



**Leeds**  
CITY COUNCIL

# **AUTHORITY MONITORING REPORT**

1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024



**EXECUTIVE SUMMARY**



# Authority Monitoring Report 2023/24

## Executive Summary

### **AMR 2023/24**

The primary purpose of the AMR is to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Plan are being achieved, and allows the opportunity to regularly and consistently report performance publicly.

The AMR is published annually covering the previous annual period, with this document looking at the period covering 1<sup>st</sup> April 2023 – 31<sup>st</sup> March 2024. This is focused around eleven key topics and subsequent sub-topics, beyond that just of the monitoring indicators set out in the Local Plan. This executive summary will provide summarised performance by both monitoring indicator and sub-topic.

### **Adopted Development Plan Documents (DPDs):**

The key adopted documents which form the Leeds Development Plan are:

- [Unitary Development Plan \(as amended by the Unitary Development Plan Review\)](#) – August 2001 (reviewed July 2006)
- [Core Strategy \(as amended by the Core Strategy Selective Review\)](#) – November 2014 (amended September 2019)
- [Natural Resources and Waste Local Plan](#) – January 2013 (re-examined September 2015)
- [Aire Valley Leeds Area Action Plan](#) – November 2017
- [Site Allocations Plan \(as amended 2024\)](#) – July 2019 (amended by the Remittal process January 2024)
- [Neighbourhood Plans](#) – 21 made as of March 2024, with Garforth and Rawdon adopted in 2023/24

[Supplementary Planning Documents \(SPDs\)](#) are also prepared to support the Development Plan, consisting of 15 adopted documents, with the 'Leeds City Centre West: Innovation Arc North' SPD being adopted in 2023/24.

### **Planning documents in preparation:**

The Council is preparing an extensive update to the Local Plan in two stages:

- firstly through [Local Plan Update](#) which seeks to update and review policies in response to the declared Climate Emergency, with a further Regulation 19 consultation having completed in December 2023, with anticipated adoption in 2026/27,
- and secondly through [Leeds Local Plan 2040](#) which is a broader update in response to identified updates required within the Local Plan Review 2022, with progress being made on the methodology and evidence base following initial Regulation 18 consultation, with anticipated adoption in 2027/28.

Ongoing work continues for the preparation and updates for [Neighbourhood Plan](#) (including Adel, Chapeltown, Harehills, Holbeck, Little Woodhouse, Mabgate, Lincoln Green and Burmantofts, Pool-in-Wharfedale and Thorner), as well as SPDs (including Tall Buildings (update) and Housing Standards for Homes in Multiple Occupation and Purpose Built Student Accommodation).

## **Summary of performance by monitoring indicator:**

### **CITY CENTRE**

#### **1: % of development activity to the south of the river in the City Centre as compared to north of the river**

A total of 1,580 homes were delivered in the City Centre, with 71% being to the north of the River Aire and 29% to the south. 40,268sqm of non-residential development was delivered, with 19% of this being to the north of the river and 81% to the south, primarily due to 28,725sqm of office floorspace being completed to the south. This generally aligns with the targets set out in the Local Plan.

#### **2: Vibrancy, character and cultural appeal of the City Centre**

No food and beverage, leisure or hotels completions were made in the City Centre in 2023/24, but 3,600sqm of mixed commercial (typically Class E uses) and 7.943sqm of community uses were completed. Over 12.8m visited the City Centre (measured along Briggate) in 2023, up 25% from 2022 indicating a strong recovery from Covid-19. No data is available on operating leisure and hospitality venues.

### **MANAGING THE NEEDS OF A SUCCESSFUL DISTRICT**

#### **3: Net additional dwellings by location within the Settlement hierarchy**

A total of 4,441 net dwellings were delivered across the District, with the majority being delivered in the Main Urban Area (44%; 1,942) and City Centre (36%; 1,580). 15% (648) was delivered in Villages / Rural / outside hierarchy, 4% (157) within Smaller Settlements, and 3% (114) within Major Settlements (Guiseley / Yeadon / Rawdon - 2%, Rothwell - 0.4%, and Otley, Morley and Wetherby - 0.2% each). This broadly aligns with the approach and targets set out in the Local Plan, although with a significant level of housing delivery outside of the hierarchy in 2023/24.

#### **4: Net additional dwellings by Housing Market Characteristic Area**

The Inner Area (the outlying neighbourhoods which surround the City Centre) makes up the highest proportion of housing delivery with 1,071 net dwellings (34%) as well as the City Centre (25%; 1,071), followed by Outer West (9%; 392), Outer South West (8%; 361), North Leeds (7%; 323), East Leeds (5%; 234), Outer South East (4%; 156), Outer North West (3%; 124), Aireborough (2%; 77), Outer South (1%; 60) and Outer North East (1%; 47). Delivery in the Inner Area and City Centre far exceeds general targets set out in the Local Plan, with considerable under delivery in East Leeds and Outer North East.

#### **4a: Net additional dwellings (new and converted units) in Aire Valley**

A total of 124 net dwellings were delivered in Aire Valley Leeds, falling short of the expected annual target of 310 dwellings in the Local Plan.

#### **5: New and converted housing units on Previously Developed Land**

A total of 3,422 net dwellings were delivered on brownfield land in 2023/24, equating to 79%. This far exceeds the target of at least 55% of homes being delivered on previously developed land and maintains the annual average of over 80% over the past ten years.

#### **6: Five year supply of housing sites and the long term housing trajectory**

The 2024 Strategic Housing Land Availability Assessment (SHLAA) identifies 297 suitable, available and achievable sites contributing a total of 38,776 units from 1 April 2024 to 31 March 2033. Over the short term, 173 sites are available contributing 24,764 units, with a total overall supply position of 6.6 years including windfall and demolitions.

#### **7: Housing completions (new and converted units) by land type**

Where data is available, 68% of homes were delivered on allocated sites and 32% through windfall in 2023/24, aligning with the general targets set out in the Local Plan.

#### **8: Density of new housing sites**

The City Centre and fringe delivered a density of 448 units per hectare (far exceeding the target of 65 set out in the Local Plan), other urban areas delivered a density of 136 (exceeding the target of 40), fringe urban areas delivered a density of 52 (exceeding the target of 35) although with Smaller Settlements achieving a density of just 13 (below the target of 30).



## **9: Mix of net housing units delivered each year by housing type and number of bedrooms**

59% of homes delivered across Leeds were for flats, and 41% for houses – split down by 19% terraced, 11% detached and 10% semi-detached. This does not generally align with the target of 75% of houses and 25% flats in the Local Plan, although it is worth noting that this target only applies to areas outside of the City Centre.

40% of housing completions were for 1-bedroom properties (far exceeding the general target of 10% in the Local Plan), 22% for 2-bedrooms (far short of the 50% target), 21% for 3-bedrooms (short of the 30% target) and 17% for 4+ bedrooms (in slight excess of the 10% target).

## **9a: Mix of net housing units delivered each year by housing type and number of bedrooms in Aire Valley**

Data is not available for the split of housing type and size in Aire Valley Leeds for 2023/24.

## **10: Gross affordable housing completions**

665 affordable homes were delivered, with 44% delivered through LCC programmes and non-assistance, 29% through grant assistance and 27% through Section 106 agreements. This shows a significant increase over average delivery in recent years. However, it still falls short of the identified annual need of 1,230 affordable homes set out in the Strategic Housing Market Assessment (2017).

## **11a: Total number of C2 housing units delivered per annum**

114 C2 units (older persons accommodation) was delivered.

## **11b: Total number of student housing units**

520 student accommodation units was delivered across 4 schemes, with 2,677 units being approved.

## **12: Total number of Gypsy and Traveller pitches in the District as compared to the previous year**

As of March 2024, there was 67 Gypsy and Traveller pitches in Leeds, remaining unchanged from the previous year. The Council currently have a supply position of 2.3 years, significantly short of the required 5-year supply.

## **13: Total number of Travelling Showpeople plots in the District as compared to the previous year**

There have been no new Travelling Showpeople plots in the District.

## **14: % of empty homes in the District (as measured through properties classified as long term vacant)**

As of March 2024, a total of 5,156 homes were empty (vacant for more than six months) in Leeds, equating to 1.4%. This is less than 3%, which is considered to be a healthy vacancy rate to allow for churn.

## **15: Total amount of additional employment floorspace by type**

28,725sqm of office floorspace was delivered, falling short of the expected delivery target of 33,600sqm. 19ha of general employment land was delivered, falling short of the expected delivery target of 23.5ha. 77% of expected office floorspace has been completed in the current Plan Period, and 64% for general employment land.

## **16: Total demand for employment land forecasted in the District until the end of the plan**

93% of expected office floorspace has been delivered over the last five years, generally representing demand is being met by supply. 86% of expected general employment has been delivered over the last five years, also generally representing demand is somewhat being met by supply.

## **17: Employment land available by sector**

As of March 2024, 706,600sqm of floorspace was available for office use, representing 21 years of supply. 315.4ha of land was available for general employment use, representing 13.4 years of supply.

## **18: Net change of employment land in Leeds**

Stock of office floorspace decreased by 8,000sqm (-0.4%), as measured by the Valuation Office Agency, with the stock remaining at just over 1.8m. Stock of industrial floorspace decreased by 33,000sqm (-0.7%), with the stock remaining at just over 4.9m.

## **19: Retail Land Supply / Total A1 (Retail) development in the District**

No retail allocations are made in the Local Plan, although 6,071sqm over three sites remain in the current supply with planning permission. 515sqm retail floorspace was delivered, with this increasing to 5,410sqm when including mixed commercial (typically Class E uses). Stock of retail floorspace decreased by 8,000sqm (-0.6%), as measured by the Valuation Office Agency, with the stock remaining at just under 1.4m.

## **20: Total D2 (Leisure) development delivered in the District**

1,335sqm of leisure floorspace was delivered. Stock of 'other' floorspace (which includes leisure as well as other uses such as education, health and hotels) increased by 4,000sqm (+0.5%), as measured by the Valuation Office Agency, with the stock remaining at just under 0.85m, although it is unclear as to what proportion of this is solely for leisure.

## **PLACE-MAKING**

### **21: % of A1-A5, B1a, C1 and D1-D2 development within and on the edge of town and local centres**

59% of non-residential uses (excluding industrial and waste uses) were located within centres (including the City Centre), and 83% being located within or on the edge of centres. 742sqm was completed in just Town or Local Centres.

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

Data is not available for the proportion of development within or on the edge of centres of units larger or smaller than 372sqm as monitoring only picks up development over 500sqm.

### **23: Provision of Infrastructure as outlined in CIL**

A total of £9,848,175 was received in CIL receipts, with 80% of this being retained for the Strategic Fund, 16% towards the Neighbourhood Fund and 5% for administrative costs. £13.6m was spent on strategic infrastructure, including the Flood Alleviation Scheme Phase 2 (FAS2), the David Oluwale Bridge and Education (Learning Places Programme). Parish and Town Councils spent £269K and the Charging Authority (Community Committees) spent £513K on local infrastructure. The 2023/24 [Infrastructure Funding Statement](#) provides more detail on CIL income and expenditure.

### **24: Provision of Green Infrastructure and greenspace as obtained through development process and other sources**

A total of £1,424,486 was received in Section 106 income for green space and play, with £1,807,226 having been spent.

### **25: Amount of green space lost to redevelopment**

Data is not available for the net loss of green space lost to development. The Council is seeking to improve its monitoring of this indicator in a feasible manner. As last measured as part of the Strategic Green and Blue Infrastructure (GBI) Network Map as part of the draft Local Plan Update, green and open space was 6,233ha.

### **26: Number of Conservation Area appraisals completed as a proportion of total Conservation Areas**

Out of 81 Conservation Areas, 54 (67%) have Conservation Area appraisals, with none created in 2023/24. This falls short of the expected target of 100%, with lack of progress being made towards this.

### **27: Number of buildings noted as 'At Risk' on the 'At Risk Register'**

A total of 10 buildings were on Historic England's 'Heritage at Risk register', with one being delisted in the last year due to being repaired / consolidated (Hunslet Mill). This meets the target of having less than eleven buildings at risk. Leeds Civic Trust also produce a local Heritage at Risk List, with 93 Listed Buildings on the list, which decreased 17% from last year.

### **28: Number of Listed Buildings demolished**

One Listed Building was demolished in the last year (the Presbytery and Nave and Aisles of St Mary's Convent Church) under planning applications 20/03519/FU and 20/03520/LI. The Presbytery and rear Nave and Aisles was approved to demolished for a five-storey apartment block and six storey extension as it was no longer considered viable to maintain the entirety of the building, which was independently examined by the District Valuer as part of the application process and found to be justified. This falls short of the target of no demolitions, although the front of St Mary's Convent Church was retained.

## **29: Total development in Regeneration Priority Areas**

A total of 1,122 homes were delivered within all four Regeneration Programme Priority Areas, with East Leeds providing the majority of these (42%), with moderate completions in Leeds Bradford (26%) and South Leeds (21%) and some completions in the Aire Valley (11%). A total of just over 88,000sqm of non-residential development was delivered, primarily within Aire Valley (68%), with some in Leeds Bradford Corridor (28%) and small-scale development at East Leeds and South Leeds (each with 2%). Under 84,000sqm of this was for employment uses.

## **30: Performance as measured by the Index of Multiple Deprivation**

The latest IMD (2019) shows out of Leeds' 482 Lower-layer Super Output Areas (LSOAs), 114 (24%) are in the most deprived 10% nationally (decile 1) and 33 (7%) being in the least deprived 10% nationally (decile 10). Out of the seven domains, Leeds performs best against barriers to housing and services (ranking 270th most deprived nationally), but less well against crime (24th most deprived), living environment (32nd) and health and deprivation (69th).

## **31: Delivery of a City Centre park**

Delivery of a new 3.5 ha City Centre park (as part of the 'Aire Park' development in the South Bank) continued, with the first new green space (the Tetley Green) completed, providing 0.2ha of new green space immediately to the west of The Tetley building. Theatre Gardens was also completed to the north of Tetley Green, a paved walkway with seating areas, two stages and flower beds connecting the new green space with the 0.3ha of open space and the Hibiscus Rising sculpture which was completed last year.

# **A WELL CONNECTED DISTRICT**

## **32: Accessibility of new dwellings to local services, employment, health, education and centres**

71% of new dwellings were accessible to key local services by less than 15 minutes by public transport, with this increasing to 87% within 30 minutes. Highest accessibility was for primary schools, employment, GP services, with the least accessible services being hospitals and higher education. This aligns with the general targets set out in the Local Plan.

## **33: Public transport accessibility of new employment, health, education, leisure and retail developments**

An average of 99% of new non-residential development was considered accessible to the public transport network (i.e. within a 5-minute / 400m distance from a bus stop).

## **34: The delivery of transport management priorities**

Continued progress has been made towards delivering strategic transport improvements, including work on the Sustainable Travel Gateway around Leeds City Rail Station, completion of works at City Square, and operation of Leeds City Bikes, amongst other road improvements across Leeds.

## **35: Mode of travel to work**

32% of journeys to work monitored as part of the Travel to Work survey were made by sustainable transport modes (walking, cycling, bus and rail), with a further 23% involving no travel through working from home. 43% was undertaken with a car or motorcycle and 1.5% through other modes. This aligns with the general target set out in the Local Plan.

## **36: Expansion of the Leeds Core Cycle Network**

Work has progressed on improving or expanding cycle routes in Leeds (including work starting along A660 Otley Road, Headingley Lane and Woodhouse Lane, completion of the Western Gateway scheme and funding secured for five active travel schemes), although specific data is not available on the Leeds Core Cycle Network.

# **MANAGING ENVIRONMENTAL RESOURCES**

## **37: Quality of existing Sites of Special Scientific Interest in Leeds**

New assessments were made for two SSSIs in Leeds: Fairburn & Newton Ings (remaining unfavourable - recovering) and Micklefield Quarry (remaining favourable). Out of all 209 habitat units across 17 SSSIs, 10% are favourable, 75% unfavourable - recovering, 10% unfavourable – no change, 5% unfavourable – declining and 0.5% destroyed. This reflects no change from last year, aligning with the general target set out in the Local Plan.

### **38: Increase in the amount of tree cover in the District and Land 2: Protect and increase the amount of tree cover**

Forest Research indicates an average tree cover of 17.3% in 2019/20, down slightly from the baseline of 17.4% in 2016. Friends of the Earth estimates a tree cover of 12.7% in 2023. This is up from 6.9% tree cover in 2011, meeting the target set out in the Local Plan.

### **39: Planning permissions granted contrary to Environment Agency advice on flood risk and water quality and NRWLP Water 2 & 7 - Water quality of watercourses & sensitive water bodies are protected and applications are refused on grounds of water pollution**

Out of 17 objections received from the Environment Agency on flood risk, two applications were approved - 21/02729/FU and 22/08476/FU (88% being approved in line with EA advice). This generally reflects applications not reconsulting EA when negotiating on schemes, and instead with LCC Flood Risk Management to ensure for a balanced judgement. No planning objections were received from the Environment Agency in relation to water quality in 2023/24.

### **40: Delivery of the Leeds Flood Alleviation Scheme and NRWLP Water 3-6: Ensure flood risk is managed, taking into account the effects of climate change**

Phase 1 of the Leeds Flood Alleviation Scheme (FAS1) was completed in October 2017, which cost £50m and protects more than 3,000 homes, 500 businesses and 300 acres of development land and safeguards more than 22,000 jobs over the next ten years. Work continues on Phase 2 (FAS2), which focuses on a combination of natural flood management and engineered measures to help slow the flow and catch water further up the catchment so that flood peaks are reduced further downstream, reducing flood risk to a 0.5% probability of occurring in any given year (1 in 200 probability), including an allowance for climate change until 2069. Completion is expected in Spring 2024, and shall protect 1,048 homes, 474 businesses and key infrastructure along a 14km stretch from Apperly Bridge to Leeds Station.

### **41: Air quality in Leeds and NRWLP Air: Continued improvement of the District's air quality**

All of six designated Air Quality Management Areas (AQMAs) met the UK Air Quality Regulations objective of not exceeding an annual mean of NO<sub>2</sub> of 40 µg/m<sup>3</sup>, with five of these AQMAs being revoked in July 2024 due to continued compliance. All but one automatic monitoring site (A23 Corn Exchange 2) also met objectives for NO<sub>2</sub>. All three sites for particulate matter also met objectives.

### **42: Renewable energy generation and NRWLP Energy: Ongoing annual progress towards meeting overall renewable energy capacity requirements within NRWLP Table 5.1**

128,545MWH of renewable energy was generated, 37% through solar power, 31% through landfill gas, 24% through onshore wind, 7% through anaerobic digestion and 1% hydro, exceeding general targets set out in the Local Plan. Leeds had a renewable energy capacity of 101.2MW, exceeding the target of 75MW.

### **43: Production of primary land won aggregates and NRWLP Minerals 1, 4 & 5: Amount of aggregate produced in line with the plan period provision in the NRW DPD**

No sand and gravel was produced, representing a deficit of 146,000 tonnes against targets set out in the Local Plan. 461,375 tonnes of crushed rock was produced, representing a surplus of 21,375 tonnes.

### **44: Capacity of new waste management facilities and NRWLP Waste 1 & 3: Gap between capacity of existing facilities and forecasted arisings is met**

Data on capacity by facility is not available. However, a total of 558,031 tonnes of municipal solid waste arose in Leeds, far exceeding the projected arising of 383,976 tonnes by 2026. All other waste streams fall below the waste arising projections, with commercial and industrial having 731,936 tonnes of waste (with 1,212,000 tonnes projected), construction, demolition and excavation having 668,540 tonnes (with 1,556,000 tonnes projected) and 73,027 tonnes of hazardous (with 103,026 tonnes projected).

### **45: Amount of municipal waste arising and managed by waste stream and NRWLP Waste 3 & 6: Continued uptake of waste management other than landfilling**

A total of 558,031 tonnes of municipal solid waste arose in Leeds. 323,059 tonnes of waste was collected by the Council (typically household waste) and treated in Leeds, with 62% of this incinerated with energy from waste, 36% recycled, 0.7% sent to landfill, 0.6% incineration without energy recovery and 0.5% 'other'.

### **NRWLP Water 1: Reduction in consumption of water per capita over the plan period**

Water demand was an average of 167 megalitres (i.e. 167 million litres), the same as the baseline of 2019/20.

## Summary of performance by AMR sub-topic:



# HOUSING

## Housing need and supply

Short Term

Long Term

The 2024 Strategic Housing Land Availability Assessment (SHLAA) identifies 297 suitable, available and achievable sites contributing a total of 38,776 units from 1 April 2024 to 31 March 2033. Over the short term, 173 sites are available contributing 24,764 units, with a total overall supply position of 6.6 years including windfall and demolitions. 1.4% of properties in Leeds were classified as empty.

## Total housing delivery

Short Term

Long Term

A record net total of 4,441 dwellings were completed, exceeding Local Plan targets by 1,194, with a capacity of 34,699 homes under construction or with planning permission. 79% of completions were on brownfield land, exceeding the general target of 55% in the Local Plan. Densities in the City Centre (448 units per hectare), other urban area (136 units/ha) and fringe urban areas (52 units/ha) exceeded the minimum density targets set in the Local Plan, but fell short in smaller settlements (13 units/ha against a target of 30 units/ha).

## Housing delivery by area

Short Term

Long Term

As for HMCA, the Inner Area (the outlying neighbourhoods which surround the City Centre) makes up the highest proportion of housing delivery with 1,538 net dwellings (34%) as well as the City Centre (24%) both far exceeding targets set out in the Local Plan, followed by Outer West (10%), Outer South West (8%) and North Leeds (8%). On the lower end, Outer North East provided just 47 (1%) and Outer South 60 (1%) new houses. All areas, with the exception of East Leeds and Outer North East, broadly align with targets set out in the Local Plan.

As for settlement hierarchy, the Main Urban Area makes up the highest proportion of housing delivery (44%), with 36% within the City Centre, 3% in Major Settlements (primarily within Guiseley/Yeadon/Rawdon), 4% within Smaller Settlements, generally aligning with the approach set out in the Local Plan, but with a considerable portion (15%) delivered within villages, rural land or outside of the hierarchy which is contrary to this.

## Affordable housing

Short Term

Long Term

665 affordable homes were delivered, with 44% delivered through LCC programmes and non-assistance, 29% through grant assistance and 27% through Section 106 agreements. This falls short of the identified annual need of 1,230 affordable homes set out in the Strategic Housing Market Assessment (2017).

## Housing mix

Short Term

Long Term

59% of homes delivered across Leeds were for flats, and 41% for houses – split down by 19% terraced, 11% detached and 10% semi-detached. This does not generally align with the target of 75% of houses and 25% flats in the Local Plan, although it is worth noting that this target only applies to areas outside of the City Centre.

40% of housing completions were for 1-bedroom properties (far exceeding the general target of 10% in the Local Plan), 22% for 2-bedrooms (far short of the 50% target), 21% for 3-bedrooms (short of the 30% target) and 17% for 4+ bedrooms (in slight excess of the 10% target).

## Accessible and adaptable homes standards

Short Term

Long Term

33% of approvals met M4(2) accessible and adaptable housing standard, exceeding the 30% Policy H10 target in the Local Plan. 2% of approvals met the M4(3) wheelchair user dwellings standard, meeting the 2% target.

## Older persons accommodation

Short Term

Long Term

114 C2 units (older persons accommodation) was delivered.

## Student accommodation & HMOs

Short Term

Long Term

520 student accommodation units was delivered across 4 schemes, with 2,677 units being approved.

## Gypsy & Traveller sites

Short Term

Long Term

As of March 2024, there was 67 Gypsy and Traveller pitches in Leeds, remaining unchanged from the previous year, with a current supply position of 2.3 years (short of the required 5-year supply).







## TRANSPORT & ACCESSIBILITY

### Public transport accessibility

Short Term

Long Term

71% of new dwellings were accessible to key local services by less than 15 minutes by public transport, with this increasing to 87% within 30 minutes. Highest accessibility was for primary schools, employment, GP services, with the least accessible services being hospitals and higher education. An average of 99% of new non-residential development was considered accessible to the public transport network (i.e. within a 5-minute / 400m distance from a bus stop). This aligns with the general target set out in the Local Plan.

### Transport modal share

Short Term

Long Term

32% of journeys to work monitored as part of the Travel to Work survey were made by sustainable transport modes (walking, cycling, bus and rail), with a further 23% involving no travel through working from home. 43% was undertaken with a car or motorcycle and 1.5% through other modes. As for journeys monitored as part of the Travel to School survey, 66% was undertaken through sustainable transport modes (predominantly walking), with 31% undertaken with a car and 2% through other means. This aligns with the general target set out in the Local Plan.

### Transport infrastructure delivery

Short Term

Long Term

Continued progress has been made towards delivering strategic transport improvements, including work on the Sustainable Travel Gateway around Leeds City Rail Station, completion of works at City Square, and operation of Leeds City Bikes, amongst other road improvements across Leeds.



## MINERALS & WASTE

### Minerals

Short Term

Long Term

No sand and gravel was produced, representing a deficit of 146,000 tonnes against targets set out in the Local Plan, with no recorded landbank. 461,375 tonnes of crushed rock was produced, representing a surplus of 21,375 tonnes, with a landbank of 20,000,000 tonnes. 411,350 tonnes of recycled aggregate was produced.

### Waste

Short Term

Long Term

A total of 2,031,534 tonnes of waste was received: 731,936 tonnes from commercial and industrial (36%) below the 1,212,000 tonnes projected by 2026, 668,540 tonnes from construction (33%) below the projected 1,556,000 tonnes, 558,031 tonnes from municipal solid waste (27%) far exceeding the projected 383,976 tonnes and 73,027 tonnes of hazardous waste (4%) below the projected 103,026 tonnes. 323,059 tonnes of waste was collected in Leeds: 62% incineration with energy recovery, 36% recycled, 0.7% landfill, 0.6% incineration without energy recovery, 0.5% other.



## CLIMATE CHANGE

### Carbon reduction

Short Term

Long Term

An estimated 2,690kt of carbon dioxide was emitted within the scope of Local Authorities in Leeds, down by 7% from last year and down 47% from the 2005 baseline. Transport makes up the majority of emissions (43%), followed by domestic (27%), commercial and industry (12% each), public sector (5%) and lastly agriculture (1%). From 2005, there has been a decrease of 58% in commercial, 54% in public sector, 53% in industrial, 50% in domestic, 20% in agriculture and 18% in transport emissions.

### Energy efficiency

Short Term

Long Term

69% of Energy Performance Certificates (EPCs) for all dwellings were for the middle C & D ratings, with 17% for the higher A & B ratings and 14% for the lower E, F and G ratings. For new dwellings only, 51% were for the higher ratings, 26% for the middle ratings and 23% for the lower ratings. For all non-domestic properties, 50% were for the middle ratings, 40% for the higher ratings and 10% for the lower ratings.

### Renewable energy

Short Term

Long Term

128,545MWH of renewable energy was generated: 37% through solar power, 31% through landfill gas, 24% through onshore wind, 7% through anaerobic digestion and 1% hydro, exceeding general targets set out in the Local Plan. Leeds had a renewable energy capacity of 101.2MW, exceeding the target of 75MW, with a total of 12,303 installations.

## Water consumption

Short Term

Long Term

Water demand was an average of 167 megalitres (i.e. 167 million litres), the same as the baseline of 2019/20 and generally aligning with the target set out in the Local Plan.

## Flood risk

Short Term

Long Term

Out of 17 objections received from the Environment Agency on flood risk, two applications were approved - 21/02729/FU and 22/08476/FU (88% being approved in line with EA advice). This generally reflects applications not reconsulting EA when negotiating on schemes, and instead with LCC Flood Risk Management to ensure for a balanced judgement.

Work continues on Phase 2 of the Flood Alleviation Scheme (FAS2), which focuses on a combination of natural flood management and engineered measures to help slow the flow and catch water further up the catchment so that flood peaks are reduced further downstream, reducing flood risk to a 0.5% probability of occurring in any given year (1 in 200 probability), including an allowance for climate change until 2069. Completion is expected in Spring 2024, and shall protect 1,048 homes, 474 businesses and key infrastructure along a 14km stretch from Apperly Bridge to Leeds City Station.



## NATURAL ENVIRONMENT

### Green & blue infrastructure

Short Term

Long Term

The minimum standard of green space provision was not met, as measured by the Green Space Index by Fields in Trust. Average green space provision was up slightly to 26.5sqm, with 8.6% of the population not being within a 10-minute walk of public green space.

### Nature conservation

Short Term

Long Term

New assessments were made for two SSSIs in Leeds: Fairburn & Newton Ings (remaining unfavourable - recovering) and Micklefield Quarry (remaining favourable). Out of all 209 habitat units across 17 SSSIs, 10% are favourable, 75% unfavourable - recovering, 10% unfavourable – no change, 5% unfavourable – declining and 0.5% destroyed. This reflects no change from last year, aligning with the general target set out in the Local Plan. One application at Thorp Arch Estate consented removal of 549m<sup>2</sup> of Leeds' Nature Conservation Sites which is yet to be implemented.

### Tree & woodland cover

Short Term

Long Term

Forest Research indicates an average tree cover of 17.3% in 2019/20, down slightly from the baseline of 17.4% in 2016. Friends of the Earth estimates a tree cover of 12.7% in 2023. This is up from 6.9% tree cover in 2011, meeting the target set out in the Local Plan.

### Public Rights of Way

Short Term

Long Term

The PROW network extends approximately 865km across 1,400 public rights of way, an increase of 3km last year. Notable improvements include the creation of 7km segregated bridleway adjacent to Thorpe Park, upgrades to a 593m footpath to bridleway status as part of East Leeds Orbital Road (ELOR), and a new replacement bridleway bridge installed at Breary Marsh / Golden Acre Park.



## ENVIRONMENTAL QUALITY

### Air quality

Short Term

Long Term

All of six designated Air Quality Management Areas (AQMAs) met the UK Air Quality Regulations objective of not exceeding an annual mean of NO<sub>2</sub> of 40 µg/m<sup>3</sup>, with five of these AQMAs being revoked in July 2024 due to continued compliance. All but one automatic monitoring site (A23 Corn Exchange 2) also met objectives for NO<sub>2</sub>. All three sites for particulate matter also met objectives.

Short Term

Long Term

### Water quality

71% of Leeds' water bodies have moderate ecological water quality, 21% (three water bodies) testing poor / bad and only 7% (one water body) testing good. All most recently failed for chemical water quality in 2019, although this reflects a trend nationally where all water bodies failed due to a change in methodology.

### Light pollution

Short Term

Long Term

Mean radiance was 11.8nW/cm<sup>2</sup>/sr for light pollution across Leeds, down 3.3% last year.



# BUILT ENVIRONMENT & INFRASTRUCTURE DELIVERY

## Urban design

Short Term

Long Term

Work progressed on updating design policies in the Local Plan, with further public consultation taking place on new policies SP1a, SP1b and P10a at the end of 2023. The 28<sup>th</sup> Leeds Architecture Awards also recommenced in November 2023, celebrating excellence in architectural design in Leeds.

## Infrastructure delivery (CIL and Section 106)

Short Term

Long Term

A total of £9,848,175 was received in CIL receipts, with 80% of this being retained for the Strategic Fund, 16% towards the Neighbourhood Fund and 5% for administrative costs. £13.6m was spent on strategic infrastructure, including the Flood Alleviation Scheme Phase 2 (FAS2), the David Oluwale Bridge and Education (Learning Places Programme). Parish and Town Councils spent £269K and the Charging Authority (Community Committees) spent £513K on local infrastructure. A total of £1,424,486 was received in Section 106 income for green space and play, with £1,807,226 having been spent. The 2023/24 [Infrastructure Funding Statement](#) provides more detail on CIL income and expenditure.



# POPULATION & HEALTH

## Population characteristics

Short Term

Long Term

Population of Leeds at the last 2021 Census was 812,000, the second highest in England, with mid-year population estimated to be 829,400 in 2023. The median age is 36, with the largest household composition group being for one-person households (21%) with the proportion of any household group with children being 35%.

## Indices of Deprivation

Short Term

Long Term

The latest IMD (2019) shows out of Leeds' 482 Lower-layer Super Output Areas (LSOAs), 114 (24%) are in the most deprived 10% nationally (decile 1) and 33 (7%) being in the least deprived 10% nationally (decile 10). Out of the seven domains, Leeds performs best against barriers to housing and services (ranking 270th most deprived nationally), but less well against crime (24th most deprived), living environment (32nd) and health and deprivation (69th).

## Health outcomes

Short Term

Long Term

A wide range of health-related indicators are monitored within the Health Profile, with key indicators including life expectancy being 78.7 years for males and 82.7 years for females, with a mortality rate of 369.9 per 100,000 from all causes and an infant mortality rate of 5.0 per 1,000. Killed and seriously injured (KSI) casualties on roads is 118.5.

## Social progress

Short Term

Long Term

The Social Progress Index provides a comprehensive measure on quality of life, with the overall SPI score being 55.1 out of 100 (higher representing a more desirable outcome), down slightly by 5% from last year. This is broken down by a score of 62 for Basic Human Need, 54 for Foundations of Wellbeing and 49 or Opportunity. Inner city wards typically have a lower SPI score than those on the outer edges. Horsforth, Moortown and Adel & Wharfedale rank the highest, with Gipton & Harehills, Hunslet & Riverside and Burmantofts & Richmond Hill ranking the lowest.



# CENTRES & NEIGHBOURHOODS

## Town & Local Centres

Short Term

Long Term

59% of non-residential uses (excluding industrial and waste uses) were located within centres (including the City Centre), and 83% being located within or on the edge of centres. 742sqm was completed in just Town or Local Centres.

## City Centre

Short Term

Long Term

A total of 1,580 homes were delivered in the City Centre, with 71% being to the north of the River Aire and 29% to the south. 40,268sqm of non-residential development was delivered, with 19% of this being to the north of the river and 81% to the south, primarily due to 28,725sqm of office floorspace being completed to the south. This generally aligns with the targets set out in the Local Plan. Delivery of a new 3.5 ha City Centre park ('Aire Park' development in the South Bank) continued, with the first new green space (the Tetley Green) and associated public realm (Theatre Gardens) completed, providing 0.2ha of new green space and walkway immediately to the west of The Tetley building. Over 12.8m visited the City Centre (measured along Briggate) in 2023, up 25% from 2022 indicating a strong recovery post-Covid.

## Regeneration Programme Priority Areas

Short Term

Long Term

A total of 1,122 homes were delivered within all four Regeneration Programme Priority Areas, with East Leeds providing the majority of these (42%), with moderate completions in Leeds Bradford (26%) and South Leeds (21%) and some completions in the Aire Valley (11%). A total of just over 88,000sqm of non-residential development was delivered, primarily within Aire Valley (68%), with some in Leeds Bradford Corridor (28%) and small-scale development at East Leeds and South Leeds (each with 2%). Under 84,000sqm of this was for employment uses.

### Aire Valley Leeds

Short Term

Long Term

A total of 124 net dwellings were delivered in Aire Valley Leeds, falling short of the expected annual target of 310 dwellings in the Local Plan. 11.6ha of general employment land was completed aligning with expected delivery targets, with 28,725sqm of office floorspace also completed.



## ECONOMY

### Employment delivery

Short Term

Long Term

28,725sqm of office floorspace was delivered, falling short of the expected delivery target of 33,600sqm. 19ha of general employment land was delivered, falling short of the expected delivery target of 23.5ha. 77% of expected office floorspace has been completed in the current Plan Period, and 64% for general employment land.

### Employment supply

Short Term

Long Term

As of March 2024, 706,600sqm of floorspace was available for office use, representing 21 years of supply. 315.4ha of land was available for general employment use, representing 13.4 years of supply.

### Changes to employment stock

Short Term

Long Term

Stock of office floorspace decreased by 8,000sqm (-0.4%), as measured by the Valuation Office Agency, with the stock remaining at just over 1.8m. Stock of industrial floorspace decreased by 33,000sqm (-0.7%), with the stock remaining at just over 4.9m.

### Commercial & community uses

Short Term

Long Term

Just 515sqm of retail floorspace was delivered, with this increasing to 5,410sqm when including mixed commercial (typically Class E uses). 6,071sqm remain in the current retail supply with planning permission across three sites. Stock of retail floorspace decreased by 8,000sqm (-0.6%), as measured by the Valuation Office Agency, with the stock remaining at just under 1.4m. 1,335sqm of leisure floorspace was delivered. Stock of 'other' floorspace (which includes leisure as well as other uses such as education, health and hotels) increased by 4,000sqm (+0.5%), as measured by the Valuation Office Agency, with the stock remaining at just under 0.85m.

### Tourism & visitor economy

Short Term

Long Term

A total of 15m domestic day trips and 2m overnight trips were made, with a total spend of £1.3bn, with 300,000 travelling for holiday reasons with a spend of £113m. 290,000 international overnight trips were made, ranking 11<sup>th</sup> nationally. An overall Global Destination Sustainability score of 48% was given, which measures sustainability performance of tourism destinations.

### Socio-economic indicators

Short Term

Long Term

A total of 388,000 were in employment, with an employment rate of 73.5%. Median gross weekly pay was £663, with 12% of jobs paying below the hourly living wage (which is currently £12/hr).



## HISTORIC ENVIRONMENT

### Heritage designations

Short Term

Long Term

A total of 2,447 designated heritage assets in Leeds: 2,371 Listed Buildings, 60 Scheduled Monuments, 15 Registered Park and Gardens and 1 Battlefield, with two new Grade II buildings listed.

Out of 81 Conservation Areas, 54 (67%) have Conservation Area appraisals, with none created in 2023/24, falling short of the expected target of 100%, with lack of recent progress being made towards this.



One Listed Building was demolished (the Presbytery and Nave and Aisles of St Mary's Convent Church) under planning applications 20/03519/FU and 20/03520/LI. The Presbytery and rear Nave and Aisles was approved to demolished for a five-storey apartment block and six storey extension as it was no longer considered viable to maintain the entirety of the building, which was independently examined by the District Valuer as part of the application process and found to be justified. This falls short of the target of no demolitions, although the front of St Mary's Convent Church was retained.

Heritage at risk



A total of 10 buildings were on Historic England's 'Heritage at Risk register', with one being delisted in the last year due to being repaired / consolidated (Hunslet Mill). This meets the target of having less than eleven buildings at risk. Leeds Civic Trust also produce a local Heritage at Risk List, with 93 Listed Buildings on the list, which decreased 17% from last year.

Non-designated heritage assets



22 non-designated heritage assets (NDHAs) identified within the Aire Valley Leeds Area Action Plan (AVLAAP) and 9 in the Site Allocations Plan (SAP), with no update to this in the last year.