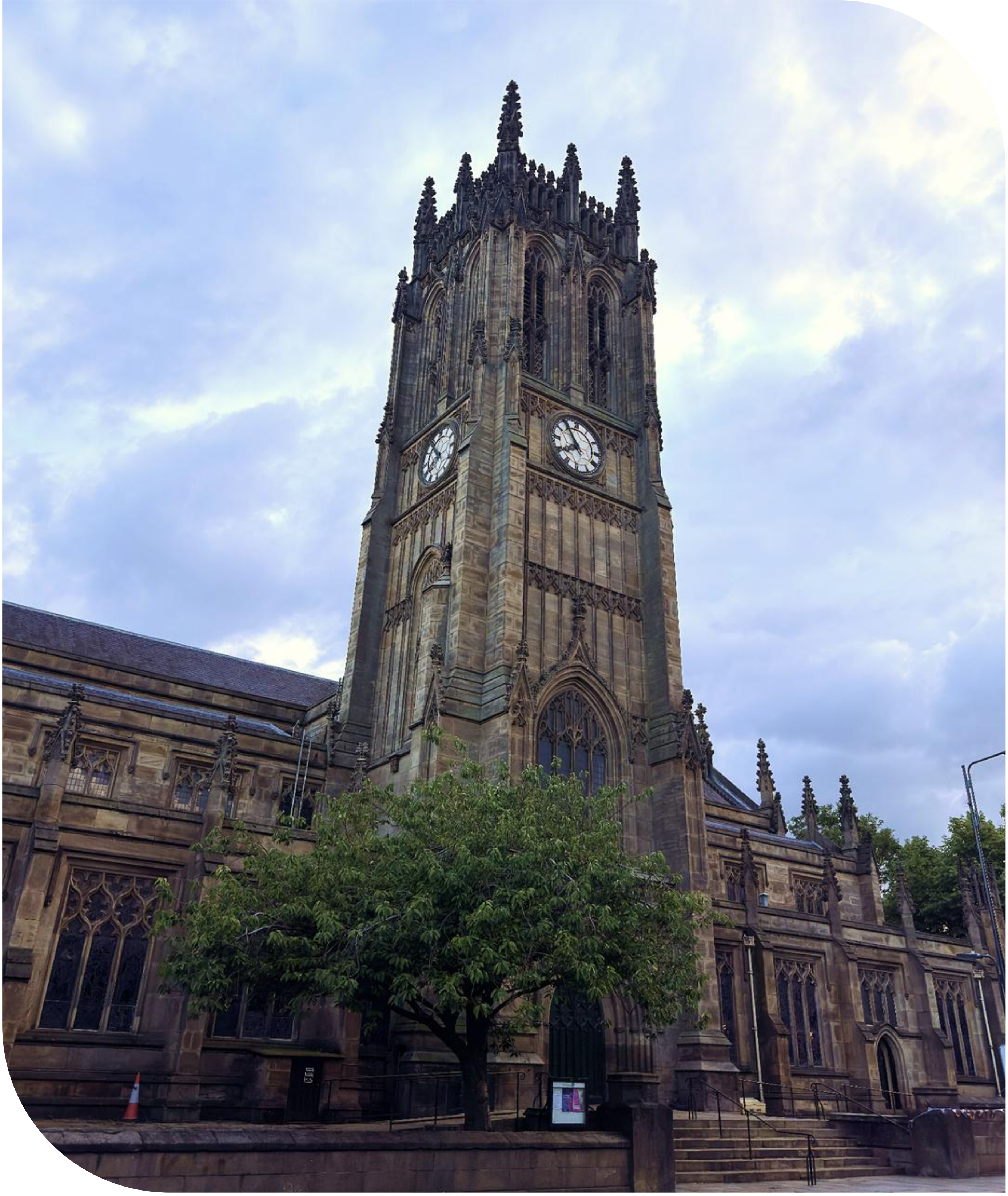
AUTHORITY MONITORING REPORT

1st April 2024 – 31st March 2025



EXECUTIVE SUMMARY

AMR 2024/25

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 1st April 2024 – 31st March 2025. 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. An indicative scoring (red, amber, green) has been made for most of the sub-topics against performance for the short and long terms, wherever data is available and can be accurately assessed and compared.

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

Supplementary Planning Documents (SPDs) are also prepared to support the Development Plan, consisting of 15 adopted documents.

Planning documents in preparation:

The Council is preparing an extensive update to the Local Plan. Initially, this was to be firstly undertaken through Local Plan Update which responded to the declared Climate Emergency and secondly through Leeds Local Plan 2040 which was a comprehensive update responding to identified updates required within the Local Plan Review 2022.

Whilst these updates concurrently ran at different stages, it was considered necessary to merge these together in early 2025 so these could progress and be examined together under Leeds Local Plan (2022 to 2042). Regulation 18 (Issues and Options) consultation is planned for Leeds Local Plan 2042 later in 2025, consulting on the overall vision, draft policy and site options and evidence documents, with a Call for Sites process also to be reopened.

As of March 2025, 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).

Subsequent and ongoing updates are being made to the Policies Map as necessary.

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 2,366 homes were delivered in the City Centre, with 75% being to the north of the River Aire and 25% to the south. 37,800sqm of non-residential development was delivered, with 100% of this being to the north of the river. This generally is contrary with the broad target set out in the Local Plan, and follows a continued long-term trend.

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

No food and beverage or leisure completions were recorded within the Economic Land Availability, but 1,000sqm of mixed commercial (i.e. Use Class E), 13,800sqm of hotel floorspace and 7,700sqm of community uses was completed in the City Centre. Annual footfall along Briggate increased for a fourth consecutive year to 12.8m, nearly reaching pre-Covid levels of 13.4m.

MANAGING THE NEEDS OF A SUCCESSFUL DISTRICT

3: Net additional dwellings by location within the Settlement hierarchy

A total of 4,311 net dwellings were delivered across the District, with the majority being delivered in the City Centre (55%; 2,366 net dwellings) and elsewhere in the Main Urban Area (20%; 853), with 7% within Smaller Settlements (317) and 4% in Major Settlements (190) primarily within Rothwell. This somewhat aligns with the general approach and targets set out in the Local Plan, although with a considerable portion of housing delivery (14%) being located outside of the hierarchy.

4: Net additional dwellings by Housing Market Characteristic Area

The City Centre makes up the highest proportion of housing delivery (48%; 2,081 net dwellings) followed by the Inner Area (the outlying neighbourhoods which surround the City Centre) (18%; 761), both far exceeding targets set out in the Local Plan, with 8% within Outer South East (324), 6% in Outer South West (248) and 6% in North Leeds (269), with 1% provided each in Aireborough (37) and Outer North West (29) on the lower end. Most HMCAs, particularly East Leeds, fall below the target proportions set out in the Local Plan.

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

A total of 647 net dwellings were delivered in Aire Valley Leeds, far exceeding the expected annual target of 310 dwellings in the Local Plan for the first time since 2015/16.

5: New and converted housing units on Previously Developed Land

A total of 3,652 net dwellings were completed on previously developed land in 2024/25, equating to 84%. This far exceeds the target of at least 55% of homes being delivered on previously developed land.

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

A total of 3,652 net dwellings were completed on brownfield land in 2024/25, equating to 84%. This far exceeds the target of at least 55% of homes being delivered on previously developed land.

8: Density of new housing sites

The City Centre and fringe delivered a density of 660 units per hectare (far exceeding the target of 558 set out in the Local Plan), other urban areas delivered a density of 103 (exceeding the target of 40), fringe urban areas delivered a density of 70 (exceeding the target of 35) although with Smaller Settlements achieving a density of just 11 (below the target of 30).

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

69% of homes delivered across Leeds were for flats, and 31% for houses – split down by 12% semi-detached, 11% terraced and 9% detached. This delivery across the District is contrary to the stated target of 75% of houses and 25% flats in the Local Plan, although this only applies to areas outside of the City Centre where delivery of flats is typically lower.

43% of housing completions were for 1-bedroom properties (far exceeding the general target of 10% in the Local Plan), 28% for 2-bedrooms (far short of the 50% target), 12% for 3-bedrooms (short of the 30% target) and 18% for 4+ bedrooms (in 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.

10: Gross affordable housing completions

584 affordable homes were delivered, with 49% delivered through grant assistance, 18% through LCC programmes and non-assistance, and 33% 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).

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

77 C2 units (older persons accommodation) was delivered.

11b: Total number of student housing units

1,258 student accommodation units was delivered across 8 schemes, with 1,299 units being approved.

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

As of March 2025, there was 68 Gypsy and Traveller pitches in Leeds, an increase of one from the previous year.

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

Data is not available for the split of pitches between Gypsy and Traveller and Travelling Showpeople.

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

As of March 2024, a total of 3,450 homes were empty (vacant for more than six months) in Leeds, equating to 0.94% of properties in Leeds. 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

14,500sqm of office floorspace was delivered, falling short of the expected delivery target of 33,600sqm. 7.1ha of general employment land was delivered, falling short of the expected delivery target of 23.5ha. 75% of expected office floorspace has been completed in the current Plan Period, and 66% for general employment land.

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

77% of expected office floorspace and 79% of expected general employment land has been delivered over the last five years, generally representing demand is being met by supply albeit slightly short of planned forecasts in the Local Plan.

17: Employment land available by sector

As of March 2025, 663,000sqm of floorspace was available for office use, representing 19.7 years of supply. 310ha of land was available for general employment use, representing 13.2 years of supply. These were both slightly down from last year.

18: Net change of employment land in Leeds

Stock of office floorspace increased by 9,000sqm (+0.5%) to 1.755m sqm, as measured by the Valuation Office Agency. Stock of industrial floorspace increased by 290,000sqm (+5%), with the stock remaining at 5.9m sqm.

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

No retail allocations are made in the Local Plan, although 727sqm of retail floorspace was delivered, with this increasing to 8,100sqm when including mixed commercial (typically Class E uses). 9,300sqm remain in the current retail supply with planning permission across five sites. Stock of retail floorspace increased by 1,000sqm (+0.1%) to 1.3m sqm, as measured by the Valuation Office Agency.

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

16,200sqm of leisure floorspace was delivered. Stock of retail floorspace increased by 1,000sqm (+0.1%) to 1.3m sqm. Stock of 'other' floorspace (which includes leisure as well as other uses such as education, health and hotels) decreased by 8,000sqm (-1%) to 0.8m sqm, as measured by the Valuation Office Agency, 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

56% of non-residential uses (excluding industrial and waste uses) were located within centres (including the City Centre), and 68% being located within or on the edge of centres. 921sqm 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 of a modest scale over 500sqm.

23: Provision of Infrastructure as outlined in CIL

A total of £10,557,000 was received in CIL receipts, with 80% of this being retained for the Strategic Fund, 15% towards the Neighbourhood Fund and 5% for administrative costs. £2.7m has been used this year, spent on the Kirklands Bungalow Autism Project and the Learning Places deficit. Parish and Town Councils spent £497,000 and the Charging Authority (Community Committees) spent £924,000 on local infrastructure. The latest 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 £7,745,000 was received in Section 106 income for green space and play, with £1,744,000 spent.

25: Amount of green space lost to redevelopment

Data is not available for the net loss of green space lost to development.

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

Out of 80 Conservation Areas, 55 (69%) have Conservation Area appraisals, with one created in 2024/25, making progress toward the expected target of 100%.

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

A total of 8 buildings were on Historic England's 'Heritage at Risk register', with one removed for positive reasons (Calverley Old Hall, 14-24, Woodhall Road) and the removal of another (St Mary's Convent Church) due to partial demolition and redevelopment. This meets the target of having less than eleven buildings at risk. Leeds Civic Trust also produce a local Heritage at Risk List, with 84 Listed Buildings on the list, which decreased 11% from last year.

28: Number of Listed Buildings demolished

No Listed Buildings were demolished in the last year.

29: Total development in Regeneration Priority Areas

A total of 1,625 homes were delivered within all four Regeneration Programme Priority Areas, with Aire Valley (40%) and East Leeds (34%) providing the majority of these, with moderate completions in South Leeds (16%) and Leeds Bradford (10%). A total of just over 54,000sqm of non-residential development was delivered, primarily within Aire Valley (48%), with some in East Leeds (27%) and South Leeds (19%) and small-scale development at Leeds Bradford (5%). 27,000sqm of this was for employment uses.

30: Performance as measured by the Index of Multiple Deprivation

The latest IMD (IoD25) shows out of Leeds' 482 Lower-layer Super Output Areas (LSOAs), 84 (17%) are in the most deprived 10% nationally (decile 1), an improvement from 114 in 2019. Out of the seven domains, Leeds performs best against barriers to housing and services (ranking 268th most deprived nationally), but less well against crime (27th most deprived), living environment (50th) and income (95th). Leeds is ranked 51st out of 296 local authorities for most deprived neighbourhoods, up from 33rd in 2019.

31: Delivery of a City Centre park

Delivery of a new 3.5 ha City Centre park ('Aire Park' development in the South Bank) continued, with completion of the Tetley Triangle and significant progress made on Central Park, following completion the Tetley Green, Theatre Gardens and other public realm spaces completed in previous years.

A WELL CONNECTED DISTRICT

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

78% of new dwellings were accessible to key local services by less than 15 minutes by public transport, with this increasing to 90% within 30 minutes. Highest accessibility was for schools ad GP services, with the least accessible services being hospitals and higher education.

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

An average of 98% 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.

34: The delivery of transport management priorities

Continued progress has been made towards delivering strategic transport improvements, with various plans and projects announced and consulted on, work continuing at Armley Gyratory, and the adoption of draft plans for mass transit, amongst other road improvements across Leeds.

35: Mode of travel to work

37% 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 18% involving no travel through working from home. 45% 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.

36: Expansion of the Leeds Core Cycle Network

Work has progressed on improving or expanding cycle routes in Leeds (including consultation on various schemes and projects aimed at improving cycle connectivity such as Woodhouse Lane Gateway and along Burley Street, Park Lane and Westgate), 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: Madbanks and Ledsham Banks (remaining unfavourable - recovering) and six units at South Pennine Moors (unfavourable – recovering from favourable (1 unit) and no change (5 units)). Out of all 209 habitat units across 17 SSSIs, 10% are favourable, 79% unfavourable - recovering, 7% unfavourable – no change, 4% unfavourable – declining and 0.5% destroyed. This is a slight improvement 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

Limited data is available on tree cover in Leeds, although 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 general 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 15 objections received from the Environment Agency on flood risk, one application was approved (23/07422/FU) equating to 93% of applications being approved in line with EA advice. This generally reflects applications not reconsulting EA when negotiating on amended schemes. No planning objections were received from the Environment Agency in relation to water quality.

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 2 of the Flood Alleviation Scheme (FAS2) was completed in November 2024, protecting a further 1,048 homes, 474 businesses and key infrastructure along a 14km stretch from Apperly Bridge to Leeds City Station, bringing the £200m Flood Alleviation Scheme to a full seven-year completion protecting a total of more than 4,000 homes, 1,000 businesses and 33,000 jobs. The target for this monitoring indicator has therefore been met within the Plan Period.

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

Five AQMAs were revoked in July 2024, with AQMA 5 Pool-in-Wharfedale remaining and requiring a further 2 years of compliant data before being revoked to ensure for consistent compliance with UK air targets. Average levels for this year were 34.2μg/m^3, lower than the target of 40μg/m^3. All automatic monitoring site (A23 Corn Exchange 2) also met objectives for NO_2 levels, and all three sites for particulate matter also far exceeded objectives.

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

132,700MWH of renewable energy was generated: 35% through solar power, 31% through landfill gas, 26% 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 107.3MW, exceeding the target of 75MW, with a total of 13,500 installations.

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, with a reserve of 300,000 tonnes. 480,000 tonnes of crushed rock was produced, representing a surplus of 40,000 tonnes, with a landbank of 22,100,000 tonnes. 380,000 tonnes of recycled aggregate was produced.

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 1,800,000 tonnes of waste was received: 713,000 tonnes from commercial and industrial (39%) below the 1,212,000 tonnes projected by 2026, 553,000 tonnes from construction (31%) below the projected 1,556,000 tonnes, 494,000 tonnes from municipal solid waste (27%) far exceeding the projected 383,976 tonnes and 50,000 tonnes of hazardous waste (3%) below the projected 103,026 tonnes.

330,000 tonnes of waste was collected in Leeds: 62% incineration with energy recovery, 36% recycled, 0.9% incineration without energy recovery, 0.8% other, and just 0.1% sent to landfill

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 494,000 tonnes of municipal solid waste arose in Leeds. 330,000 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, 0.9% incineration without energy recovery, 0.8% other, and just 0.1% sent to landfill.

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

Water demand was an average of 166 megalitres (i.e. 166 million litres), 0.6% down from the baseline of 2019/20 aligning with the target set out in the Local Plan.

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. 0.9% of properties in Leeds were classified as empty.

Total housing delivery

Short Term | Long Term

A record net total of 4,311 dwellings were completed, exceeding Local Plan targets by 709, with a capacity of 33,348 homes under construction or with planning permission. 84% of completions were on brownfield land, exceeding the general target of 55% in the Local Plan. Densities in the City Centre (660 units per hectare), other urban area (103 units/ha) and fringe urban areas (70 units/ha) exceeded the minimum density targets set in the Local Plan, but fell short in smaller settlements (11 units/ha against a target of 30 units/ha).

Housing delivery by area

Short Term | Long Term

As for HMCA, the City Centre delivered nearly half of homes (2,081 units) followed by the Inner Area (the outlying neighbourhoods which surround the City Centre) with 18% (761 units, both far exceeding targets set out in the Local Plan, followed by Outer South East (8%), Outer South West (6%) and North Leeds (6%). On the lower end, Aireborough provided just 37 (1%) and Outer North West 29 (1%) new houses. Most HMCAs, particularly East Leeds, fall below the target proportions.

As for settlement hierarchy, the City Centre now delivers the majority of housing developments (55%), with 20% elsewhere within the Main Urban Area, 4% in Major Settlements (primarily within Rothwell), 7% within Smaller Settlements, generally aligning with the approach set out in the Local Plan, but with a considerable portion (14%) delivered within villages, rural land or outside of the hierarchy which is contrary to the Plan.

Affordable housing

Short Term | Long Term

584 affordable homes were delivered, with 49% delivered through grant assistance, 18% through LCC programmes and non-assistance, and 33% 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

69% of homes delivered across Leeds were for flats, and 31% for houses – split down by 12% semi-detached, 11% terraced and 9% detached. This somewhat aligns with the target of 75% of houses and 25% flats in the Local Plan, which only applies to areas outside of the City Centre.

43% of housing completions were for 1-bedroom properties (far exceeding the general target of 10% in the Local Plan), 28% for 2-bedrooms (far short of the 50% target), 12% for 3-bedrooms (short of the 30% target) and 18% for 4+ bedrooms (in excess of the 10% target).

Accessible and adaptable homes standards

Short Term | Long Term

53% of approvals met M4(2) accessible and adaptable housing standard, exceeding the 30% Policy H10 target in the Local Plan. 3.4% of approvals met the M4(3) wheelchair user dwellings standard, exceeding the 2% target.

Older persons accommodation

Short Term | Long Term

77 C2 units (older persons accommodation) was delivered.

Student accommodation & HMOs

Short Term | Long Term

1,258 student accommodation units was delivered across 8 schemes, with 1,299 units being approved.

Gypsy & Traveller sites

Short Term | Long Term

As of March 2024, there was 68 Gypsy and Traveller pitches in Leeds, with a current supply position of 2.1 years (short of the required 5-year supply).

TRANSPORT & ACCESSIBILITY

Public transport accessibility

Short Term | Long Term

78% of new dwellings were accessible to key local services by less than 15 minutes by public transport, with this increasing to 90% within 30 minutes. Highest accessibility was for schools ad GP services, with the least accessible services being hospitals and higher education. An average of 98% 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

37% 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 17.5% involving no travel through working from home. 45% 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.

Road accidents

Short Term | Long Term

1,463 personal-injury collisions were recorded through West Yorkshire Police's 'CRASH' system, 70% recorded as slight, 30% as serious and 0.75% fatal. 1,887 casualties were recorded, 74% recorded as slight, 25% serious and 0.7% fatal.

Transport infrastructure delivery

Short Term | Long Term

Continued progress has been made delivering strategic transport improvements, with work continuing at Armley Gyratory, various plans and projects announced and consulted on such as Woodhouse Lane Gateway and the A64 Bus Priority Improvement, and the adoption of draft plans for mass transit, 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 a reserve of 300,000 tonnes. 480,000 tonnes of crushed rock was produced, representing a surplus of 40,000 tonnes, with a landbank of 22,100,000 tonnes. 380,000 tonnes of recycled aggregate was produced.

Waste

Short Term | Long Term

A total of 1,800,000 tonnes of waste was received: 713,000 tonnes from commercial and industrial (39%) below the 1,212,000 tonnes projected by 2026, 553,000 tonnes from construction (31%) below the projected 1,556,000 tonnes, 494,000 tonnes from municipal solid waste (27%) far exceeding the projected 383,976 tonnes and 50,000 tonnes of hazardous waste (3%) below the projected 103,026 tonnes. 330,000 tonnes of waste was collected in Leeds: 62% incineration with energy recovery, 36% recycled, 0.9% incineration without energy recovery, 0.8% other, and just 0.1% sent to landfill.

CLIMATE CHANGE

Carbon reduction

Short Term | Long Term

A total of 3.219kt of carbon dioxide was emitted in Leeds, down 3% from last year and down 44% from the 2005 baseline. An estimated 2,500kt of carbon dioxide was emitted within the scope of Local Authorities, down by 5% from last year and down 50% from 2005. Transport makes up the majority of emissions (43%), followed by domestic (27%), industry (13%), commercial (11%), public sector (5%) and agriculture (1%). From 2005, there has been a decrease of 65% in commercial, 57% in public sector, 53% in domestic, 49% in industrial, 28% in agriculture and just 17% for transport emissions despite making the largest contribution in emissions.

Energy efficiency

Short Term | Long Term

75% of Energy Performance Certificates (EPCs) for all dwellings were for the average C & D ratings, with 17% for the higher A & B ratings and 8% for the lower E, F and G ratings. For new dwellings only, 62% were for the higher ratings, 36% for the average ratings and 2% for the lower ratings. For all non-domestic properties, 48% were for the average ratings, 41% for the higher ratings and 11% for the lower ratings.

Renewable energy

Short Term | Long Term

132,700MWH of renewable energy was generated: 35% through solar power, 31% through landfill gas, 26% 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 107.3MW, exceeding the target of 75MW, with a total of 13,500 installations.

Water consumption

Short Term | Long Term

Water demand was an average of 166 megalitres (i.e. 166 million litres), 0.6% down from the baseline of 2019/20 aligning with the target set out in the Local Plan.

Flood risk

Short Term | Long Term

Out of 15 objections received from the Environment Agency on flood risk, one application was approved (23/07422/FU) equating to 93% of applications being approved in line with EA advice. This generally reflects applications not reconsulting EA when negotiating on amended schemes.

Phase 2 of the Flood Alleviation Scheme (FAS2) was completed in November 2024, protecting a further 1,048 homes, 474 businesses and key infrastructure along a 14km stretch from Apperly Bridge to Leeds City Station, bringing the £200m Flood Alleviation Scheme to a full seven-year completion protecting a total of more than 4,000 homes, 1,000 businesses and 33,000 jobs.

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 to 29.9sqm, with 94.5% of the population 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: Madbanks and Ledsham Banks (remaining unfavourable - recovering) and six units at South Pennine Moors (unfavourable – recovering from favourable (1 unit) and no change (5 units)). Out of all 209 habitat units across 17 SSSIs, 10% are favourable, 79% unfavourable - recovering, 7% unfavourable – no change, 4% unfavourable – declining and 0.5% destroyed. This is a slight improvement from last year, aligning with the general target set out in the Local Plan. No applications were approved which resulted in the loss of any Leeds' Nature Conservation Sites.

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 866km across 1,400 public rights of way, remaining unchanged from last year. Notable improvements include a new footbridge at Otley, surface improvements at Harewood, Bridleways Nos. 18 & 19 and Micklefield and bridge instalment at Boston Spa.

ENVIRONMENTAL QUALITY

Air quality

Short Term | Long Term

Five AQMAs were revoked in July 2024, with AQMA 5 Pool-in-Wharfedale remaining and requiring a further 2 years of compliant data before being revoked to ensure for consistent compliance with UK air targets. Average levels for this year were 34.2µg/m^3, lower than the target of 40µg/m^3. All automatic monitoring site (A23 Corn Exchange 2) also met objectives for NO_2 levels, and all three sites for particulate matter also far exceeded objectives.

Water quality

Short Term | Long Term

71% of Leeds' water bodies have moderate ecological water quality, 21% testing poor / bad and only 7% 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. No planning objections were received from the Environment Agency.

Light pollution

Short Term | Long Term

Mean radiance was 10.3nW/cm^2/sr for light pollution across Leeds, down 1.9% last year.

BUILT ENVIRONMENT & INFRASTRUCTURE DELIVERY

Urban design

Short Term | Long Term

Work progressed on updating design and place-making policies in the Local Plan, as well as preliminary work on developing a local Design Code for Leeds. The 28th Leeds Architecture Awards took place in November 2023, celebrating excellence in architectural design in Leeds, set to take place again in 2025.

Infrastructure delivery (CIL and Section 106)

Short Term | Long Term

A total of £10,557,000 was received in CIL receipts, with 80% of this being retained for the Strategic Fund, 15% towards the Neighbourhood Fund and 5% for administrative costs. £2.7m has been used this year, spent on the Kirklands Bungalow Autism Project and the Learning Places deficit. Parish and Town Councils spent £497,000 and the Charging Authority (Community Committees) spent £924,000 on local infrastructure. A total of £7,745,000 was received in Section 106 income for green space and play, with £1,744,000 spent. The latest 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 845,189 in 2024 (up 1.4% from last year). 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 (IoD25) shows out of Leeds' 482 Lower-layer Super Output Areas (LSOAs), 84 (17%) are in the most deprived 10% nationally (decile 1), an improvement from 114 in 2019. Out of the seven domains, Leeds performs best against barriers to housing and services (ranking 268th most deprived nationally), but less well against crime (27th most deprived), living environment (50th) and income (95th). Leeds is ranked 51st out of 296 local authorities for most deprived neighbourhoods, up from 33rd in 2019.

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 decreasing to 78.6 years for males and 82.5 years for females, with a mortality rate of 369.9 from all causes and an infant mortality rate of 5.2. 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 latest overall SPI score in 2022 being 55.1 out of 100 (higher representing a more desirable outcome), down slightly by 5% from 2021. 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

56% of non-residential uses (excluding industrial and waste uses) were located within centres (including the City Centre), and 68% being located within or on the edge of centres. 921sqm was completed in just Town or Local Centres.

City Centre

Short Term | Long Term

A total of 1,763 homes were delivered in the City Centre, with 75% being to the north of the River Aire and 25% to the south. 38,000sqm of non-residential development was delivered, with 100% of this being to the north of the river, contrary to aims of the Local Plan. 1,900sqm of this was for retail, representing 38% of planned floorspace. Delivery of a new 3.5 ha City Centre park ('Aire Park' development in the South Bank) continued, with completion of the Tetley Triangle and significant progress made on Central Park. Footfall continued to increase to 12.8m along Briggate.

Regeneration Programme Priority Areas

Short Term | Long Term

A total of 1,625 homes were delivered within all four Regeneration Programme Priority Areas, with Aire Valley (40%) and East Leeds (34%) providing the majority of these, with moderate completions in South Leeds (16%) and Leeds Bradford (10%). A total of just over 54,000sqm of non-residential development was delivered, primarily within Aire Valley (48%), with some in East Leeds (27%) and South Leeds (19%) and small-scale development at Leeds Bradford (5%). 27,000sqm of this was for employment uses.

Aire Valley Leeds

Short Term | Long Term

A total of 647 net dwellings were delivered in Aire Valley Leeds, far exceeding the expected annual target of 310 dwellings in the Local Plan. 5.0ha of general employment land was completed representing just 42% of planned floorspace, with no office completions.

ECONOMY

Employment delivery

Short Term | Long Term

14,500sqm of office floorspace was delivered, falling short of the expected delivery target of 33,600sqm. 7ha of general employment land was delivered, also falling short of the expected delivery target of 23.5ha. 75% of expected office floorspace has been completed in the current Plan Period, and 66% for general employment land.

Employment supply

Short Term | Long Term

As of March 2025, 663,000sqm of floorspace was available for office use, representing 19.7 years of supply. 310ha of land was available for general employment use, representing 13.2 years of supply.

Changes to employment stock

Short Term | Long Term

Stock of office floorspace increased by 9,000sqm (+0.5%) to 1.755m sqm, as measured by the Valuation Office Agency. Stock of industrial floorspace increased by 290,000sqm (+5%), with the stock remaining at 5.9m sqm.

Commercial & community uses

Short Term | Long Term

Just 727sqm of retail floorspace was delivered, with this increasing to 8,100sqm when including mixed commercial (typically Class E uses). 9,300sqm remain in the current retail supply with planning permission across five sites. 16,200sqm of leisure floorspace was delivered. Stock of retail floorspace increased by 1,000sqm (+0.1%) to 1.3m sqm, as measured by the Valuation Office Agency. Stock of 'other' floorspace (which includes leisure as well as other uses such as education, health and hotels) decreased by 8,000sqm (-1%) to 0.8m sqm.

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 11th nationally. An overall Global Destination Sustainability score of 56% was given, which measures sustainability performance of tourism destinations.

Socio-economic indicators

Short Term | Long Term

A total of 368,600 residents were in employment, with an employment rate of 69.3%. Median gross weekly pay was £696.30, with 10.3% of jobs paying below the hourly living wage (which is currently £12.60/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 80 Conservation Areas, 55 (69%) have Conservation Area appraisals, with one created in 2024/25, making progress toward the expected target of 100%. No Listed Buildings were demolished.

Heritage at risk

Short Term | Long Term

A total of 8 buildings were on Historic England's 'Heritage at Risk register', with one removed for positive reasons (Calverley Old Hall, 14-24, Woodhall Road) and the removal of another (St Mary's Convent Church) due to partial demolition and redevelopment. This meets the target of having less than eleven buildings at risk. Leeds Civic Trust also produce a local Heritage at Risk List, with 84 Listed Buildings on the list, which decreased 11% from last year.

Non-designated heritage assets

Short Term | Long Term

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.