A 40% reduction in the number of people KSI from the 1994/98 average by 2010, stretched to a 30% reduction from the 2002/04 average by 2010. A 50% reduction in the number of children KSI from the 1994/98 average by 2010, stretched to a 40% reduction from the 2002/04 average by 2010. A 10% reduction NO₂ in the Leeds AQMAs. No more than a 5% increase in 16 hour weekday traffic flows, weighted by road length, at a representative sample of sites from 2003/04 levels by 2010/11 A 20% increase in cycling trips to Leeds centre during the AM peak (0730-0930) by 2010/11. Reduce the proportion of car-based trips into central Leeds from 57% to 55% by 2010/11. Increase peak time rail patronage on local train services into Leeds by 20% to 2010/11. A 20% reduction in NOx from 2004/05 to 2010/11. 	<p>No specific implications, although affordable housing, and housing in general should be located with the aim of reducing the need to travel.</p>
LOCAL POLICIES		
Leeds UDP Review (Adopted 2006)		
<p>Incorporates four specific strategic goals and a number of thematic strategic aims.</p> <ul style="list-style-type: none"> SG1: to use the mechanism of land use planning to help to coordinate all the aims and aspirations of the Council's strategic initiatives, with the intent of improving the quality of life for all the residents of Leeds and those who use the city; SG2: to maintain and enhance the character of the District of Leeds; SG3: to ensure that the legitimate needs of the community are met; SG4: to ensure that development is consistent with the aims of sustainable development 	<p>Key saved UDP policies concerning affordable housing are:</p> <p>H11: FOR HOUSING DEVELOPMENTS THROUGHOUT THE DISTRICT THE COUNCIL WILL NEGOTIATE WITH THE DEVELOPERS TO PROVIDE AND MAINTAIN AN APPROPRIATE PROPORTION OF AFFORDABLE HOUSES.</p> <p>H12: THE CITY COUNCIL WILL NEGOTIATE THE PROPORTION AND TYPE OF AFFORDABLE UNITS APPROPRIATE ON INDIVIDUAL SITES, IN THE CONTEXT OF AN APPRAISAL OF THE EXTENT AND NATURE OF NEED FOR AFFORDABLE HOUSING IN THE LOCALITY, AND THE CHARACTERISTICS OF THE SPECIFIC SITE.</p> <p>H13: PRIOR TO ANY DEVELOPMENT COMMENCING, APPLICANTS WILL BE REQUIRED TO DEMONSTRATE THAT THE AFFORDABILITY OF THE UNITS PROVIDED UNDER POLICY H11 WILL WHERE POSSIBLE BE MAINTAINED IN PERPETUITY USING:</p> <ol style="list-style-type: none"> A MANAGEMENT SCHEME IN ASSOCIATION WITH AN APPROPRIATE BODY, OR A PLANNING CONDITION OR OBLIGATION TO CONTROL OCCUPANCY. 	<p>Existing policy context for affordable housing policy.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
	<p>H14: DEVELOPMENT PROVIDING AFFORDABLE HOUSING ON SMALL SITES WITHIN OR ADJOINING EXISTING VILLAGES IN RURAL AREAS NOT ALLOCATED FOR DEVELOPMENT IN THE UDP MAY BE PERMITTED EXCEPTIONALLY WHERE IT CAN BE SHOWN THAT IT WOULD MEET LOCAL HOUSING NEEDS ACCEPTED AS BEING OVERRIDING IN THE LOCALITY. 'LOCAL' AND 'LOCALITY' WILL BE DEFINED AS RELATING TO THE IMMEDIATE VILLAGE OR VILLAGES OR TO THE PARISH OR IMMEDIATELY ADJACENT PARISH OR PARISHES. SUCH DEVELOPMENT MUST ACCORD WITH POLICY H13 AND, WHERE THE SITE IS IN THE GREEN BELT, IT WILL BE NECESSARY TO SHOW THAT NO SUITABLE ALTERNATIVE SITES ARE AVAILABLE OUTSIDE THE GREEN BELT. DEVELOPMENT UNDER THIS POLICY IN THE GREEN BELT WILL BE REQUIRED TO CONFORM WITH POLICY GB17 IN APPENDIX 5 IN VOLUME 2 OF THE UDP.</p>	
Affordable Housing SPG		
<p>The existing Supplementary Planning Guidance (SPG) and SPG Annex provide current adopted policy. Leeds is split into 5 different housing market zones, with different requirements for affordable housing within each zone.</p>	<p>Affordable housing is required on applications for residential developments of 15 + units. Requirements vary from 15-25% affordable housing depending on location, with specified splits between social rented and submarket/intermediate types</p>	<p>The SPD will revise and update the existing policy.</p>
Leeds Housing Strategy 2005-2010 (Leeds Housing Partnership)		
<p>The vision of the Leeds Housing Strategy is to create and maintain sustainable and cohesive communities. The strategy contains actions that:</p> <ul style="list-style-type: none"> • aim to ensure that all neighbourhoods across the area are 'decent places' where people want to live; • achieve decent homes for all Leeds residents and • tackle difficulties or disadvantages in accessing housing or housing services. <p>These actions will deliver housing provision that is of a decent quality, that is well-managed and maintained and which meets the needs, requirements and where possible, the aspirations of the current or potential residents of Leeds</p>	<p>By 2010:</p> <ul style="list-style-type: none"> • 600 units of affordable housing delivered across the city. 	<p>Provision of affordable housing through the SPD will help deliver a range of housing to help create sustainable communities</p>
The Affordable Housing Plan 'Making the Housing Ladder Work. A plan for delivering affordable housing in Leeds 2007-2015'		
<p>The purpose of the plan is to:</p> <ul style="list-style-type: none"> • Make sure there are as many affordable homes in Leeds as possible • Improve access to housing for all groups in communities • Make sure that the statutory duties relating to access to housing are met <p>Affordable housing is housing for households who cannot access or afford to buy a home on the open market. These include:</p> <ul style="list-style-type: none"> • First time buyers • Low income workers unable to buy or rent in the open market 	<ul style="list-style-type: none"> • A strategic commitment to make sufficient land available at 'less than best' consideration. • A more sophisticated 'evidence based' approach to delivery which will form the basis for geographical focus on hot spots where market restructuring or affordability pressures are greatest. This will require robust and continuous housing market assessment and local housing market tracking. • Full integration of housing and planning in delivering affordable housing in order to deliver more affordable housing • Pro active monitoring and delivery of affordable housing • Supporting key worker and sub market rented provision 	<p>The SPD will play a key role in delivering the plan.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> • Low to middle income key workers unable to buy or rent in the open market • Student families • Homeless households seeking low cost home ownership • Homeless households in need of rented housing • Households in priority need • Council or RSL tenants wanting to buy • Council tenants needing a transfer to meet medical or other priority social need • Other vulnerable groups with low to middle income 	<ul style="list-style-type: none"> • Adopting a proactive approach to council owned miscellaneous properties. 	
Home Not Alone: Housing and Support Strategy for Older people in Leeds		
<p>Housing and support strategy for older people in Leeds. It aims to help integrate housing, support and care to promote the independence and well being of older people and how to influence and deliver improvements to the quality and choice of housing available for older people in the city.</p>	<p>No specific targets.</p>	<p>The SPD will need to consider provision of affordable housing for all groups in society, including the elderly.</p>
The BME Housing Strategy and Action Plan		
<p>The BME (black and minority ethnic) Housing Strategy and Action Plan have three key themes, which are:</p> <ol style="list-style-type: none"> 1. Taking Services Forward 2. Responding to Needs 3. Community Cohesion, Safety and Support 	<p>No specific targets</p>	<p>The SPD will need to consider provision of affordable housing for all groups in society, including BME groups.</p>
Student Housing Strategy		
<p>Purpose; “To provide a strategic framework for interventions aimed at housing appropriately the students coming to Leeds, in the best interest both of students and of the city; achieving a balance in provision for students throughout the city; and supporting the sustainability of areas containing student populations.”</p> <ul style="list-style-type: none"> • To welcome students to come to Leeds to study and remain in the city and support the role of the Universities and other higher and further education facilities in Leeds in meeting the needs of competitive national, regional, city-regional and local economies • To ensure provision of high quality, well-managed and affordable housing for students in a number of areas with a good range of facilities and amenities • To monitor the provision of new housing for students to establish quality and affordability of provision • To encourage a mix of purpose build accommodation for students with well-managed shared or self-contained housing provided by accredited private landlords and Registered Social Landlords and other public or not-for-profit housing providers where appropriate • To encourage a strategic and planned approach to the 	<p>No specific targets</p>	<p>The SPD will need to consider provision of affordable housing for all groups in society, including students.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<p>development of new purpose built housing for students</p> <ul style="list-style-type: none"> To ensure provision of housing for students is available across the city within a clear strategic framework and with good access to transport infrastructure and amenities To reduce the concentration of students in the Leeds 6 area To enable the regenerative contributions of students and the 'student pound' to benefit a wider range of areas To ensure that agencies providing housing to students engage in and support neighbourhood management initiatives in areas where students live and to help ensure that neighbourhoods accommodating student populations are well managed, free from nuisance and have levels of crime no higher than for the city as a whole. To support all housing providers to improve standards of tenancy and housing management To support students to live in the community and engage with those students whose behaviour is injurious to others approaches to improve the stability and sustainability of neighbourhoods in inner North West Leeds To foster positive relationships, mutual understanding and engagement between students and the communities in which they live. To ensure that this strategy contributes to wider strategic 		
Leeds Economic Strategy (2000)		
<ul style="list-style-type: none"> That Leeds should, over the next ten years, become a major European City; That Leeds should develop a successful City Centre which is renown for its attractive environment; That Leeds should strengthen and broaden its existing economic base; That all citizens of Leeds must benefit from improvements to the City; - - that Leeds should become one of Europe's leading business centres; That Leeds should become a major social and cultural centre. 	No specific targets identified.	No specific implications for SPD.
Vision for Leeds 2004-2020 – Leeds Community Strategy (Leeds Initiative, 2004)		
<p>General Objectives:</p> <ul style="list-style-type: none"> A healthy and positive society Protect peoples health, support people to stay healthy and promote equal chances of good health High quality and accessible health services Tackle behaviour that reduces harmony and respect Encourage and support leadership in communities Prioritise the development of harmonious communities 	<p>A number of indicators and targets are identified for each of the eight policy themes:</p> <p>These includes targets for:</p> <ul style="list-style-type: none"> Building at least three new high-quality cultural facilities; Increasing the wealth created in Leeds and the region every year; Creating at least 50,000 new jobs; Improving Leeds' and the region's productivity by at least 15%; Increasing the percentage of the workforce employed in high-tech or 	<p>The Affordable Housing SPD will contribute to the aims of the Community Strategy through providing for a range of housing types.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> • Everyone playing a full part in society • Regenerate and restore confidence in every part of the city • Celebrate the distinctiveness of all places in Leeds • Actively involve the community • Making sure that strong and effective schools are at the heart of communities • Provide cultural opportunities for everyone • Develop talent • Achieve recognition as a leading artistic, cultural and sporting city • Create first class cultural facilities • Improve public services in all neighbourhoods • Celebrate the value of different religions and cultures • Tackle social, economic and environmental discrimination and inequity • Equal educational achievement • Improving numeracy, literacy and levels of achievement amongst young people throughout the city • Get local people and businesses involved in their own environment • Provide a safe, sustainable and modern transport system • Improve regional, national and international transport connections • Reduce the need to travel • Create a sustainable travel culture • Provide a better quality environment for our children • Extend the success of the city centre to inner city areas • Tackle basic environmental problems • Manage our environmental resources more efficiently • A varied economy • Knowledge as a way of gaining competitive advantage • An efficient communications system • A recognised and distinctive European city centre • An international image • Develop Leeds Role as the regional capital • Increasing involvement and achievement in further education • Increase involvement in higher education or higher-level skills development to build successful knowledge-based local and regional economies • Promoting life-long learning to encourage economic success, achieve personal satisfaction and promote unity in communities 	<p>knowledge-based jobs every year;</p> <ul style="list-style-type: none"> • Increasing the number of Leeds residents moving into work; • Making sure that everyone in Leeds is able to walk, or have easy access, to a local green area and be able to see a tree or green space wherever they are; • Making sure that all parts of Leeds meet national air quality standards and all rivers flowing through Leeds are rated 'very good', 'good' or 'fair'; • Reducing the amount of CO2 produced by 20% of 1990 levels and supporting regional targets for electricity from renewable sources; • 80% of development to be on brownfield land; • Restricting traffic growth on all roads; • Increasing the use of public transport and increasing the reliability of services; • Reducing the levels of pollution; • Reducing the number of casualties, particularly the most vulnerable groups – pedestrians, cyclists and children; • All residents being satisfied with their homes, local environment and neighbourhood; • Having an involved community; • Winning local, national or international awards for the quality of urban design outside the city centre; • Making sure that no community has an unemployment rate of 2% higher than the city average; • Reducing city-wide crime levels and making sure that no individual community has crime levels more than twice as high as the city average; • Increasing by 25% the number of businesses in the inner-city area. 	
Leeds Air Quality Action Plan (2004)		
<p>Key objectives in the plan are:</p> <ul style="list-style-type: none"> • Traffic demand management methods • Reducing the need to travel • Improvements to the highways network • Reducing vehicle emissions 	<p>No specific targets identified</p>	<p>Key sustainability issue.</p>

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> Reducing emissions from industrial and domestic sources Raising awareness <p>Identifies the planning system as a key mechanism for improving air quality from domestic and industrial emissions</p>		
Taking the Lead: A Strategy for Sport & Active Recreation in Leeds 2006-2012 (Leeds Initiative, 2006)		
<ul style="list-style-type: none"> To increase participation levels across all sections of the community. To ensure equality of opportunity and to narrow the participation gap in sport and active recreation between different sectors and groups within the community. To ensure effective talent identification and development structures are in place to enable people to achieve their full potential <p>To ensure that:</p> <ul style="list-style-type: none"> There is a network of appropriately located quality facilities, including built facilities, playing pitches and open spaces which are accessible to the community; and Facilities are of appropriate specification to meet the training and development needs of high-performance athletes in selected sports. 	<p>Year 9;</p> <ul style="list-style-type: none"> An increase in the percentage of Leeds' residents living within 20 minutes travel time of a range of facilities, one of which has a quality assured standard. The percentage of Leeds' residents satisfied with local authority sport and leisure facilities to be at least 70% by 2007. 	<p>Need to ensure people have the opportunity to participate in sport and recreation close to where they live. Location of affordable housing, and housing in general is therefore important.</p>
Safer Leeds Strategy 2005-2008 (Leeds Initiative, 2005)		
<ul style="list-style-type: none"> To reduce domestic burglary, particularly repeat victimisation. To reduce thefts of and from motor vehicles To reduce commercial burglary and other commercial crime. 	<p>To reduce crime by 35% by 07/08 (from 2003/4 levels)</p>	<p>Include sustainability objective to reduce crime levels – important in considering location of affordable units.</p>
Leeds Regeneration Plan 2005-2008 (Leeds Initiative 2005)		
<p>The plan sets out the practical steps to achieving the aim of 'narrowing the gap' across the eight themes of the Vision for Leeds. It will help to make lasting improvements to the quality of life for all the people of Leeds, particularly those living in deprived areas. In particular, it aims to lower unemployment, reduce crime, improve health, increase skills and provide better housing and physical environments. Importantly, the plan aims to create more harmonious communities, with increased opportunities for disadvantaged people and a chance for people from all backgrounds to take part in community life.</p>	<p>Plan aims to provide better-quality environments in deprived neighbourhoods which will last for future generations.</p> <p>We will:</p> <ul style="list-style-type: none"> produce a framework and minimum standards to improve local environments in poorer neighbourhoods; promote the design principles of Renaissance Leeds in all planning decisions; increase the number of energy-efficient homes; and produce an environmental framework which includes climate change and city-wide waste recycling. 	
Leeds Strategic Plan 2008-2011		
<p>Ambitions for the next three years are to see:</p> <ul style="list-style-type: none"> people happy, healthy, safe, successful and free from the effects of poverty; young people equipped to contribute to their own and the city's future wellbeing and prosperity; local people engaged in decisions about their neighbourhood and community and helping to shape local services; neighbourhoods that are inclusive, varied and vibrant offering housing options and quality facilities and free from harassment 	<p>Strategic outcomes include:</p> <ul style="list-style-type: none"> Improved quality of life through mixed neighbourhoods offering good housing options and better access to services and activities. <p>Improvement Priorities include:</p> <ul style="list-style-type: none"> Increase the number of 'decent homes'. Increase the number of affordable homes. Reduction in the number of homeless people. Reduce the number of people who are not able to adequately heat their homes. 	

Key objectives relevant to Plan and SA	Key targets and indicators	Implications for SPD and SA
<ul style="list-style-type: none"> and crime; an environment that is clean, green, attractive and above all, sustainable; and a city-region that is prosperous, innovative and distinctive enabling individuals and businesses to achieve their economic potential. 	<p>Indicators include: Number of affordable homes delivered (gross): 3 year target 2010/11 1,800 (cumulative)</p>	
Health and Well-Being Plan 2005-2008 (Leeds Initiative)		
<p>Four key objectives:</p> <ul style="list-style-type: none"> Make sure that social economic and environmental conditions promote a healthy and positive society; Protect peoples health, support people to stay healthy and promote equal chances of good health; Provide high quality long-term and accessible services to those who need them when they need them; Make sure that everyone can play as full a part in society as they want by reducing barriers. 	<p>Eight indicators are identified to measure progress</p>	<p>Include sustainability objective to improve the health of the population and their access to health services.</p>
Leeds Biodiversity Action Plan		
<p>Vision for biodiversity in Leeds:</p> <ul style="list-style-type: none"> A range of habitats, characteristic of the landscapes of Leeds, supporting both typical and rare species, contributing to regional and national biodiversity and providing an attractive and sustainable natural environment for leisure, education and work <p>Objectives set for habitats and individual species</p>	<p>Targets set for habitats and individual species (numbers and number of locations found). Local priorities for biodiversity.</p>	<p>Include sustainability objective to conserve important natural habitats and improve biodiversity.</p>
Leeds Nature Conservation Strategy		
<ul style="list-style-type: none"> To conserve valuable existing nature conservation sites; To ensure all Leeds residents have easy access to nature conservation; To promote greater awareness and care for the whole of the natural environment through the distribution of information; To enhance nature through sympathetic development and management. 	<p>No specific targets and indicators</p>	<p>The SA process needs to consider effects on natural conservation sites.</p>

APPENDIX 2

CONSULTATION ON THE SA SCOPING REPORT

RESPONSES TO CONSULTATION ON THE SA SCOPING REPORT (MAY 2008)	
CONSULTATION BODY COMMENTS	RESPONSES
Natural England	
The overview of links to other policies, plans and programmes is a comprehensive overview.	Comment noted.
Baseline Information: European Nature Conservation Designations (Natura 2000 sites) are missing from the list of sites for biodiversity, flora and fauna. Leeds contains a small area of the South Pennine Moors Special Area of Conservation (SAC), which is also an Special Protection Area (SPA). If the SPD is likely to significantly affect the conservation objectives of the site there will be a need to carry out an appropriate assessment. May wish to consider writing a screening letter to Natural England as a means of documenting that regard has been given to the Conservation Regulation.	A reference has been made to the Natura 2000 site at Hawksworth Moor in the baseline information section (Section 4). The SPD is not likely to affect the conservation objectives of the site because it is not making new allocations of land.
Should add UK Biodiversity Action Plan habitats and species to the baseline information.	This is not considered necessary given the limited scope of this SPD, which is not making new allocations of land. Reference has been made to the local BAP species and habitats.
Leeds has a Landscape Character Assessment and it would be useful to scope in the SA. An indicator in the SA framework (under Obj 19) could be developed around 'consistency with the Landscape Character Assessment'	This is not considered necessary given the limited scope of this SPD, which is not making new allocations of land.
The proposed structure and content of the SA Report seems appropriate and consistent with SA guidance.	Comment noted.
Yorkshire Forward	
Welcome reference to the Regional Economic Strategy but should be amended to refer to the latest RES, which covers the period 2006-2015.	Reference changed, now refers to the latest 2006-2015 RES.
Welcome the inclusion of the SA framework in Appendix 4, identifying the key criteria, indicators and targets for each of the 22 SA objectives	Comment noted.
English Heritage	
The report has identified the majority of plans & programmes which are of relevance to the development of this SPD, has established an appropriate baseline against which to assess	Comment noted.

the SPD's proposals and that it has put forward a suitable set of objectives and indicators	
Advise that conservation staff of the Council together with WYAS are closely involved throughout the preparation of the SA. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER; how the policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.	Given time constraints and the limited scope of the SPD, WYAS were not directly involved in the SA. The appraisal found that the SPD was unlikely to have any major negative effects on the historic environment.
Yorkshire Water	
No implications for infrastructure provision.	Comment noted.



Leeds
CITY COUNCIL

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Leeds Local Development Framework

Supplementary Planning Document
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