

Achieving over **80%** of new homes built on brownfield land.

Only **42%** of new homes built by the 'Top 20' volume house builders.

House building increased in 2016/17 with completions at **3,306**.

Delivered **13,824** completions since 2012 against 18,300 Core Strategy target.

New home completions improved by re-use of nearly **2,500** empty properties.

Planning permissions granted for nearly **5,000** new homes every year since 2012.

New office developments in city centre have increased year on year since 2012.

### SHMA

The Council commissioned a Strategic Housing Market Assessment (SHMA) which will provide evidence of Leeds' future housing needs, including the overall requirement, affordable housing and types of housing in different areas. It's due to be completed Summer 2017.

## Leeds Core Strategy Review

The Leeds Core Strategy (CS) was Adopted in November 2014. It is the key strategic and spatial planning framework for Leeds containing economic, environmental and social policy objectives.

Leeds City Council is proposing to undertake a selective review of the CS concentrating on:

- Reviewing the housing requirement and extending the plan period to 2033
- Incorporating National Housing Space and Accessibility Standards for new housing
- Incorporating new national practice into policy regarding Code for Sustainable Homes
- Updating policy on affordable housing
- Reviewing the requirement for greenspace in new housing developments

The review will commence with public consultation in February and March on whether these matters need to be reviewed or whether others should be added. Further evidence will also be prepared, including a SHMA 2017 and viability testing.

### Timetable

- Evidence gathering, scoping & early consultation: Early 2017
- Drafting the Review for Publication: Summer 2017
- Formal consultation: December 2017

This Newsletter sets out an update on Planning Policy documents (and evidence) forming part of the [Local Plan](#), providing planning guidance for development in Leeds.

To find out more follow the [web links](#) provided.

The Local Plan is made up of a number of documents. The documents provide the spatial planning framework for the Vision for Leeds. Key priorities for long term regeneration and growth in the district include: planning for homes and jobs in sustainable locations, respecting local character and maximising opportunities to recycle previously developed land. All Local Plan documents are listed in the Local Development Scheme (LDS).

## Aire Valley Leeds Area Action Plan (AVL AAP)

The area between Leeds city centre and the M1 and beyond is referred to as Aire Valley Leeds. The area contains over 400 hectares of development land which can help meet Leeds' need for housing and provide new jobs.

The Area Action Plan (AAP) will provide the future planning framework to guide the regeneration of an area of the Lower Aire Valley.

The Examination to the AVLAAP has been held (24<sup>th</sup>- 26<sup>th</sup> January 2017). Main Modification have been identified to ensure the AVLAAP is legally compliant and sound. These, along with an addendum to the Sustainability Appraisal (SA) are out for consultation from 27<sup>th</sup> April to 8<sup>th</sup> June 2017.

### SHLAA

The Leeds Strategic Housing Land Availability Assessment (SHLAA) looks at land that could be made available for housing development. All Local Authorities must prepare a SHLAA in partnership with representatives of the housing industry. The inclusion of a site within the SHLAA does not imply support for development. A guidance note and submission form can be downloaded [HERE](#)

It is too late for new sites to be considered in the SAP (see over).

The **Recycling and Energy Recovery Facility** has more than halved waste landfilled and doubled energy recovery from waste in the last year.

District-wide office floorspace completions have doubled since 2012.

Quotes from Leeds [Authority Monitoring Report \(AMR\)](#), 2017





**35**  
designated  
neighbourhood  
areas

## Neighbourhood Planning

Since 2012 communities have the 'right' to prepare a neighbourhood plan (NP). A NP is a community-led planning framework for guiding future development, regeneration and conservation of an area. It may deal with a range of issues such as housing, employment, heritage and transport. A NP will form part of the statutory 'Local Plan' for the area, if successful at referendum.

### Neighbourhood Planning in Leeds:

- Leeds City Council is seeking to "make" the Clifford NP, Spring 2017
- Bardsey Parish Council and Barwick in Elmet & Scholes Parish Council have submitted their NP proposals for examination. These are currently being publicised by the Council.
- It is expected that Holbeck Neighbourhood Forum and Boston Spa Parish Council will submit their plan proposals for examination shortly.

## Contact us

For general policy queries - **By phone: (0113) 37 87993**

**By email: [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk)**

**By post:** Policy & Plans Group  
City Development  
Leeds City Council  
The Leonardo Building  
2 Rossington Street,  
Leeds LS2 8HD

For **general planning enquiries** please call our **Development Enquiry Centre on (0113) 3783600**

**Not on our List?** Please let us know if you would like to be on our database to receive updates.

**Prefer email?** It is more efficient and environmentally friendly to send updates by email. Please let us have your email address if we don't already.

**Change of address?** Don't forget to let us know if your address or email changes so we can keep our database up-to-date.

## Site Allocations Plan

**49,000**  
individual  
representations

The Leeds **Site Allocations Plan** (SAP) allocates land for housing and employment and also makes designations for retail and green space uses across the whole of the Leeds District (except for the area covered by Aire Valley Leeds Area Action Plan).

As a result of public consultation undertaken in 2015 and 2016, the Council is now proposing a number of changes to the SAP. These are called Pre-Submission changes and are intended to address matters of 'soundness'. Over 9,000 individual representations were received to the Pre-Submission changes. This was made up of:

- Online submissions: 194
- Email submissions: 1,981
- Paper submissions: 6,922 (of which 6,342 came in the Parlington petition).

In addition there were 144 late submissions.

The **SAP was submitted on 5<sup>th</sup> May 2017**. The Secretary of State has appointed two Planning Inspectors who will be responsible for the Examination process, including setting an overall timetable, which will include Hearing dates for the examination in public. This information will be made available once the City Council has been notified.

Majority of comments were on **housing** sites and housing targets; phasing; **Green Belt** and Infrastructure (roads, **traffic** congestion, lack of **health** facilities, **schools**).

## Find Out More

Please use our website to keep up-to-date.

[www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf)

To find out more about planning generally, go to [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Local Plan documents can be made available in different languages and formats – please ask.

## Supplementary Planning Documents (SPDs)

Currently under preparation are:

- **The East Leeds Extension (ELE) Development Framework SPD**

The ELE is a large housing allocation (5,000 homes) and requires the construction of a new road – the East Leeds Orbital road (ELOR). The SPD will deliver a Development Framework which adds clarity to the site and infrastructure requirements and provides a clear framework to secure its deliver. THE ELE SPD will be out for **consultation in Summer 2017**.

- **Hot Food Take Away (HFTA) SPD**  
There are national and local concerns to address health issues associated with unhealthy diets and promote healthier lifestyles. The Planning system has an important role in helping to control the nature and location of new hot food takeaways. A draft SPD will be **consulted upon Summer 2017**.

## Leeds District Heating Network Local Development Order (Revised LDO3)

**LDO3** was adopted on **9th March 2016**. It grants planning permission for district heating networks (pipes, cables & wires, heat exchange equipment, street furniture, informational signage and ancillary engineering works) without the need to apply for permission. The land covered by the LDO3 (city centre and surrounding inner Leeds communities) needed to be extended to include some larger green spaces and other land in Council ownership and land and premises leased out to third parties.

