HOUSING LAND SUPPLY AT 30 SEPTEMBER 2016

1.1 This statement sets out information on development sites which contribute to the housing land supply in Leeds. These figures relate only to the supply of housing units on allocated sites and those with planning permission.

1.2 The table and schedule show outstanding capacity by planning status, development progress and previous use. Unallocated sites are split into those in the City Centre, in the rest of the Main & Smaller Urban Areas (MUA) or elsewhere. Allocated sites are currently those in the Unitary Development Plan Review (2006) Policy H3[1] which will be replaced by sites in the Site Allocations Plan.

Table 1: Outstanding capacity at 30 September 2016

Site	Planning Permission			Development Status		Previous Use		Total
	None	Outline	Detailed	Under con	Not yet started	B'field	G'field	
City Centre	0	1754	3100	359	4495	4659	195	4854
Rest of MUA	0	3348	5530	1096	7782	7764	1114	8878
Outside MUA	0	423	1775	525	1673	893	1305	2198
Total	0	5525	10405	1980	13950	13316	2614	15930
H3-1	1056	263	1326	59	2586	2446	199	2645
H3-2	327	0	702	83	946	7	1022	1029
H3-3	6164	6	103	48	6211	0	6259	6259
Total	7547	269	2131	190	9743	2453	7480	9933
Total land	7547	5794	12536	2170	23693	15769	10094	25863

1.2 Table 1 shows that 18,330 units have planning permission with a further 7,547 units available to gain planning permission on allocated land. Of the 18,330 units, 12,536 have detailed planning permission. Considering that 2,170 units are under construction, this leaves 10,366 units with detailed planning permission that have not yet started.

1.3 Total outstanding capacity has increased by 767 units in the last six months with new approvals replacing completed units and planning permissions that expired in the same period. There has also been an increase within the outstanding capacity of 1,096 units moving from outline to detailed permission.

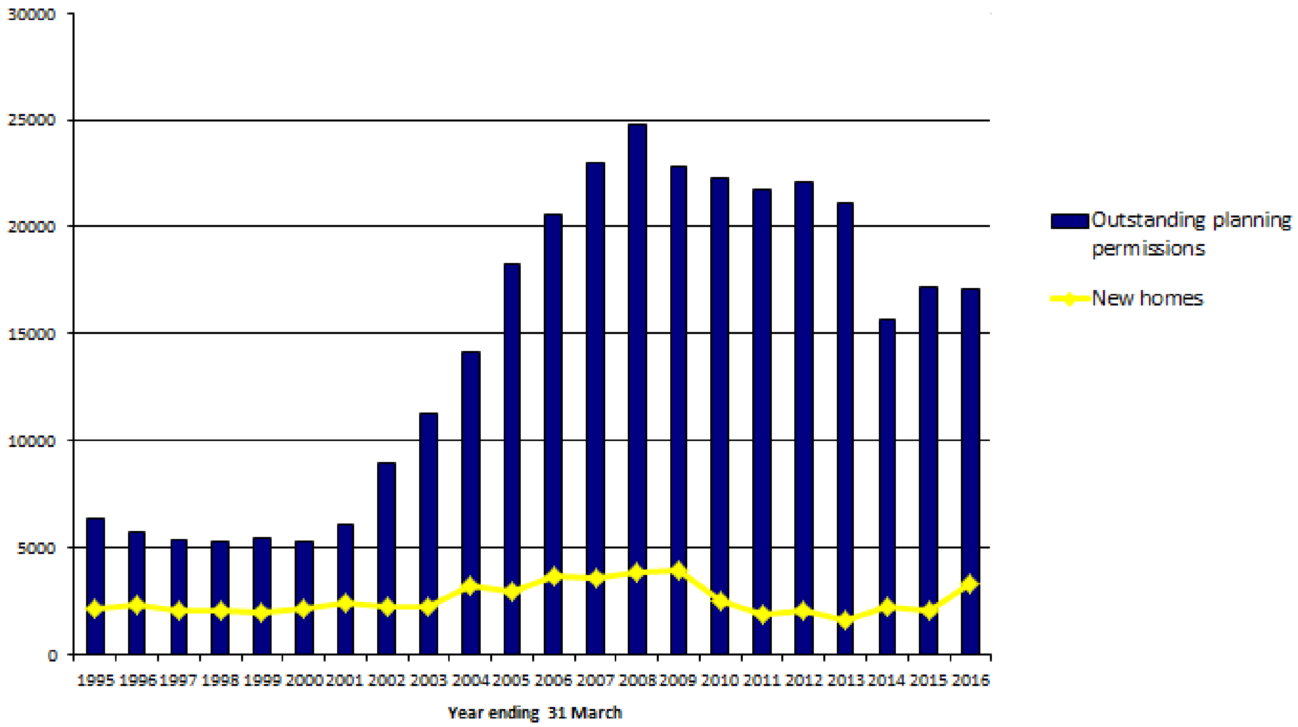
1.4 The Council's Executive Board agreed to release UDP Policy H3 Phase 2 and 3 housing allocations on 22 June 2011. These are greenfield sites that are attractive to the market and still provide capacity for up to 7,281 units on 30 September 2016.

[1] The Local Development Framework Site Allocations Plan is in preparation.

1.5 There has been a large amount of units with planning permissions in the land supply for the last five years. For a decade until March 2001, stocks of permissions were within a range of between 5,300 and 6,300 dwellings. Then there was a seven year period of expansion, reaching a peak of 24,800 dwellings in March 2008. After three years of decline, the stock increased to 22,061 in 2011/12 but dropped to 15,643 in March 2014 increasing to 17,111 on 31 March 2016. This is illustrated in Figure 1 below.

1.6 The chart also includes house building completion figures and shows that although these had increased since 2001, the rate of increase in delivery has not kept pace with the growth in supply. The stock of permissions has grown around 400% since 2001, whereas completions only grew to 165% the 2001 level. The ratio of permissions to completions has expanded from 3:1 or less in the 1990s to approximately 6:1 in 2008 and stands at 7:1 in 2016.

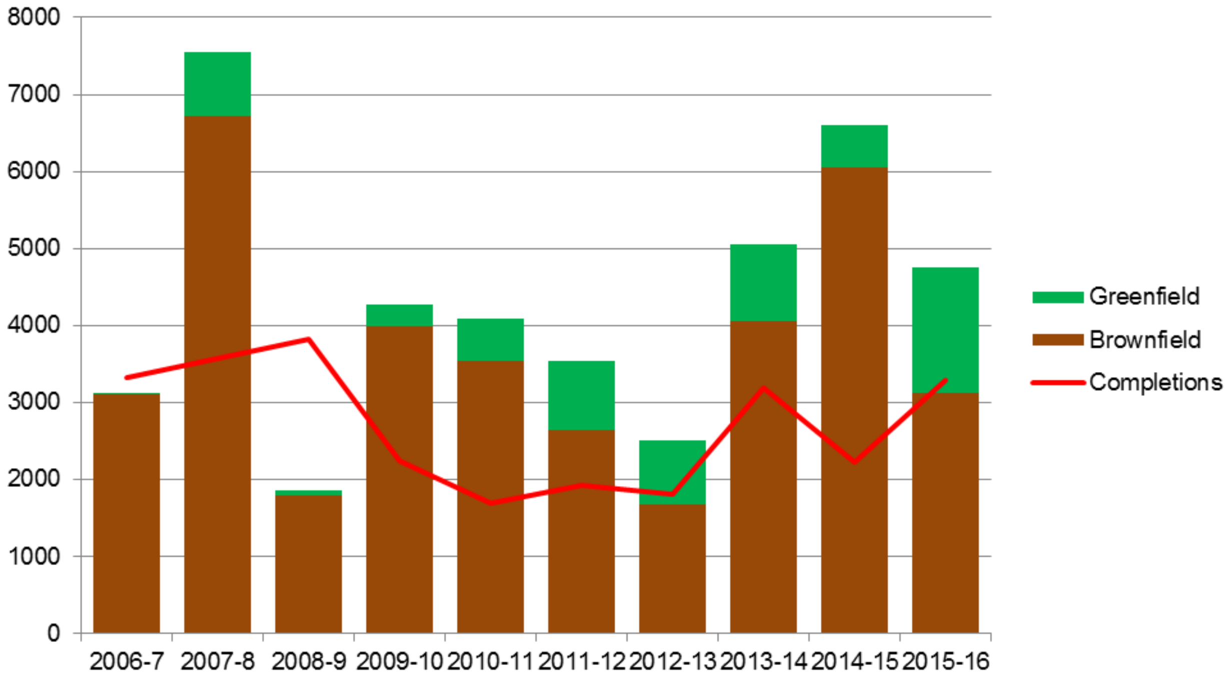
Figure 1: Stocks of planning permissions and completions 1995-2016



1.7 The decrease in the overall stock of planning permissions between 2013 and 2014 reflected a number of adjustments in the Leeds housing market including 43 proposals with an overall capacity of just over 3,250 dwellings that expired during 2013-14. The expired permissions, largely in the city centre, remain a part of the Leeds housing land supply and have begun to re-emerge as new proposals in the rising market.

1.8 Figure 2 shows that 2015/16 was a record year for greenfield site approvals and 2014/15 for new permissions granted on both brown and greenfield sites in the post-recession market. The total stock of houses with full permission now rests at 18,085 units with 11,440 outstanding across 332 sites.

Figure 2: Planning permissions approved on brownfield and greenfield sites against completions since 2006/07



1.9 The housing market in Leeds is showing clear signs of recovery and adjusting as a result. Trends of a recovering house building sector have continued with higher output in 2015/16. However, completions remain below the Core Strategy target of 3,660 (between 2012/13 and 2017/18) and in 2015/16 were 3,296 (net).

1.10 There are over 85 current schemes in the city centre and fringe, 19 of which are on sites that are under construction including the final homes at Otter Island on Wellington Road. There are over 8,000 units with outstanding planning permission including recent approvals for over 1,000 at City Reach on Kirkstall Road, over 700 at Dandarra on Sweet Street, and over 300 at Low Fold on South Accommodation Road. In the last 12 months alone, 18 new schemes have been approved in the city centre with total capacity for over 1,700 new homes.

Appendix 1 - Identified sites at 30 September 2016

This schedule lists sites of five or more dwellings that have been identified for housing in planning terms. These are sites that either had outstanding planning permission at 30 September 2016 or are proposed for housing in the UDP Review.

The schedule shows the outstanding capacity on each site in under each policy. This is then broken down by planning status, development progress and former land use. The capacities are as specified in planning permissions.

The sites are grouped by Review plan policy below.

A	Unallocated sites with permission in the City Centre
B	Unallocated sites with permission in the rest of the Main & Smaller Urban areas
C	Unallocated sites with permission outside the Main & Smaller Urban areas
H3-1	Phase 1 allocations
H3-2	Phase 2 allocations
H3-3	Phase 3 allocations