



**Leeds**  
CITY COUNCIL

# AUTHORITY MONITORING REPORT

1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025



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2026. All data as sourced as referenced within the document, and is up-to-date and accurate to the best knowledge of the Council as of time of publication, relevant to the time period covered (2024-25).

All images sourced from Leeds City Council Newsroom, except where referenced specifically.  
Topic icons designed using resources from Flaticon.



# Authority Monitoring Report 2024/25

## Introduction

### Introduction to the AMR

As outlined the Localism Act 2011, the subsequent Local Planning Regulations 2012 removed the requirement for local planning authorities to submit an Authority Monitoring Report to the Secretary of State, whilst retaining the overall duty to monitor.

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. It also enables the Council to share the performance and achievements of the planning service with the local community at least once every 12 months. Authorities can largely choose for themselves which targets and indicators to include in the report provided they are in line with the relevant UK and EU legislation.

Monitoring helps to address key issues, including:

- are policies achieving their objectives?
- have the predicted effects on sustainability objectives actually occurred?
- are policies delivering sustainable development?
- have policies had unintended consequences?
- are the assumptions behind policies still correct?
- are targets being achieved?

The monitoring of plan preparation (including Neighbourhood Plan progress) is set out in the Local Development Scheme. The current Local Development Scheme (2023-2026) can be viewed [here](#).

### AMR 2024/25

The AMR is published annually covering the previous annual period, with this document looking at the period covering 1<sup>st</sup> April 2024 – 31<sup>st</sup> March 2025.

The 2024/25 AMR is focused around eleven key topics split up by subsequent sub-topics, broadening the focus beyond just the monitoring indicators set within the Local Plan to allow for more data to be reported on which directly and indirectly influence these monitoring indicators and subsequently ensures that the Local Plan is having its intended effect on communities in Leeds.

The most recent and relevant data is highlighted to set out the current position for each sub-topic, with previous data also being shown to identify key trends as well as comparison with regional and national data wherever available to allow for performance to be assessed against the short and long terms, with an indicative red, amber or green scoring given wherever appropriate.

### Adopted Development Plan Documents (DPDs):

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

Table AMR1: Adopted Development Plan Documents; 2024	
DPD title	Adoption Date
<a href="#">Unitary Development Plan (as amended by the Unitary Development Plan Review)</a>	August 2001 (reviewed in July 2006)
<a href="#">Core Strategy (as amended by the Core Strategy Selective Review)</a>	November 2014 (amended by the CSSR in September 2019)
<a href="#">Natural Resources and Waste Local Plan</a>	January 2013 (Policies Minerals 13 and 14 re-examined September 2015)
<a href="#">Aire Valley Leeds Area Action Plan</a>	November 2017
<a href="#">Site Allocations Plan (as amended 2024)</a>	July 2019 (as amended by the Remittal process in January 2024)
Spatial policies within the Development Plan can be viewed together on the <a href="#">Policies Map</a>	

The Development Plan is also comprised of made Neighbourhood Plans. The Development Plan is also supported by guidance contained within adopted Supplementary Planning Documents (SPDs) to help make decisions on planning applications.

Table AMR2: Made Neighbourhood Plans; 2024	
Neighbourhood Plan	Date Made
Clifford	March 2017
Collingham	June 2017
Bardsey-cum-Rigton	November 2017
Barwick in Elmet and Scholes	November 2017
Boston Spa	November 2017
Thorp Arch	January 2018
Linton	March 2018
Holbeck	April 2018
Alwoodley	July 2018
Walton	October 2018
Bramham cum Oglethorpe	March 2019
Kippax	March 2019
Scarcroft	March 2019
Aberford	November 2019
Wetherby	February 2020
Horsforth	May 2020
Shadwell	June 2021
Otley	November 2021
Oulton and Woodlesford	December 2021
Garforth	June 2023
Rawdon	June 2024
Neighbourhood forum and parish / town council boundaries can be viewed on the <a href="#">Neighbourhood Planning Map</a>	

Table AMR3: Adopted Supplementary Planning Documents; 2024	
SPD Title	Date Adopted
Eastgate and Harewood Quarter	October 2005
Advertising Design Guide	November 2006
Biodiversity and Waterfront Development SPD	December 2006
Designing for Community Safety	May 2007
Tall Buildings Design Guide	Spring 2010
Building for Tomorrow Today – Sustainable Design & Construction	August 2011
Householder Design Guide	April 2012
Neighbourhoods for Living SPD	December 2003 (updated 2015)
Holbeck and Southbank	June 2016
Accessible Leeds SPD	November 2016
South Bank Leeds	July 2018
East Leeds Extension	August 2018
Hot Food Takeaway SPD	April 2019
Transport SPD	February 2023
Leeds City Centre West: Innovation Arc North	October 2023
A current list of adopted SPDs can be viewed <a href="#">here</a>	

Supplementary Planning Guidance (SPGs) has also been produced to help implementation of policies within the Local Plan, which can be viewed [here](#).

## Planning documents in preparation:

### Leeds Local Plan

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.

### Neighbourhood Plans

As of March 2025, ongoing work continues with consultation or referendums being made for Adel, Chapeltown, Harehills, Holbeck, Little Woodhouse, Mabgate, Lincoln Green and Burmantofts, Pool-in-Wharfedale and Thorner [Neighbourhood Plans](#).

### Policies Map

Subsequent and ongoing updates are being made to the [Policies Map](#) as necessary.



# Authority Monitoring Report 2024/25

## Monitoring Indicators

The indicators used in this AMR are set out in the [Core Strategy Monitoring Framework Update \(October 2019\)](#) which relates to policies primarily within the Core Strategy (as amended) but also those in the Natural Resources and Waste Local Plan, the Aire Valley Leeds Area Action Plan and the Site Allocations Plan.

### List of monitoring indicators:

A list of these monitoring indicators are set out in Table AMR4 below, alongside the policies and sub-topics which these indicators directly relate to. Note that not all sub-topics covered in the 2024/25 AMR will directly relate to a monitoring indicator and therefore may not be shown in the table below.

Table AMR4: List of monitoring indicators and associated topic and policies; 2024			
Monitoring indicator	Relevant topic / sub-topic		Relevant policies
1: % of development activity to the south of the river in the City Centre as compared to north of the river	Centres & Neighbourhoods	City Centre	CSSR Policies SP2, SP3, CC1 & CC2
	Housing	Housing delivery by area	
2: Vibrancy, character and cultural appeal of the City Centre	Centres & Neighbourhoods	City Centre	CSSR Policies SP3, CC1 & CC2
3: Net additional dwellings by location within the Settlement hierarchy	Housing	Housing need and supply	CSSR Policies SP6, SP7
		Housing delivery by area	CSSR Policies SP1, H1 & H2
		Total housing delivery	CSSR Policies H1 & H2
4: Net additional dwellings by Housing Market Characteristic Area	Housing	Housing need & supply	CSSR Policies SP6, SP7
		Housing delivery by area	CSSR Policies SP1, H1 & H2
		Total housing delivery	CSSR Policies H1 & H2
4a: Net additional dwellings (new and converted units) in Aire Valley	Housing	Housing need & supply	CSSR Policies SP1, SP5, SP6, SP7 and policies within the AVLAAP
	Centres & Neighbourhoods	Aire Valley Leeds	
5: New and converted housing units on Previously Developed Land	Housing	Total housing delivery	CSSR Policies H1 & H2
6: Five year supply of housing sites and the long term housing trajectory	Housing	Housing need & supply	CSSR Policies H1 & H2
7: Housing completions (new and converted units) by land type	Housing	Total housing delivery	CSSR Policies H1 & H2
8: Density of new housing sites	Housing	Total housing delivery	CSSR Policies H1 & H3
9: Mix of net housing units delivered each year by housing type and number of bedrooms	Housing	Housing mix	CSSR Policy H4
9a: Mix of net housing units delivered each year by housing type and number of bedrooms in Aire Valley	Housing	Housing mix	CSSR Policy H4
	Centres & Neighbourhoods	Aire Valley Leeds	CSSR Policies SP5 & H4
10: Gross affordable housing completions	Housing	Affordable housing	CSSR Policy H5
11: Total number of C2 housing units delivered per annum	Housing	Older persons accommodation	CSSR Policies H4 & H8
		Student accommodation	CSSR Policy H6














12: Total number of Gypsy and Traveller pitches in the District as compared to the previous year	<b>Housing</b>	Gypsy & traveller sites	CSSR Policy H7
13: Total number of Travelling Showpeople plots in the District as compared to the previous year	<b>Housing</b>	Gypsy & traveller sites	CSSR Policy H7
14: % of empty homes in the District (as measured through properties classified as long term vacant)	<b>Housing</b>	Housing need & supply	CSSR Policies SP6, SP7 & H1
15: Total amount of additional employment floorspace by type	<b>Economy</b>	Employment delivery	CSSR Policies SP9, EC1 & EC2
16: Total demand for employment land forecasted in the District until the end of the plan	<b>Economy</b>	Employment delivery	CSSR Policies SP9, EC1 & EC2
17: Employment land available by sector	<b>Economy</b>	Employment supply	CSSR Policies SP9, EC1 & EC2
18: Net change of employment land in Leeds	<b>Economy</b>	Changes to employment stock	CSSR Policies EC1, EC2 & EC3
19: Retail Land Supply / Total A1 (Retail) development in the District	<b>Economy</b>	Commercial & community uses	CSSR Policies SP2 & SP3
20: Total D2 (Leisure) development delivered in the District	<b>Economy</b>	Commercial & community uses	CSSR Policies SP2 & SP3
21: % of A1-A5, B1a, C1 and D1-D2 development within and on the edge of town and local centres	<b>Centres &amp; Neighbourhoods</b>	Town & Local Centres	CSSR Policies SP2, P2, P3, P4 & P5
22: % of development within and on the edge of town and local centres dividing between schemes of units larger or smaller than 372sqm	<b>Centres &amp; Neighbourhoods</b>	Town & Local Centres	CSSR Policies SP2, P1, P2, P3, P6 & P8
23: Provision of Infrastructure as outlined in CIL	<b>Built Environment &amp; Infrastructure</b>	Infrastructure delivery (CIL and Section 106)	CSSR Policies SP1 & ID2
24: Provision of Green Infrastructure and greenspace as obtained through development process and other sources	<b>Built Environment &amp; Infrastructure</b>	Infrastructure delivery (CIL and Section 106)	CSSR Policies SP13, ID2, G4 & G5
25: Amount of green space lost to redevelopment	<b>Natural Environment</b>	Green space	CSSR Policies G1, G4 & G5
26: Number of Conservation Area appraisals completed as a proportion of total Conservation Areas	<b>Historic Environment</b>	Heritage designations	CSSR Policies P11 and saved UDPR Policies N18a, N18b, N19, N20 & N22
27: Number of buildings noted as 'At Risk' on the 'At Risk Register'	<b>Historic Environment</b>	Heritage at risk	CSSR Policies P11 and saved UDPR Policies N14, N15, N16, N17, N28 & N29
28: Number of Listed Buildings demolished	<b>Historic Environment</b>	Heritage designations	CSSR Policies P11 and saved UDPR Policies N14
29: Total development in Regeneration Priority Areas	<b>Centres &amp; Neighbourhoods</b>	Regeneration Programme Priority Areas	CSSR Policies SP1, SP4 & SP5
30: Performance as measured by the Index of Multiple Deprivation	<b>Population &amp; Health</b>	Indices of Deprivation	CSSR Policies SP4 & SP5
31: Delivery of a City Centre park	<b>Centres &amp; Neighbourhoods</b>	City Centre	CSSR Policies SP3, CC1, CC2 & G5
	<b>Natural Environment</b>	Green space	
32: Accessibility of new dwellings to local services, employment, health, education and centres	<b>Transport &amp; Accessibility</b>	Public transport accessibility	CSSR Policies SP1 & T2
33: Public transport accessibility of new employment, health, education, leisure and retail developments	<b>Transport &amp; Accessibility</b>	Public transport accessibility	CSSR Policies SP1 & T2
34: The delivery of transport management priorities	<b>Transport &amp; Accessibility</b>	Transport infrastructure delivery	CSSR Policies SP11 & T1

35: Mode of travel to work	Transport & Accessibility	Transport modal share	CSSR Policy T1
36: Expansion of the Leeds Core Cycle Network	Transport & Accessibility	Transport infrastructure delivery	CSSR Policies SP11 & T1
37: Quality of existing Sites of Special Scientific Interest in Leeds	Natural Environment	Nature conservation	CSSR Policies SP1, G8 & G9
38: Increase in the amount of tree cover in the District	Natural Environment	Tree & woodland cover	CSSR Policies G1 and G2 & NRWLP Land 2
39: Planning permissions granted contrary to Environment Agency advice on flood risk and water quality	Climate Change	Flood risk	CSSR Policy EN5 and NRWLP Policies 3-6
	Environmental Quality	Water quality	NRWLP Policy Water 2 & 7
40: Delivery of the Leeds Flood Alleviation Scheme	Climate Change	Flood risk	CSSR Policies SP3 & EN5 and NRWLP Water 3-6
41: Air quality in Leeds	Environmental Quality	Air quality	CSSR Policy EN1 and NRWLP Policy Air 1
42: Renewable energy generation	Climate Change	Renewable energy	CSSR Policies EN3, EN4 and NRWLP Policies Energy 1-4
43: Production of primary land won aggregates	Minerals & Waste	Minerals	CSSR Policy EN7 and NRWLP Policies 1-14
44: Capacity of new waste management facilities	Minerals & Waste	Waste	CSSR Policy EN6 and NRWLP Policies 1-11
45: Amount of municipal waste arising and managed by waste stream	Minerals & Waste	Waste	CSSR Policy EN6 and NRWLP Policies 1-11
NRWLP Minerals 1, 4 & 5: Amount of aggregate produced in line with the plan period provision in the NRW DPD	Minerals & Waste	Minerals	CSSR Policy EN7 and NRWLP Policies 1-14
NRWLP Waste 1 & 3: Gap between capacity of existing facilities and forecasted arisings is met	Minerals & Waste	Waste	CSSR Policy EN6 and NRWLP Policies 1 & 3
NRWLP Waste 3 & 6: Continued uptake of waste management other than landfilling	Minerals & Waste	Waste	CSSR Policy EN6 and NRWLP Policies 3 & 6
NRWLP Energy: Ongoing annual progress towards meeting overall renewable energy capacity requirements within NRWLP Table 5.1	Climate Change	Renewable energy	CSSR Policies EN3 and NRWLP Policies Energy 1-4
NRWLP Air: Continued improvement of the District's air quality	Environmental Quality	Air quality	CSSR Policy EN1 and NRWLP Policy Air 1
NRWLP Water 1: Reduction in consumption of water per capita over the plan period	Climate Change	Water consumption	NRWLP Water 1
NRWLP Water 2 & 7 - Water quality of watercourses & sensitive water bodies are protected and applications are refused on grounds of water pollution	Environmental Quality	Water quality	NRWLP Policy Water 2 & 7
NRWLP Water 3-6: Ensure flood risk is managed, taking into account the effects of climate change	Climate Change	Flood risk	CSSR Policies SP3 & EN5 and NRWLP Water 3-6
Land 2: Protect and increase the amount of tree cover	Natural Environment	Tree & woodland cover	CSSR Policies G1 & G2 and NRWLP Land 2

## Summary of performance of sub-topics:

An indicative scoring (red, amber, green) has been provided for most of the sub-topics against performance for the short and long terms, wherever data has been made available and where performance can accurately be assessed and compared against. Table AMR5 below provides a summary of the scoring for each of the sub-topics, with the reasoning for each of these being contained at the end of each of the sub-topic page within this document. Short-term typically refers to comparisons with the last year, and long term with the start of the Plan Period or when data was first available.

Table AMR5: Summary of AMR sub-topic scorings; 2024/25			
Topic	Sub-topic	AMR 2024/25 scoring	
		Short-term	Long-term
 <b>Housing</b>	Housing need & supply	Green	Amber
	Total housing delivery	Green	Amber
	Housing delivery by area	Green	Amber
	Affordable housing	Amber	Red
	Housing mix	Red	Amber
	Accessible and adaptable homes standards	Green	N/A
	Older persons accommodation	Amber	Amber
	Student accommodation	Green	Green
	Gypsy and Traveller sites	Red	Amber
 <b>Transport &amp; Accessibility</b>	Public transport accessibility	Green	Green
	Transport modal share	Green	Green
	Road accidents	Green	Amber
	Transport infrastructure delivery	N/A	N/A
 <b>Minerals &amp; Waste</b>	Minerals	Green	Amber
	Waste	Green	Amber
 <b>Climate Change</b>	Carbon reduction	Green	Green
	Energy efficiency	Green	Green
	Renewable energy	Green	Green
	Water consumption	Green	Green
	Flood risk	Amber	Green
 <b>Natural Environment</b>	Green and blue infrastructure	Amber	N/A
	Nature conservation	Amber	Amber
	Tree & woodland cover	Green	Green
	Public Rights of Way	N/A	N/A
 <b>Environmental Quality</b>	Air quality	Green	Green
	Water quality	Amber	Red
	Light pollution	Green	Green
 <b>Built Environment &amp; Infrastructure</b>	Urban design	N/A	N/A
	Infrastructure delivery (CIL & Section 106)	N/A	N/A
 <b>Population &amp; Health</b>	Population characteristics	N/A	N/A
	Indices of Deprivation	Green	Green
	Health outcomes	Red	N/A
	Social progress	N/A	Amber
 <b>Centres &amp; Neighbourhoods</b>	Town & Local Centres	Amber	Amber
	City Centre	Green	Amber
	Regeneration Programme Priority Areas	N/A	N/A
	Aire Valley Leeds	Green	Amber

 <b>Economy</b>	Employment delivery	<i>Red</i>	<i>Red</i>
	Employment supply	<i>Green</i>	<i>Amber</i>
	Changes to employment stock	<i>Green</i>	<i>Amber</i>
	Commercial & community uses	<i>Green</i>	<i>Amber</i>
	Tourism & visitor economy	<i>Green</i>	<i>Amber</i>
	Socio-economic indicators	<i>Amber</i>	<i>Green</i>
 <b>Historic Environment</b>	Heritage designations	<i>Green</i>	<i>Amber</i>
	Heritage at risk	<i>Green</i>	<i>Green</i>
	Non-designated heritage assets	<i>N/A</i>	<i>N/A</i>



# AMR 2024/25 HOUSING



**6.6 years** of housing supply

Net completions of **4,311** homes, exceeding delivery target by **709** dwellings

**77** older persons units delivered

**33,348** homes with outstanding permission

**69%** delivery of new dwellings as flats and apartments, with **31%** as houses

**1,258** student accommodation units delivered

**84%** delivery on brownfield land

**0.94%** empty homes

**584** affordable homes delivered, **down 12%**





# Housing

## Housing need & supply

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 3: Net additional dwellings (new and converted units) by Settlement Hierarchy
- Indicator 4: Net additional dwellings (new and converted units) by HMCA
- Indicator 6: Five-year supply of housing sites and the long term housing trajectory
- Indicator 14: % of empty homes in the District (as measured through properties classified as long term vacant)

### Relevant Local Plan Policies:

- Policy SP6: The Housing Requirement and Allocation of Housing Land
- Policy SP7: Distribution of Housing Land and Allocations

### Targets:

- For housing development to meet the broad spatial distribution patterns outlined in SP7 (Settlement Hierarchy and HMCAs)
- Increases in supply to meet requirements and maintain five-year housing land supply
- Reduction in number of long-term empty properties

### Triggers / Interventions:

- Bring forward further supply identified in the next phase of the SAP (and/or SHLAA) to achieve a five-year supply
- Ensure appropriate housing churn is achieved and new housing is having a positive impact on vacancy rates

## Context

### Housing requirements

The Core Strategy was amended in September 2019 by the adoption of the Core Strategy Selective Review which included a new housing requirement of 51,952 (net) between 2017 and 2033. This is the amount of housing Leeds needs to build and equates to 3,247 dwellings per annum. The Core Strategy became 5 years old on 11th September 2024. As the Core Strategy figure has not been updated by a new Local Plan it was replaced by the Government's methodology for Local Housing Need (LHN) from that date. The blended requirement for the year 2024/25 is 3,602.

## Housing stock and completions

### Current Position (2024/25)

The 2024 Strategic Housing Land Availability Assessment (SHLAA) assessed 1,178 sites with a total capacity of 199,151 dwellings. Of these, 297 sites are considered to be suitable, available and achievable contributing a total of 38,776 units of which 35,042 units to the identified supply from SHLAA sites from 1 April 2024 to 31 March 2033. Table H1 below shows a rolling trajectory of deliverable supply from available and achievable SHLAA sites (i.e. excluding windfall) that is updated on an annual basis.

Type	Sites	Units
Under construction	113	7,179
Site with detailed planning permission	80	14,775
Site with outline planning permission	13	1,635
Allocated site without planning permission	91	15,187
Unallocated site without planning permission	0	0
<b>TOTAL</b>	<b>297</b>	<b>38,776</b>

Source: LCC Data & Intelligence Monitoring

The 2024 SHLAA update shows 24,764 units in the short term across 173 sites. To strengthen the five-year supply position to the greatest level of certainty in deliverability terms, all sites in the short-term are either currently under construction or have detailed planning permission. The SHLAA identified sites provide 6.2 years of supply, and with the inclusion of windfall at 500 per annum (adopted Core Strategy) and the discount of demolitions, the **total overall supply is 6.6 years**.

Overall supply remains extremely healthy and prospects for delivery for this year are promising with large sites in and around the city centre set to complete. Over 100 sites remain active across the city including schemes that will contribute significantly to completions.



## Vacant properties

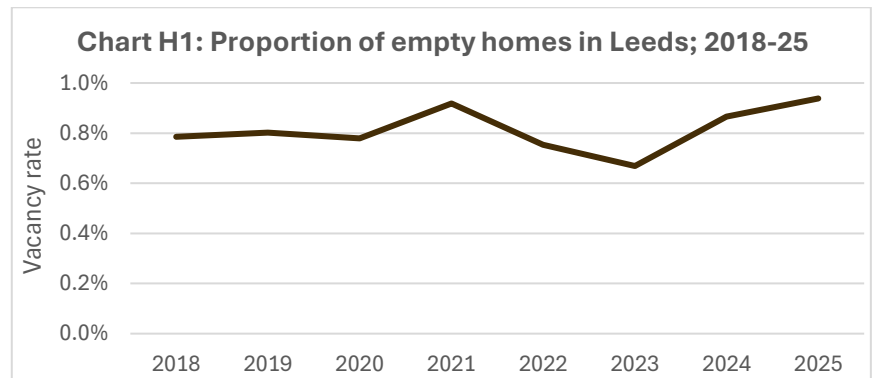
A healthy housing market has vacancy levels within it as it allows choice within the market and is sometimes inevitable as properties sit empty for short periods of time. However, long term vacancy and empty homes can sometimes indicate a potential source housing supply to meet needs through returning the properties to occupation. A general rule of thumb is that a 3% vacancy rate is appropriate in a healthy housing market.

Previous AMR data on vacant properties have been sourced from LCC Council Tax Register, although the 2024/25 has used national data available from GOV.UK. This new data source generally shows higher empty properties than previously reported, although is considered more consistent and comparable to other regions.

### Current Position (2024/25)

Governmental data show that 3,450 properties in Leeds have been classified as 'long term vacant' (longer than six months), equating to 0.94% of all properties in Leeds.

Table H2: Empty homes in Leeds (as measured through properties classified as long term vacant); as of March 2025	
Property type	Total
Number of properties	367,722
Number of empty properties	3,450
<b>% OF EMPTY HOMES</b>	<b>0.94%</b>



Source: GOV.UK 'Live tables on dwelling stock (including vacants)'

### Trends

There has been a general, albeit slight, trend in increasing vacant homes in recent years, reaching a seven year peak this year, although this vacancy rate remains relatively low and allows for adequate churn in the housing supply for a healthy housing market.

### Overall performance against target

A green score has been given over the short term reflective of recent delivery and the stock of sites with current planning permission and five-year housing land supply. There have been significant increases to the overall housing land supply in recent years with record numbers of approvals granted particularly flats and apartments in the city centre and inner urban areas.

There are now a reducing number of housing opportunities in the outer areas with fewer sites able to deliver in the medium and long-term set against a substantial short-term supply of housing sites within the city centre. An amber score has been given over the long-term reflecting a healthy supply of land with planning permissions and a low proportion of empty properties, however, the overall quantum of supply drops across the medium and long term.



# Housing

## Total housing delivery

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 3 - Net additional dwellings (new and converted units) by Settlement Hierarchy
- Indicator 4 - Net additional dwellings (new and converted units) by HMCA
- Indicator 5 - New and converted housing units on Previously Developed Land
- Indicator 7 - Housing completions (new and converted units) by land type
- Indicator 8 - Density of new housing sites

### Relevant Local Plan Policies:

- Policy SP6: The Housing Requirement and Allocation of Housing Land
- Policy SP7: Distribution of Housing Land and Allocations
- Policy H1: Managed Release of Sites
- Policy H2: New Housing on Non-Allocated Sites
- Policy H8: Housing for Independent Living

### Targets:

- 55% of all new housing development on previously developed land
- Increases in supply to meet requirements and maintain five-year housing land supply
- Achieve housing densities as per Policy H3
- Reduction in number of long-term empty properties
- Ensure windfall delivery meets or exceeds 500 units annually

### Triggers / Interventions:

- Review land release and resist further greenfield land release if PDL targets are not being met
- Significant deficit of delivery against net additional dwellings requirement

## Context

### Total housing requirement

The Core Strategy Selective Review (2019) sets an overall housing requirement in Policy SP6 and seeks to distribute housing delivery in line with the spatial strategy through Policy SP7, so that all parts of Leeds have the advantage of new homes to meet local needs and the major settlements fulfil their role as a prime focus for growth.

In accordance with the NPPF, this Core Strategy requirement was in use for performance purposes until it was either replaced as part of a Local Plan update with a new requirement or upon the adopted target becoming 5 years old on 11th September 2024. In 2024/25 the annual requirement is split between the three plans with the 2019 Core Strategy in place until 11th September 2024, the 2023 NPPF in place at 3,987 per annum until 12<sup>th</sup> December 2024 and then the 2024 NPPF at 3,811 per annum thereafter. The blended requirement for the year 2024/25 is 3,602.

### Total housing completions

#### Current Position (2024/25)

A net total of 4,311 dwellings were completed in 2024/25, exceeding annual target by 709 units.

#### Trends

Over the current CSSR Plan Period (2017-2025), a net total of 26,993 dwellings have been completed. Following significantly high levels of delivery in last two years, housing requirement targets have been exceeded across the current Plan Period by 662 units (exceeding adopted Core Strategy annual target by 1,064 units).

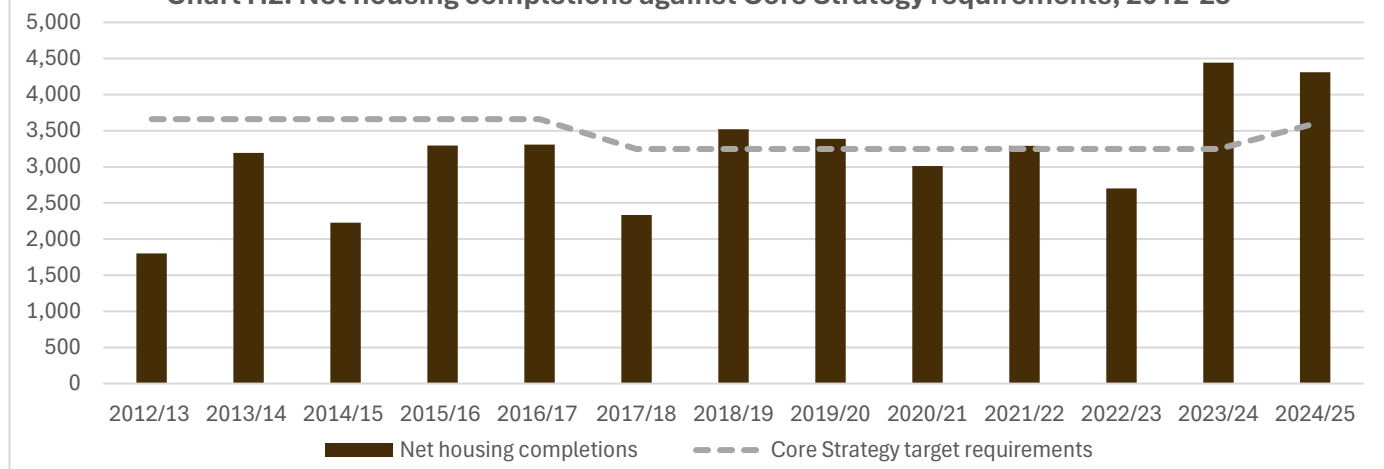


**Table H3: Net housing completions over Plan Period; 2017/18 & 2020-25**

Year	Requirement	Type			Losses to demolition	Total	Delivery against target
		New and net converted units	Empty homes	Older persons housing (C2)			
2017/18	3,247	2,289	18	68	6	2,333	-914
2020/21	3,247	2,950	0	66	7	3,009	-238
2021/22	3,247	3,264	0	51	26	3,289	+42
2022/23	3,247	2,704	0	6	7	2,703	-544
2023/24	3,247	4,340	0	114	13	4,441	+1,194
<b>2024/25</b>	<b>3,602</b>	<b>4,505</b>	<b>0</b>	<b>77</b>	<b>271</b>	<b>4,311</b>	<b>+709</b>
<b>TOTAL</b>	<b>26,331</b>	<b>26,815</b>	<b>18</b>	<b>534</b>	<b>338</b>	<b>26,993</b>	<b>+662</b>

Source: LCC Data & Intelligence Monitoring

**Chart H2: Net housing completions against Core Strategy requirements; 2012-25**



Source: LCC Data & Intelligence Monitoring

## Completions by land type

### Current Position (2024/25)

A total of 3,652 of new dwellings were delivered on brownfield land in 2024/25, representing 84% of all housing, up by 7% from the previous year and exceeding the target of 55%. The number of approved units increased by 13% from last year, although the proportion of these being approved on brownfield land versus greenfield was roughly the same.

### Trends

Housing completions have remained overwhelmingly located on brownfield land which is reflective of the Council's overall strategy for sustainable growth focused in the City Centre and Main Urban Area, with all years meeting the target of at least 55% being delivered on PDL. The strategy gains support from the NPPF and recognises that a range of tools and solutions are necessary to stimulate delivery on brownfield sites. The short-term has seen the highest units completed on brownfield land over the current Plan Period, with the lowest approvals on greenfield land.

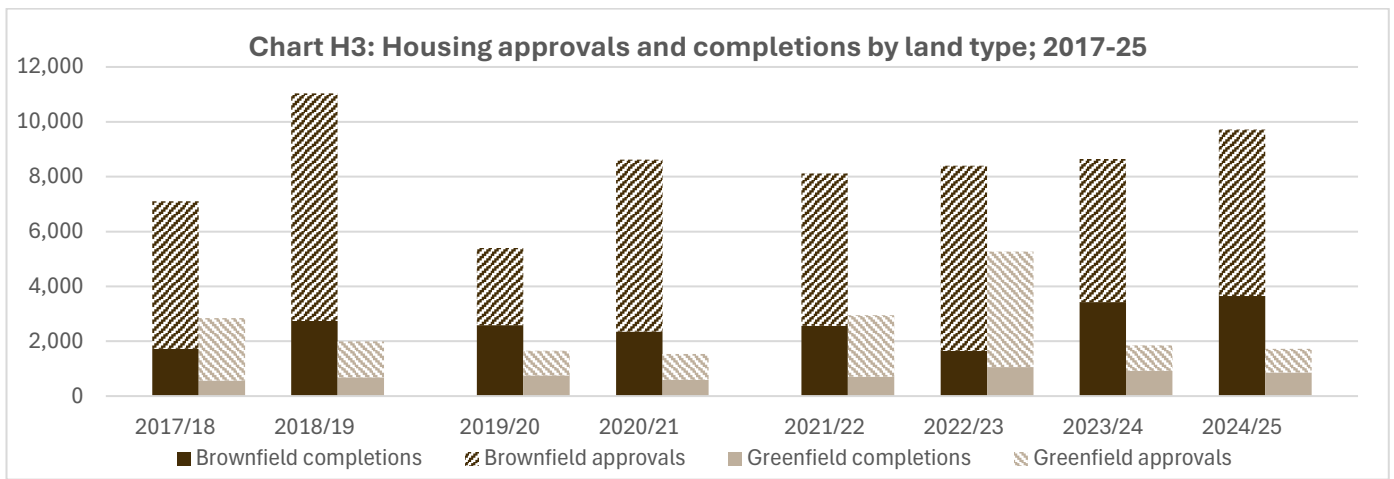
**Table H4: Homes approved and completed by land type and % of delivery; 2017/18 & 2020-25**

Year	Brownfield			Greenfield			Total (gross)
	Approved	Completed	% Delivery*	Approved	Completed	% Delivery*	
2017/18	5,377	1,727	75.4%	2,283	562	24.6%	2,289
2020/21	6,259	2,358	79.9%	941	592	20.1%	2,950
2021/22	5,561	2,562	78.5%	2,241	702	21.5%	3,264
2022/23	6,743	1,651	61%	4,219	1,052	39%	2,704
2023/24	5,227	3,422	78.8%	928	918	21.2%	4,340
<b>2024/25</b>	<b>6,063</b>	<b>3,652</b>	<b>84.1%</b>	<b>867</b>	<b>853</b>	<b>18.9%</b>	<b>4,505</b>

\*Gross building new and converted (not including care homes and empty properties/demolitions)

Source: LCC Data & Intelligence Monitoring





Source: LCC Data & Intelligence Monitoring

## Housing density

### Current Position (2024/25)

The City Centre continues to provide the highest density developments with an average density of 660 units per hectare, followed by other urban areas (103), fringe urban areas (70) which all align and exceed the minimum density targets set out in the Core Strategy, with the lowest density development being located within the smaller settlements with a density of 11 units per hectare, below the minimum target.

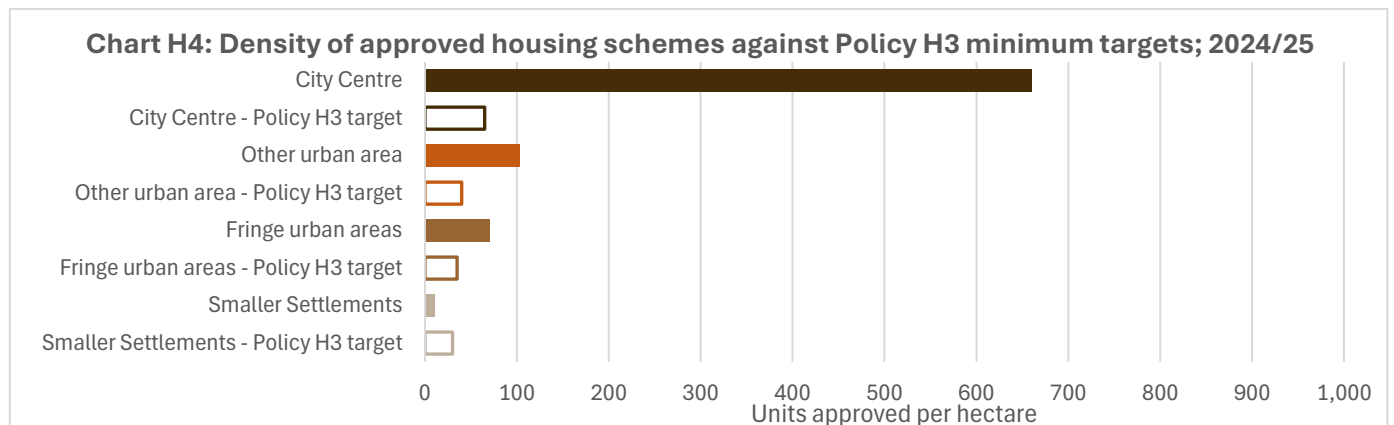
### Trends

The average densities across the last five years continues to exceed Core Strategy targets for all areas, with the exception of smaller settlements, with only 2019/20 having met this target since 2017/18.

Densities having been increasing in the City Centre and other urban areas over both the short and long term, with the City Centre and other urban areas continuing to significantly exceed the minimum target. Densities have fallen in smaller settlements recently, with the five-year average considerably decreasing this year.

Period	City Centre and fringe	Other urban area	Fringe urban areas	Smaller Settlements
2013/14	292.9	64.8	41.9	22.9
2020/21	475.0	93.8	51.1	23.2
2021/22	992.6	124.6	79.6	22.3
2022/23	432.4	81.3	89.9	18.9
2023/24	448.4	136.2	52.4	13.1
<b>2024/25</b>	<b>660.1</b>	<b>103.2</b>	<b>70.2</b>	<b>10.6</b>
<b>FIVE-YEAR AVERAGE</b>	<b>601.7</b>	<b>107.8</b>	<b>68.6</b>	<b>17.6</b>
<i>Core Strategy Policy H3 target minimum</i>	65	40	35	30

Source: LCC Data & Intelligence Monitoring



Source: LCC Data & Intelligence Monitoring



## Housing delivery and stock of planning permissions

### Current Position (2024/25)

Whilst the overall supply has reduced by around 1,500 units during 2024/25, there remains an outstanding capacity for over 33,000 new homes that benefit from planning permission, with delivery of 4,311 homes in the current period representing 13% of this supply.

### Trends

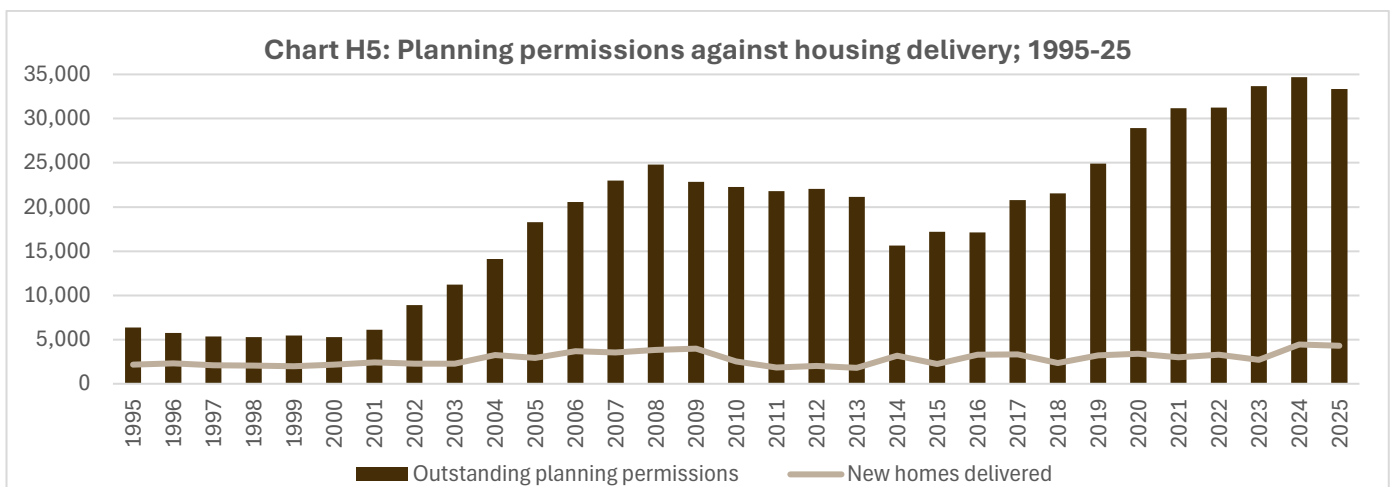
The Council has a range of strategies and programmes in place to unlock land and support the delivery of new homes. This recognises that the private sector is unlikely to be able to deliver the quantum of homes to meet the city’s needs in isolation, and the important role that the Council and other public sector bodies will have in directly developing new homes. It also acknowledges that some sites may require targeted support if their potential for development is to be fully realised.

More planning permissions have been granted for housing over the past five years than at any time including a record-breaking level in 2022/23 of over 10,000 units in a single year. The number of homes approved are now well above housing requirement figures. During this period, the Council has consistently made a clear priority to maximise the use of brownfield land in meeting the need for new homes across the district and are actively engaged with incentivising the bringing back into use of brownfield sites. 77% of all planning approvals since 2017/18 have been on brownfield sites and completions remain overwhelmingly on previously developed land, which is reflective of the Council’s overall strategy for sustainable growth focused in the City Centre and Main Urban Area.

Whilst this stock of planning permissions against delivery does represent a healthy pipeline of sites to contribute to the delivery of new homes to the end of the current Plan Period (and beyond), this also highlights the difference between the high levels of houses being approved by the Council and the rate of delivery of houses by developers.

Period	New homes delivered	Outstanding planning permissions	Delivery as a % of outstanding planning permissions
2017	3,306	20,774	15.9%
2021	3,009	31,187	9.6%
2022	3,289	31,262	10.5%
2023	2,703	33,679	8.0%
2024	4,441	34,699	12.8%
<b>2025</b>	<b>4,311</b>	<b>33,348</b>	<b>12.9%</b>
<b>FIVE-YEAR AVERAGE</b>	<b>3,523</b>	<b>32,184</b>	<b>10.9%</b>

Source: LCC Data & Intelligence Monitoring



Source: LCC Data & Intelligence Monitoring

### Overall performance against target

A green score has been given for the short-term reflecting the recent delivery exceeding requirement targets. An amber score has been given for the long-term reflecting the mixed picture on delivery against the requirement targets on Local Housing Need set against a healthy supply of planning permission which may reduce in the medium to long-term.





# Housing

## Housing delivery by area

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 3: Net additional dwellings (new and converted units) by Settlement Hierarchy
- Indicator 4: Net additional dwellings (new and converted units) by HMCA

### Relevant Local Plan Policies:

- Policy SP1: Location of new development
- Policy SP3: Role of Leeds City Centre
- Policy SP6: The Housing Requirement and Allocation of Housing Land
- Policy SP7: Distribution of Housing Land and Allocations

### Targets:

- For housing development to meet the broad spatial distribution pattern outlined in Spatial Policy 7: Distribution of housing land and allocations

### Triggers / Interventions:

- In the case of over provision / under provision in any one area, limit / promote permissions or adjust the phased release of allocated sites until an appropriate balance is maintained

## Context

### Housing distribution

The Site Allocations Plan saw the comprehensive release of a range of sites across the 11 Housing Market Characteristic Areas (HMCAs). Policy SP7 of the Core Strategy sets the distribution of the housing requirement in Policy SP6. The oversupply of housing allocations in the City Centre and Inner Areas when measured against the indicative targets of Policy SP7 was characteristic of the Site Allocations Plan. It meets needs in the most sustainable locations, is in line with the inclusive growth strategy objectives of locating homes close to jobs, especially in the priority areas and aligned with programmes for city centre growth such as the South Bank.

Core Strategy Policy SP6 also notes that the identification of dwellings is guided by the settlement hierarchy. This is contained in Policy SP1 of the Core Strategy, which among other things notes that the largest amount of development will be located within the Main Urban Area and Major Settlements, previously developed land within the Main Urban Area or relevant Settlement, suitable infill sites and lastly, sustainable extensions to the Main Urban Area or Settlement.

## Housing completions by HMCA

### Current Position (2024/25)

Table H7 sets out the distribution of housing delivery by HMCA areas which were identified within the SAP. The Inner Area (the outlying neighbourhoods which surround the City Centre) makes up the second highest proportion of housing delivery with 761 net dwellings (18%) 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.

Comparing this against targets set out within the Core Strategy, the Inner Area and City Centre meet but far exceed the target proportions, with Outer South and Outer South East meeting these proportions. Accounting for expected annual fluctuations in delivery, all other areas are lower than target proportions, especially for East Leeds which is substantially below target. This is best illustrated in Chart H4 below.

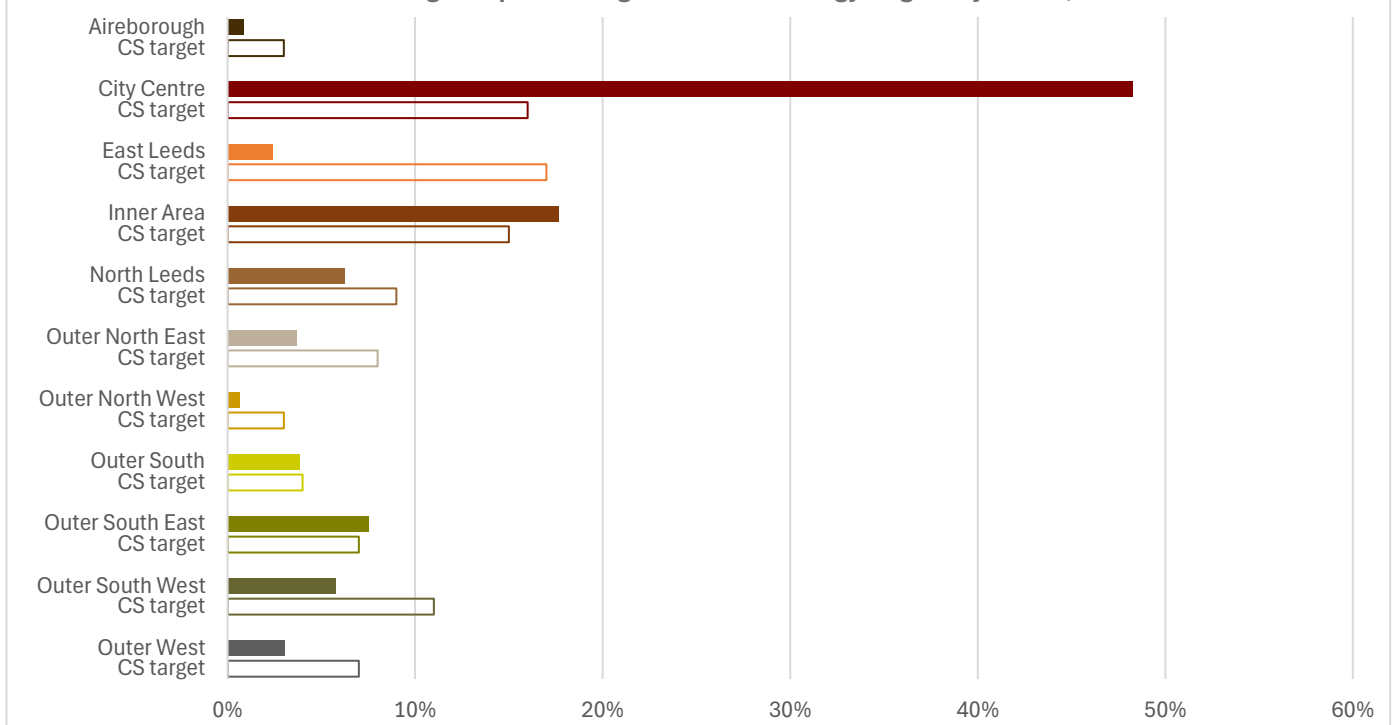


**Table H7: Housing completions by HMCA; 2024/25**

Location	Core Strategy Policy SP7 (excluding windfall)	%	Total housing gain (gross)	Older persons housing (C2)	Demolished and/or lost units	Total delivery (net)	% of total delivery (net)
Aireborough	1,558	3%	37	0	0	37	1%
City Centre	8,312	16%	2,085	0	4	2,081	48%
East Leeds	8,832	17%	107	0	2	105	2%
Inner Area	7,793	15%	961	0	200	761	18%
North Leeds	4,676	9%	260	33	24	269	6%
Outer North East	4,156	8%	164	0	4	160	4%
Outer North West	1,558	3%	32	0	3	29	1%
Outer South	2,078	4%	139	37	10	166	4%
Outer South East	3,637	7%	320	7	3	324	8%
Outer South West	5,715	11%	254	0	6	248	6%
Outer West	3,637	7%	146	0	15	131	3%

Source: LCC Data & Intelligence Monitoring

**Chart H6: Housing completions against Core Strategy targets by HMCA; 2024/25**



Source: LCC Data & Intelligence Monitoring

**Housing completions by settlement hierarchy**

**Current Position (2024/25)**

The City Centre now delivers the majority of housing developments across the District, exceeding delivery in the Main Urban Area, with over half (55%) of the homes completed in the current year being located in the City Centre. 20% was located within the Main Urban Area, 4% in Major Settlements (primarily within Guiseley/Yeadon/Rawdon), 7% within Smaller Settlements, and a considerable portion (14%) having been delivered within villages, rural land or outside of the hierarchy.

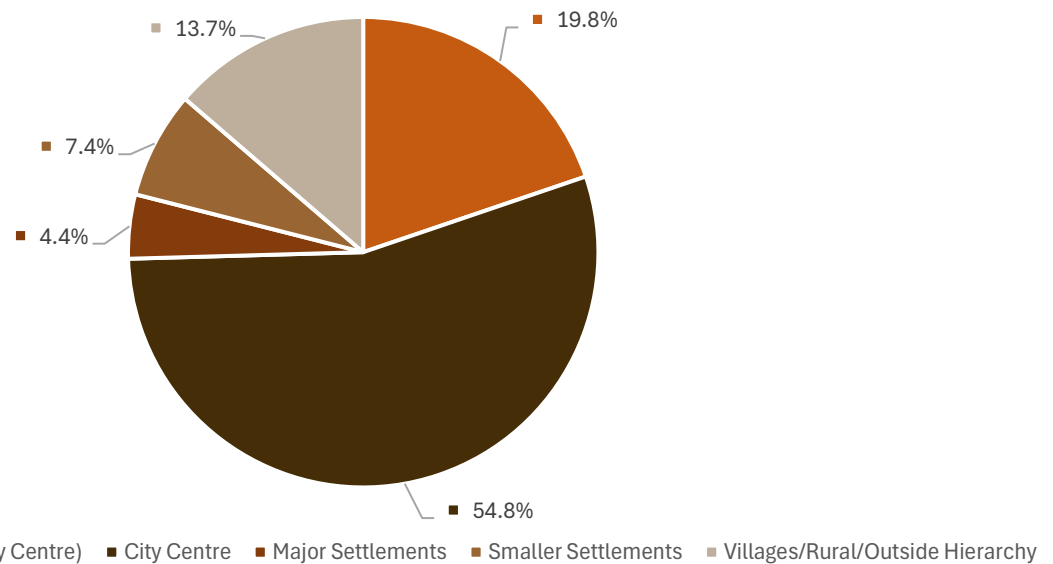
This somewhat aligns with the approach set out in the Core Strategy with most of housing this year being delivered within the Main Urban Area and City Centre, with smaller levels of development within the major and smaller settlements, although a considerable portion of development continues to be located outside of the hierarchy (albeit this proportion has decreased in the short term).

**Table H8: Housing completions by settlement hierarchy; 2024/25**

Location	Total housing gain (gross)	Demolished and/or lost units	Total change (net)	% of total change (net)
<b>Main Urban Area (outside City Centre)</b>	<b>1,095</b>	<b>242</b>	<b>853</b>	<b>20%</b>
<b>City Centre</b>	<b>2,366</b>	<b>5</b>	<b>2,361</b>	<b>55%</b>
<b>Major Settlements</b>	<b>191</b>	<b>1</b>	<b>190</b>	<b>4%</b>
<i>Garforth</i>	12	0	12	0.3%
<i>Guiseley/Yeadon/Rawdon</i>	35	0	35	0.8%
<i>Morley</i>	15	0	15	0.3%
<i>Otley</i>	2	1	1	0.0%
<i>Rothwell</i>	125	0	125	2.9%
<i>Wetherby</i>	2	0	2	0.0%
<b>Smaller Settlements</b>	<b>324</b>	<b>7</b>	<b>317</b>	<b>7%</b>
<b>Villages/Rural/Outside Hierarchy</b>	<b>606</b>	<b>16</b>	<b>590</b>	<b>14%</b>
<b>TOTAL</b>	<b>4,505</b>	<b>271</b>	<b>4,311</b>	<b>100%</b>

Source: LCC Data & Intelligence Monitoring

**Chart H7: Net additional dwellings by settlement hierarchy; 2024/25**



Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

A green score has been given over both the short term reflecting the continued focus of new development in sustainable locations in the City Centre and urban areas in line with the approach set out in the Core Strategy. However, an amber score has been given over the long term as the overall pipeline of supply and distribution of housing delivery remains focused primarily in the City Centre and Main Urban Area and there remains a long-term issue of matching the overall level of house building and its distribution to meet local housing needs across the city in all locations.



# Housing

## Affordable housing

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 10: Gross affordable housing completions

### Relevant Local Plan Policies:

- Policy SP1: Location of new development
- Policy H5: Affordable Housing

### Targets:

- SHMA identifies need for 1,230 affordable units per annum (but does not set a plan target)
- For housing development to meet the broad targets set out in Policy H5: Affordable Housing

### Triggers / Interventions:

- Review SHMA, Economic Viability Study and Economic Viability Assessment as necessary dependant on achievability of targets and changes to the key inputs e.g. state of the housing market / economy.
- To review alternative delivery options, such as obtaining grants, to enable affordable housing

### Context

#### Affordable housing

The Strategic Housing Market Assessment (2017) identified an annual need of 1,230 affordable dwellings across Leeds (on year requirements + backlog), which is not being met. There is very limited scope to increase the % targets for delivery through planning obligations (S106), therefore other methods (which currently deliver about 75% of affordable homes) need to be maximised. These are also influenced by factors outside the control of the planning system, i.e. grant funding to Registered Providers.

### Affordable housing completions

#### Current Position (2024/25)

A total of 584 affordable homes were delivered in 2024/25, with the majority delivered through grant assistance (49%) and LCC programmes & non-assistance (18%) and the remaining 33% through Section 106 agreements.

#### Trends

There has been a decrease of 12% in affordable housing delivery compared to the previous year, albeit 2023/24 represented a ten year high for Leeds. The reduction is largely due to a couple of large sites being delayed for completion until this financial year and the way that monitoring information is recorded by Homes England. As a result, an uplift in annual delivery is forecast for 2025/26.

Longer term, a total of 6,145 affordable homes have been delivered across the CSSR Plan Period (2017-33), with just under half of these being through grant assisted schemes, 29% through Section 106 implementations, and 24% through Council-led programmes and non-assisted schemes.

The step-up in affordable housing delivery since 2021-22 reflect: a) partnership work via the Affordable Housing Growth Partnership Action Plan (the culmination of engagement with the Affordable Housing sector between 2021 and 2022 through a series of 1-to-1 discussions through the Council's Affordable Housing Delivery Group, which is made up of Registered Provider partners), b) regeneration programmes, c) Section 106 spending, and d) delivery of schemes across the District which has sought to improve this delivery, with longer term work in progress as part of reviewing and updating the spatial and housing policy approach for the update to the Leeds Local Plan. However, despite these increases, annual delivery still falls short of identified need within the SHMA.

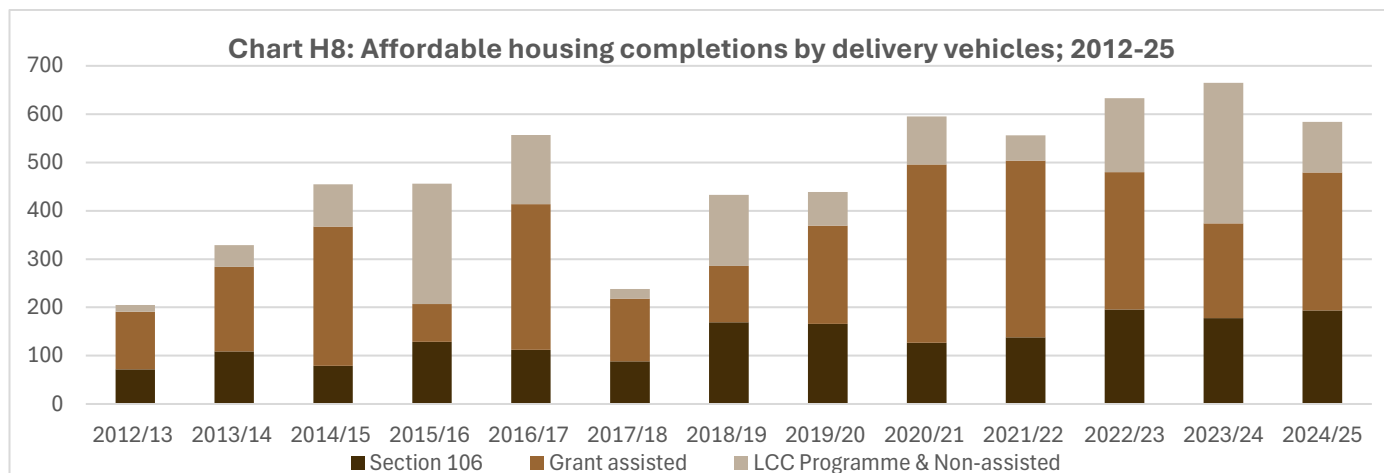


**Table H9: Affordable housing completions by delivery vehicles; 2012/13 and 2020-25**

Period	Section 106	Grant assisted	LCC Programme & Non-assisted	Total
2012/13	72	119	14	205
2020/21	127	369	99	595
2021/22	138	366	52	556
2022/23	196	284	153	633
2023/24	178	196	291	665
<b>2024/25</b>	194	285	105	584
<b>TOTAL</b>	<b>1,757</b>	<b>2,912</b>	<b>1,476</b>	<b>6,145</b>

Source: LCC Data & Intelligence Monitoring

**Chart H8: Affordable housing completions by delivery vehicles; 2012-25**



Source: LCC Data & Intelligence Monitoring

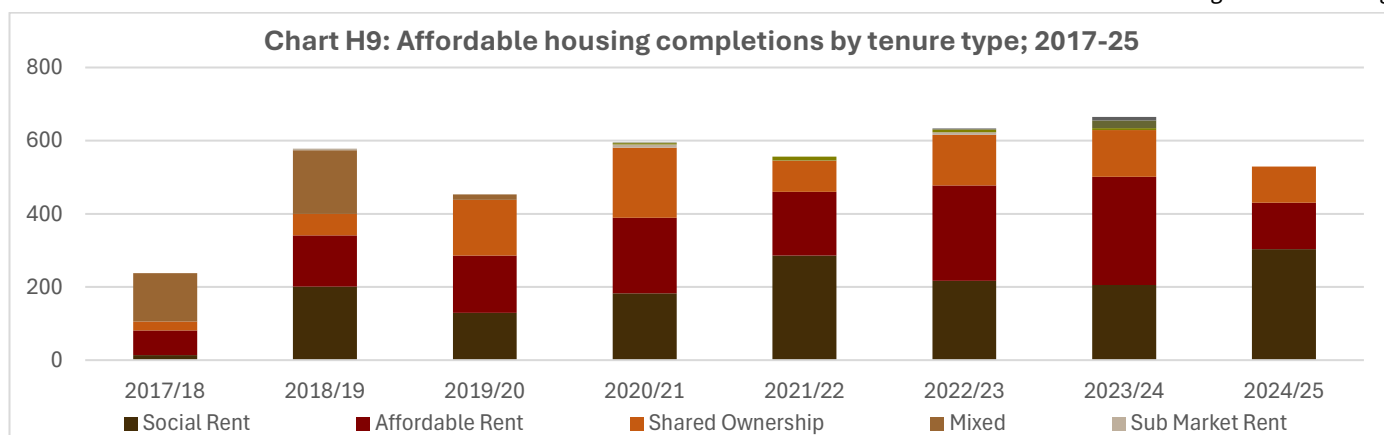
Table H10 and Chart H8 shows the affordable housing completions by tenure type. The highest proportion in 2024/25 was for social rent (42%), followed by affordable rent (22%) and shared ownership (16%), with some affordable completions through intermediate rent, first homes and rent to buy.

**Table H10: Affordable housing completions by tenure; 2017/18 & 2020-25**

Tenure	2017/18	2020/21	2021/22	2022/23	2023/24	2024/25	Total
Social Rent	14	183	286	217	205	<b>303</b>	1,538
Affordable Rent	67	206	174	261	296	<b>127</b>	1,428
Shared Ownership	25	192	85	138	128	<b>99</b>	878
Mixed	132	0	1	0	0	<b>24</b>	346
Sub Market Rent	0	9	0	7	0	<b>30</b>	50
Shared Equity	0	0	0	0	0	<b>0</b>	0
Rent to Buy	0	3	10	8	5	<b>1</b>	27
Intermediate Rent	0	2	0	0	21	<b>0</b>	23
First Homes	0	0	0	2	10	<b>0</b>	12
<b>TOTAL</b>	<b>238</b>	<b>595</b>	<b>556</b>	<b>633</b>	<b>665</b>	<b>584</b>	<b>4,302</b>

Source: LCC Data & Intelligence Monitoring

**Chart H9: Affordable housing completions by tenure type; 2017-25**



Source: LCC Data & Intelligence Monitoring



## **Overall performance against target**

An amber score has been given for the short-term reflecting improved delivery of affordable housing in recent years and a pipeline of schemes that should be able to maintain this upward trend, but noting that this still falls short of the level of need identified in the SHMA. A red score has been given over the longer term due to the challenges to deliver increased levels of affordable homes to meet identified needs; including the considerable uncertainty over the availability of grant funding for affordable homes and the continual losses of affordable housing stock in the District through the Right to Buy.

The 2025 SHMA assessed needs in terms of numbers, type, size, tenure, location and review affordable housing policy to maximise delivery to meet updated needs, which will be reflected as part of Leeds Local Plan. Future delivery will contribute towards meeting the city's identified annual need of 1,518 per annum as set out in the SHMA .





# Housing

## Housing mix

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 9: Mix of net housing (new and converted units) delivered each year by housing type and number of bedrooms

### Relevant Local Plan Policies:

- Policy H4: Housing Mix

### Targets:

- For housing development to meet the preferred housing mix as set out in Table H4

### Triggers / Interventions:

- Where targets in Table H4 are not being met over a number of years (average over previous 3-5 years), review housing mix policy against current and projected population demands to ensure policy is still relevant. If the policy is found to still be relevant, the Council will encourage developments to help address the problem through the planning application stage. Refusals of planning applications may be required if they do not meet the mix

## Context

### Housing mix targets

Core Strategy Policy H4 guides housing mix and requires that “developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long-term taking into account the nature of the development and character of the location”. Targets for house type and number of bedrooms are not set in Policy H4 itself but are illustrated in the introductory text and there is a target for 60% of homes to be 1 and 2 bed and 40% of homes to be 3 and 4 bed with a range to allow for some flexibility. This is in response to demographic changes and the rise of single person households (Core Strategy para 5.2.10) and notes that the focus is not primarily on family housing.

Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long-term taking into account the nature of the development and character of the location.

## Housing completions by housing type

### Current Position (2024/25)

Out of the 4,311 new dwellings constructed in 2024/25, 69% of these were for flats and 31% were for houses – split down further by 11% terraced, 12% semi-detached and 9% detached. This overall delivery across the District represents a considerable oversupply of flats and undersupply of houses compared to the target in Policy H4, although this policy only applies to areas outside of the City Centre where delivery of flats is typically lower.

**Table H11: Housing completions by housing type (gross); 2024/25**

Completions	Flat and apartments	Housing units (includes bungalows)			Total
		Terrace	Semi-detached	Detached	
Units completed	2,991	455	494	371	4,311
Proportion of units	69%	11%	12%	9%	100%
Core Strategy Policy H4 target	25%	75%			100%

Source: LCC Data & Intelligence Monitoring

### Trends

The current year has not aligned with the housing mix targets set out in Policy H4, with the proportion of flats increasing from last year and reaching highest levels in the current Plan Period. This proportion split follows a similar trend for most years, with the exception of 2022/23.

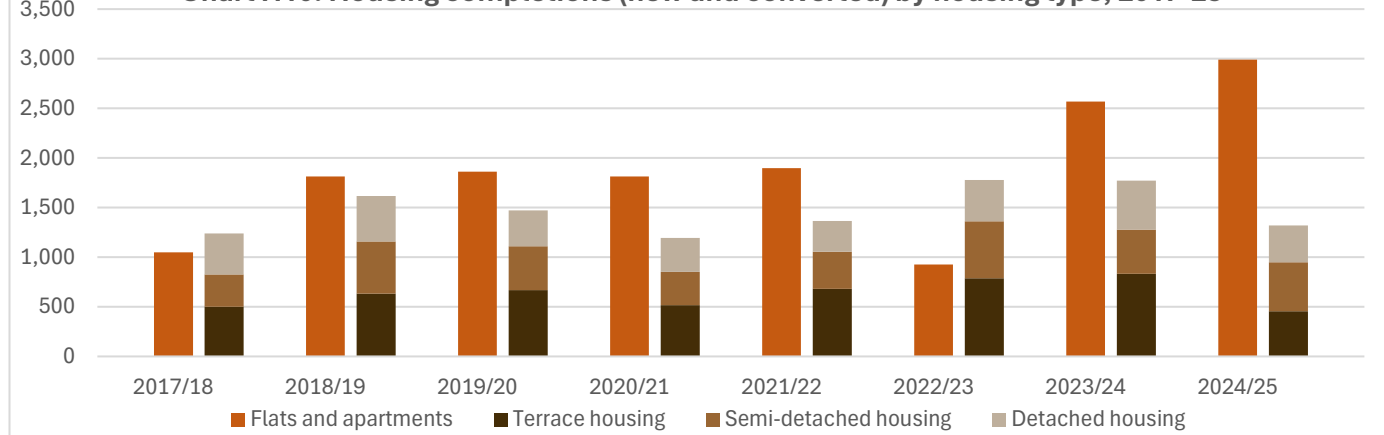


**Table H12: Housing completions by housing type; 2017/18 & 2020-25**

Year	Flats and apartments	Housing units (includes bungalows)			Total
		Terrace	Semi-detached	Detached	
2017/18	1,050	502	326	411	2,289
2020/21	1,814	516	336	343	3,009
2021/22	1,899	680	375	310	3,264
2022/23	926	789	573	416	2,704
2023/24	2,567	832	445	496	4,340
<b>2024/25</b>	2,991	455	494	371	4,311
<b>TOTAL</b>	14,922	5,075	3,519	3,164	26,680
	<b>56%</b>	<b>44%</b>			<b>100%</b>
<b>FIVE-YEAR AVERAGE</b>	2,039	654	445	387	<b>100%</b>
	<b>58%</b>	<b>42%</b>			
<i>Core Strategy Policy H4 target</i>	25%	75%			100%

Source: LCC Data & Intelligence Monitoring

**Chart H10: Housing completions (new and converted) by housing type; 2017-25**



Source: LCC Data & Intelligence Monitoring

## Housing completions by number of bedrooms

### Current Position (2024/25)

The highest proportion of all housing completed in 2024/25 was for 1-bedroom properties (43%) followed by 2 beds at 28% and 4 beds at 18%. This represents a significant oversupply of 1-bedroom and (to a lesser extent) 4-bedroom properties compared to the target, and an undersupply of both 2 and 3-bedroom dwellings.

**Table H13: Housing completions by number of bedrooms; 2024/25**

Type	1	2	3	4+	Total
Flats/Apartments	1,764	953	63	238	3,018
	58%	32%	2%	8%	100%
Houses/Bungalows	73	233	470	517	1,293
	6%	18%	36%	40%	100%
<b>TOTAL</b>	<b>43%</b>	<b>28%</b>	<b>12%</b>	<b>18%</b>	<b>100%</b>
<i>Core Strategy H4 target</i>	10%	50%	30%	10%	100%

Source: LCC Data & Intelligence Monitoring

Table H14 sets out this split just for the City Centre, with the majority being delivered for one-bedroom properties (66%), followed by two-bedroom properties (20%), three-bedroom properties (8%) and 4+ bedroom properties (mainly student cluster flats) (6%). This represents a significant oversupply of one-bedroom properties and undersupply of 2 and 3-bedroom properties against City Centre targets set out in Policy H4, with closer alignment for 4-bedroom properties. Across the District, delivery of one-bedroom homes remains high, while the proportion of three- and four-bedroom homes has fallen. Two-bedroom homes continue to be under-delivered over the long term, and one-bedroom homes remain significantly oversupplied. Delivery of four-bedroom homes has fluctuated but broadly aligns with targets.

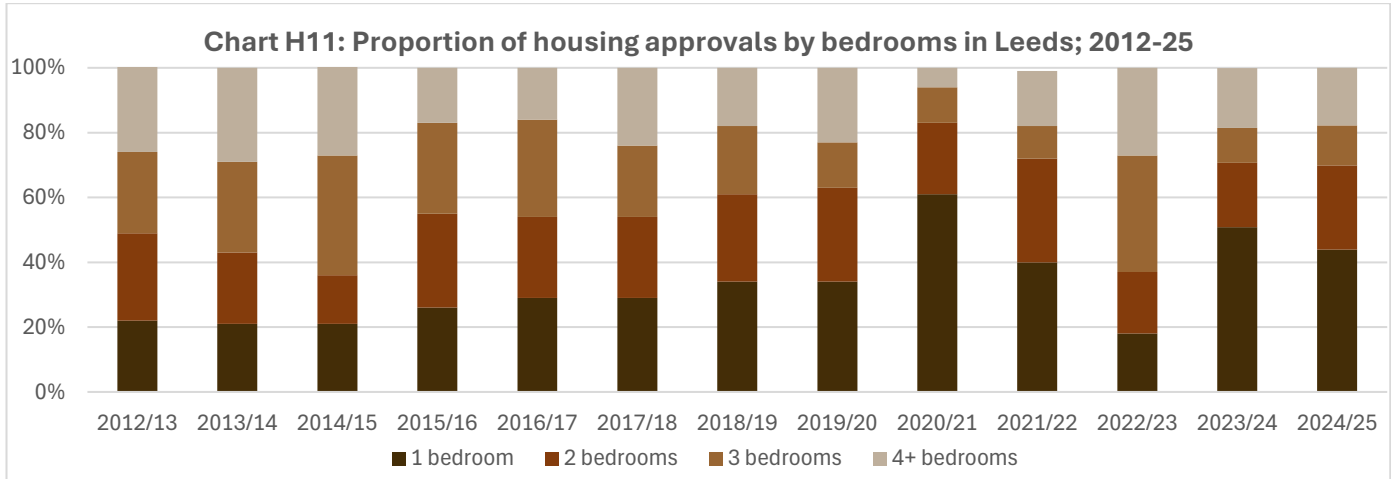


**Trends**

The oversupply of 1-bedroom homes is mainly due to high levels of City Centre development, where most new homes are 1-bedroom. Over time, delivery of other home sizes has varied, but there has generally been an ongoing shortfall of 2 and 3-bedroom homes, with 4-bedroom homes above the target.

Table H14: Proportion of housing approvals by number of bedrooms; 2012 /13 & 2020-25								
Year	Total Leeds District				Leeds City Centre			
	1	2	3	4+	1	2	3	4+
2012/13	22%	27%	25%	26%	78%	4%	18%	0%
2020/21	61%	22%	11%	6%	85%	11%	3%	0%
2021/22	40%	32%	10%	17%	62%	29%	1%	8%
2022/23	18%	19%	36%	27%	48%	16%	25%	11%
2023/24	51%	20%	11%	19%	66%	16%	11%	8%
<b>2024/25</b>	<b>43%</b>	<b>28%</b>	<b>12%</b>	<b>18%</b>	<b>68%</b>	<b>27%</b>	<b>1%</b>	<b>5%</b>
<b>AVERAGE</b>	<b>43%</b>	<b>24%</b>	<b>16%</b>	<b>17%</b>	<b>66%</b>	<b>20%</b>	<b>8%</b>	<b>6%</b>
<i>Core Strategy Policy H4 target</i>	10%	50%	30%	10%	10%	50%	30%	10%

Source: LCC Data & Intelligence Monitoring



Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

A red score has been given over the short-term due to the increasing oversupply of flats and the subsequent oversupply of one-bedroom properties against Core Strategy targets, although noting this is reflective of the higher levels of residential development in the City Centre (particularly student studio apartments) and is not reflective of the District as a whole. An amber score has been given over the longer term reflecting the fluctuating levels of housing mix delivery which has seen some years reach close alignment to the expected targets.





# Housing

## Accessible and adaptable homes standards

Overall sub-topic performance

**Short Term**

**Long Term**

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Policy H10: Accessible Housing Standards

### Targets:

- 30% of dwellings meet the requirements of M4(2) ‘accessible and adaptable dwellings’ of Part M Volume 1 of the Building Regulations.
- 2% of dwellings meet the requirement of M4(3) ‘wheelchair user dwellings’ of Part M volume 1 of the Building Regulations.

### Triggers / Interventions:

- Delivery of M4(2) or M4(3) dwellings is below target requirement

### Context

In Leeds there is an evidenced need for housing which is suitable for disabled people, older people and families with young children. The provision of dwellings which meet the optional accessible housing standards provided in Part M volume 1 of the Building Regulations can help meet this need.

The optional accessible housing standard M4(2) ‘accessible and adaptable dwellings’ contained within Part M volume 1 of the Building Regulations provides a higher level of accessibility and adaptability than standard dwellings (‘standard dwellings’ are those which meet the requirements of M4(1) of Part M volume 1 of the Building Regulations). The optional accessible housing standard M4(3) ‘wheelchair user dwellings’ provides a standard for dwellings which are accessible for wheelchair users or can easily be adapted to be suitable for wheelchair users.

### Accessible and adaptable housing standards

#### Current Position (2024/25)

Monitoring of approvals for planning permission reveals that Policy H10 targets for both M4(2) ‘accessible and adaptable dwellings’ and M4(3) ‘wheelchair user dwellings’ have been being met each year since monitoring began in 2022. This relates to recording of liable schemes of developments with 2 or more dwellings (new build developments only - excludes conversions, change of use, care homes and student accommodation).

Year	Approvals meeting M4(2) standard		Approvals meeting M4(3) standard	
2022/23	4,413	41%	210	2%
2023/24	1,424	33%	111	2%
<b>2024/25</b>	<b>876</b>	<b>52.9%</b>	<b>53</b>	<b>3.4%</b>
<b>AVERAGE</b>	2,238	42%	125	2%
Core Strategy Policy H10 target	-	30%	-	2%

Source: LCC Data & Intelligence Monitoring

### Overall performance against target

A green score has been given for the short term as both M4(2) and M4(3) accessible dwellings approvals exceeded the Core Strategy requirement set out in Policy H10 for the current period. No score has been provided over the long-term due to data only available from 2022.





# Housing

## Older persons accommodation

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

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

### Relevant Local Plan Policies:

- Policy H4: Housing Mix
- Policy H8: Housing for Independent Living

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

### Context

#### C2 housing

An ageing population requires the Council to understand the need for older persons accommodation through the provision of extra care housing, supported living and care homes. The NPPF requires local planning authorities to assess need for of extra care accommodation for older people.

There is evidence to support a programme of accommodation delivery to help meet the needs of older people and those with disabilities. Although most older people want to remain in their own home with support when needed, there is a need to diversify options available to older people wanting to move to more appropriate accommodation.

Across the City of Leeds there are around 16,261 units of specialist older persons accommodation comprising 10,094 specialist older accommodation (C3 planning use class), 1,231 Extra Care units (C2 use class) and 4,936 bedspaces in residential care settings (C2 use class).

### C2 housing completions

#### Current Position (2024/25)

77 C2 housing units were completed in 2024/25, representing 154 new bedspaces.

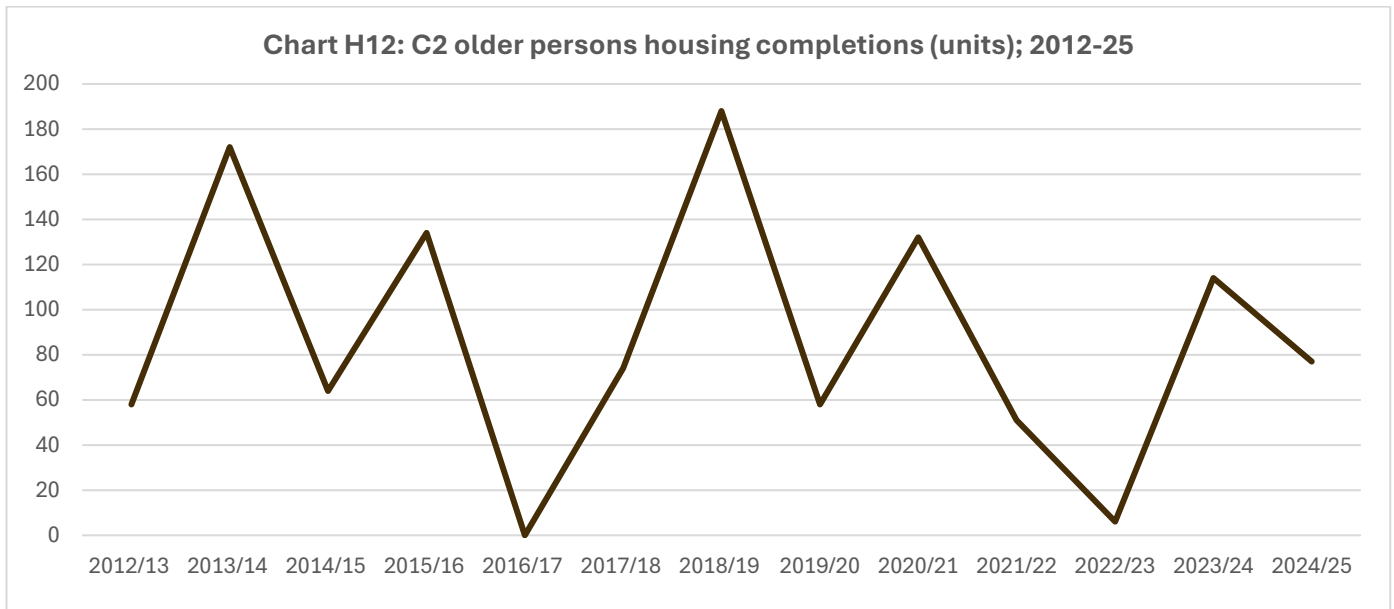
#### Trends

Over the short term, delivery of C2 units decreased by 32% with only four small schemes being completed. However, the current period represents average levels of older persons housing completions and overall delivery has considerably increased from 2012 levels, albeit with the long-term seeing considerable annual fluctuations in delivery. This is likely a result of only a few sites coming forward at any one point.

Year	Bedspaces	No of C2 units	Rolling 5-year average
2012/13	116	58	-
2020/21	264	132	90
2021/22	102	51	101
2022/23	12	6	87
2023/24	228	114	72
2024/25	154	77	76

Source: LCC Data & Intelligence Monitoring





Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

An amber score has given for the short-term reflecting the decrease from last year but still reflecting average levels compared to previous years. An amber score has also been given over the longer term which reflects fluctuating levels of delivery of older persons accommodation in previous years as well as uncertainty over whether this addresses the critical need to provide this type of accommodation to support the needs a growing older population in Leeds.



# Housing

## Student accommodation

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 11b: Total number of student housing units

### Relevant Local Plan Policies:

- Policy SP6: The Housing Requirement and Allocation of Housing Land
- Policy H1: Manged Release of Sites
- Policy H6: Houses in Multiple Occupation (HMOs), Student Accommodation and Flat Conversion

### Targets:

- An increasing number of purpose-built accommodation to free up existing housing stock for non-students

### Triggers / Interventions:

- Where there is a decreasing number of purpose built accommodation, application of the policy will be evaluated to see whether it is unduly restricting delivery / sufficient opportunities for purpose build accommodation exist

## Context

### Student accommodation in Leeds

In mapping student housing supply and demand in Leeds, research provided an evidence-based assessment of the size, shape, profile and distribution of the local student housing market in 2022/23. Between 2014/15 and 2022/23, citywide full-time student numbers grew by 9,522, up from 50,491 to 60,013 (+18.9 per cent). Available information on student number planning indicates future growth of 4,061 between 2022/23 and 2027/28 (+6.8 per cent).

Purpose-built student accommodation – institutional, private and charitable combined – is catering for the breadth of student housing needs and it is likely more will be needed as other housing options reduce. Almost half (47 per cent) of students living in PBSA provision as a whole are UK undergraduates; and a fifth (20 per cent) are Chinese students. Nearly two-thirds (63 per cent) of students living in university-provided or commissioned PBSA are UK students; eight per cent are Chinese nationals. There is a demonstrable demand for affordable PBSA provision.

### HMO Article 4 Directions in Leeds

Under national rules, planning permission is not required to convert a house into a house of multiple occupation (HMO) (such as those traditionally occupied by students in the Headingley, Hyde Park and Woodhouse areas). However, reflecting the impact such accommodation can have on the balance of communities in those areas of Leeds, the Council established what is known as an Article 4 direction in 2012. This has the effect of removing the right to convert housing to HMO accommodation without planning consent, and therefore gives the Council greater control over this form of development. This approach has the effect of limiting the further loss of existing housing suitable for family accommodation to HMOs.

## Student accommodation approvals

### Current Position (2024/25)

1,299 student accommodation units were approved in 2024/25, representing 1,433 additional bedspaces reflecting the recent prominence of PBSA as studio apartments rather than cluster flats. This is down from the previous year by 26%. The majority of this was approved in the City Centre (96%), with the rest in the Inner Area.

Year	Bedspaces	Units
2017/18	842	728
2020/21	1,957	868
2021/22	2,020	909
2022/23	3,908	2,875
2023/24	2,612	1,753
<b>2024/25</b>	<b>1,443</b>	<b>1,299</b>
<b>TOTAL</b>	<b>17,971</b>	<b>11,825</b>

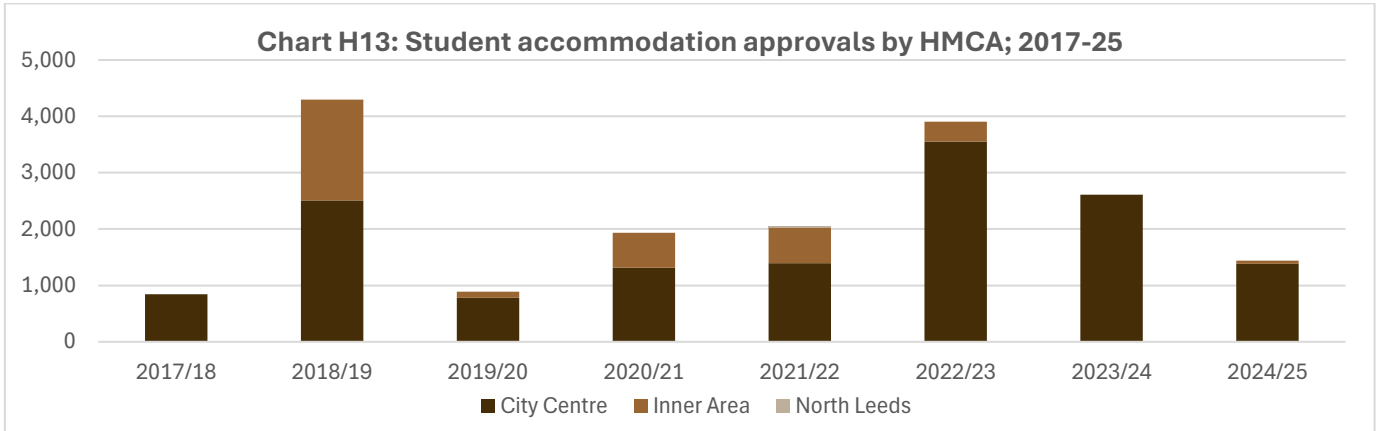
Source: LCC Data & Intelligence Monitoring



**Trends**

The current year has seen a decrease in the levels of student accommodation approvals compared to past years, as activity in the sector moves from supply to delivery. A total of 1,299 new units were approved in 2024/25.

The majority of this comes forward in the City Centre, with 74% having been approved since 2017. The rest of this is primarily located on the edge of the Inner Area (26%) and some on the edge of North Leeds (0.1%) where 20 units were approved in 2020/21.



Source: LCC Data & Intelligence Monitoring

**Student accommodation completions**

**Current Position (2024/25)**

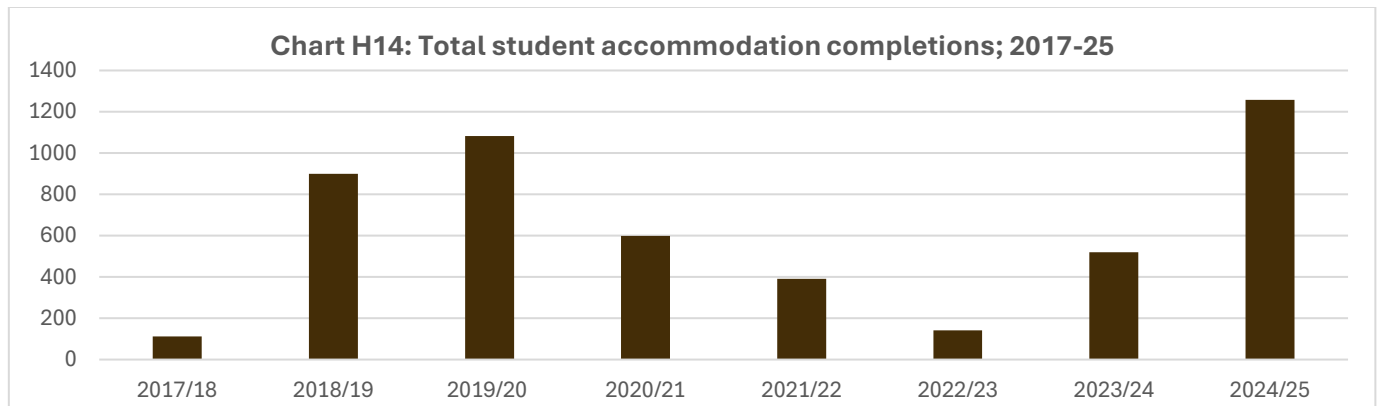
8 new student accommodation schemes were completed in 2024/25, providing a total of 1,258 units – more than double than the previous year. This is a record level of completions in a year exceeding the 1,083 completed in 2019/20.

**Trends**

The current period reflects a record year of delivery over the current Plan Period, double the average of 625 units being completed since 2017. The long-term trend has seen increasing levels of completions at the start of the Plan Period between 2017 and 2020, although with decreases seen between 2020 and 2023 and an increase seen for the first time this year.

Year	Schemes	Total Units
2017/18	1	112
2020/21	4	598
2021/22	5	391
2022/23	2	141
2023/24	4	520
<b>2024/25</b>	<b>8</b>	<b>1,258</b>
<b>TOTAL</b>	<b>42</b>	<b>5,002</b>

Source: LCC Data & Intelligence Monitoring



Source: LCC Data & Intelligence Monitoring



Of the 17,971 bedspaces approved over the current Plan Period (excluding duplicate schemes on the same site), 6,006 had been delivered up to 1<sup>st</sup> April 2025, with 5,046 under construction and a further 5,294 yet to start – the rest are unimplemented. These schemes have made a significant and important contribution to overall housing land supply and delivery in recent years.

<b>Year approved</b>	<b>Completed</b>	<b>Not yet started</b>	<b>Under construction</b>	<b>Total</b>
2017/18	842	0	0	842
2018/19	2,507	0	290	2,797
2019/20	891	0	0	891
2020/21	1,267	0	690	1,957
2021/22	499	921	476	1,896
2022/23	0	730	3,178	3,908
2023/24	0	2,233	379	2,612
<b>2024/25</b>	<b>0</b>	<b>1,410</b>	<b>33</b>	<b>1,443</b>
<b>TOTAL</b>	<b>6,006</b>	<b>5,294</b>	<b>5,046</b>	<b>16,346</b>

*Source: LCC Data & Intelligence Monitoring*

### **Overall performance against target**

A green score has been given for both the short and long terms reflecting the continued high levels of planning approvals and completions over the last year and the current Plan Period.



# Housing

## Gypsy & Traveller sites

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 12: Total number of Gypsy and Traveller pitches in the District as compared to the previous year
- Indicator 13: Total number of Travelling Showpeople plots in the District as compared to the previous year

### Relevant Local Plan Policies:

- Policy H7: Accommodation for Gypsies, Travellers and Travelling Show People
- SAP Policy HG6: Safeguarded Gypsy and Traveller sites
- SAP Policy HG7: Allocated Gypsy and Traveller sites
- SAP Policy HGR2: Gypsy and Traveller Monitoring and Review Policy
- SAP Policy HG8: Allocated permanent Travelling Showpeople sites

### Targets:

- Meet the provision outlined in Policy H7 (council provision of 25 pitches, private provision of 28 pitches, negotiated stopping provision of 9 pitches, and 15 plots for Travelling Showpeople)

### Triggers / Interventions:

- Identify sites through the SAP to meet needs as set out in Policy H7 and be responsive to changes in need arising through the plan period.
- Policy HGR2 requires a plan review of sites for G&T against Core Strategy needs in Policy H7 for private and public provision should the quantum of such sites provided through planning permissions be less than 13 as at 31st March 2023

## Context

### Gypsy & traveller sites

In planning for all sections of the community to have access to decent housing, there is a need to make appropriate provision for Gypsies, Travellers and Travelling Showpeople. There is a requirement to update needs assessment for pitches and plots, as set out within the adopted Site Allocations Plan (2019), Policy HGR2. Like most other parts of the country, Leeds has a shortage of authorised Gypsy and Traveller (G&T) sites.

### Gypsy and traveller pitches (total)

#### Current Position (2024/25)

No additional permanent pitches were delivered in Leeds during 2024/25. This results in a total of 68 pitches within Leeds, with 49 made up of public pitches and 18 made up of private pitches (including temporary permissions). These are all pitches found within Leeds, although many are of a historical nature and therefore do not contribute to the Policy H7 requirement and Leeds' 5-year supply position (5YS).

Table H20: Gypsy and Traveller pitches in Leeds; 2015-24

Type	Site	Number of pitches		
		2015/16	2016-24	2024-25
Public provision	Cottingley Springs	41	41	41
	Kidacre Street	5	8	8
Private provision	Nepshaw Lane	2	2	2
	Rose Neath	1	1	1
	Ninevah Lane (temporary)	1	1	1
	Knotford Nook	1	1	1
	Springfield Villas	2	2	2
	Rear Of 115 Valley Road, Pudsey (temporary)	0	1	1
	Land Off Sandgate Terrace (temporary)	0	0	1
Private provision (safeguarded sites)	Dunningley Lane, Middleton	2	2	2
	White Rose Farm, Gildersome	2	2	2
	Scarecrow Farm, Gildersome	1	1	1
	Thorp Lane, Tingley	3	3	3
	Urn Farm, Middleton	2	2	2
<b>TOTAL PROVISION</b>		<b>63</b>	<b>67</b>	<b>68</b>

Source: LCC Data & Intelligence Monitoring



## Gypsy and Traveller pitches (delivery)

### Current Position (March 2025)

The need for 62 pitches for Gypsy and Travellers was identified through Policy H7 in 2014. The Site Allocations Plan identified 49 of those pitches through safeguarding existing sites, new allocations and through negotiated stopping protocol. From adoption of the SAP in July 2019, the Council has not approved any new permanent private or public G&T pitches although temporary permissions have been granted on three sites. The Council currently intend to bring forward the delivery of Tulip Street (HG6-3) to meet immediate need prior to the expiration of a G&T use on Kidacre Street, as the HS2 safeguarding directions have now been removed from the site.

As of March 2025, the Council has not met the requirements with Policy HGR2 of the SAP which is to deliver 13 non-allocated sites through planning permissions and is therefore seeking to conduct a G&T policy and site review within Leeds Local Plan 2040. The review is intending to provide new policy mechanisms to encourage and deliver new G&T pitches within Leeds.

**Table H21: Delivery of Gypsy and Traveller pitches in Leeds; 2018-25 and expected delivery; 2025-30**

Type	SAP ref	Address	Planning status	Previous delivery						Expected delivery					Total	
				2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29		2029/30
Public	HG6-1	Cottingley Springs	Allocation (expansion)	0	0	0	0	0	0	0	0	0	2	0	0	2
	HG6-2	Kidacre Street	Allocation (8 pitches built)	8	0	0	0	0	0	0	0	0	0	0	5	13
	HG7-1	West Wood, Morley	Allocation	0	0	0	0	0	0	0	0	0	0	0	5	5
	HG7-2	Tong Road, Wortley	Allocation	0	0	0	0	0	0	0	0	0	0	0	5	5
	HG6-3	Tulip Street	Allocation	0	0	0	0	0	0	0	0	10	0	0	0	10
Private	HG6-4	Nepshaw Lane	Allocation (1 existing pitch safeguarded)	0	1	0	0	0	0	0	0	0	0	0	0	1
	HG6-9	Dunningley Lane	Allocation (2 existing pitches safeguarded)	0	2	0	0	0	0	0	0	0	0	0	0	2
	HG6-11	White Rose Farm	Allocation (2 existing pitches safeguarded)	0	2	0	0	0	0	0	0	0	0	0	0	2
	HG6-12	Scarecrow Farm	Allocation (1 existing pitch safeguarded)	0	1	0	0	0	0	0	0	0	0	0	0	1
	HG6-13	Urn Farm	Allocation (2 existing pitches safeguarded)	0	2	0	0	0	0	0	0	2	0	0	0	4
	HG6-15	Thorpe Lane West	Allocation (2 existing pitches safeguarded)	0	2	0	0	0	0	0	0	0	0	0	0	2
	HG6-16	Thorpe Lane East	Allocation (1 existing pitch safeguarded)	0	1	0	0	0	0	0	1	0	0	0	0	2
	N/A	Land off Hollinhurst	Planning Permission	1	0	0	0	0	0	0	0	0	0	0	0	1
<b>TOTAL ANNUAL DELIVERY</b>				<b>9</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>2</b>	<b>0</b>	<b>15</b>	<b>50</b>

Source: LCC Data & Intelligence Monitoring

## Gypsy and Traveller pitches (5-year supply)

### Current Position (March 2025)

As of March 2025, the Council has a supply position of 2.8 years, which is significantly short of the required 5-year supply.

Table H22 details Leeds' current G&T supply position, which is made up of sites allocated and safeguarded through the SAP, and those granted permanent provision (temporary not included). The 5-year supply calculation methodology has been updated this year to be consistent with how the traditional housing 5-year supply is calculated.

Table H22: Current 5-year requirements of Gypsy and Traveller pitches in Leeds	
Total Plan Period G&T pitch requirement (not including negotiated stopping sites)	53
Annualised Requirement over plan period	3.3
5 Yearly Requirement	16.6
Undersupply in pitches since start of plan	19.8
5 Year Requirement + Undersupply Pitches	36.3
<b>5YS REQUIREMENT PER YEAR</b>	<b>7.3</b>

Table H23: Year supply position of Gypsy and Traveller pitches in Leeds	
Expected delivery (2025-30)	15
<b>CURRENT YEAR SUPPLY POSITION</b>	<b>2.1</b>

Source: LCC Data & Intelligence Monitoring

### Overall performance against target

A red score has been given for the short term given the lack of provision of additional pitches in recent years, although the 5-year supply position has improved upon last year's due to the potential delivery of Tulip Street. An amber score has been given over the longer term as there has been some delivery at the start of the Plan Period through the adoption of the SAP, providing 20 out of the required 53 pitches (excluding negotiated stopping pitch requirement) over the current Plan Period.

### Emerging Local Plan policies – Housing:

#### Leeds Local Plan (LLP) 2042:

Leeds City Council is preparing a comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes reviewing housing delivery and requirement targets, setting the overall spatial strategy to guide overall housing development across the District, and updating existing policies on specialised housing development.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



HOUSING




HOUSING




AMR 2024/25

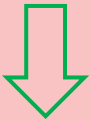
# TRANSPORT & ACCESSIBILITY



**78%** of new dwellings less than 15-minute public transport journey to key services 

**54%** of journeys to work were made by sustainable modes or working from home, with **45%** of journeys remain made by private vehicles 

**98%** of new non-residential development accessible to public transport 

**1,463** personal-injury collisions and **1,887** casualties, both **down 8%** from last year 

Continued delivery of key transport infrastructure projects





# Transport & Accessibility

## Public transport accessibility

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 32 - Accessibility of new dwellings to local services, employment, health, education and centres
- Indicator 33 - Public transport accessibility of new employment, health, education, leisure and retail developments

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of development
- Policy EC1: General employment land
- Policy T1: Transport management
- Policy T2: Accessibility requirements
- Policy P8: Sequential and impact assessments
- Policy P9: Community facilities and other services

### Targets:

- Most new housing development is accessible to a variety of services either by walking or by public transportation.
- Most new employment, health, education, leisure and retail uses is accessible to a variety of services either by walking or by public transportation.

### Triggers / Interventions:

- Review the location of allocated housing land available for development.
- Apply Policies SP9, EC1, EC2, P7 and T2 more stringently. Review the location of allocated employment land available for development.

## Public transport accessibility of new residential development

Public transport accessibility is measured by total journey time using public transport from new housing developments (5 dwellings or more) to a range of key services and facilities: employment (which refers to recorded office, industrial and leisure sites), primary and secondary schools, higher education, GP surgeries and hospitals.

### Current Position (2024/25)

An average of 78% of new dwellings were accessible within less than 15 minutes by public transport to key local services (employment sites, schools and education, and health centres) in 2024/25, up 7% from last year. This increases to 90% when looking at a journey time less than 30 minutes on public transport, up 3% again from last year. Highest accessibility was for schools and GP services (all at over 90% for 15-minute journeys), with the least accessible services being hospitals and higher education.

Table TA1: Accessibility of new dwellings to key services by public transport; 2024/25

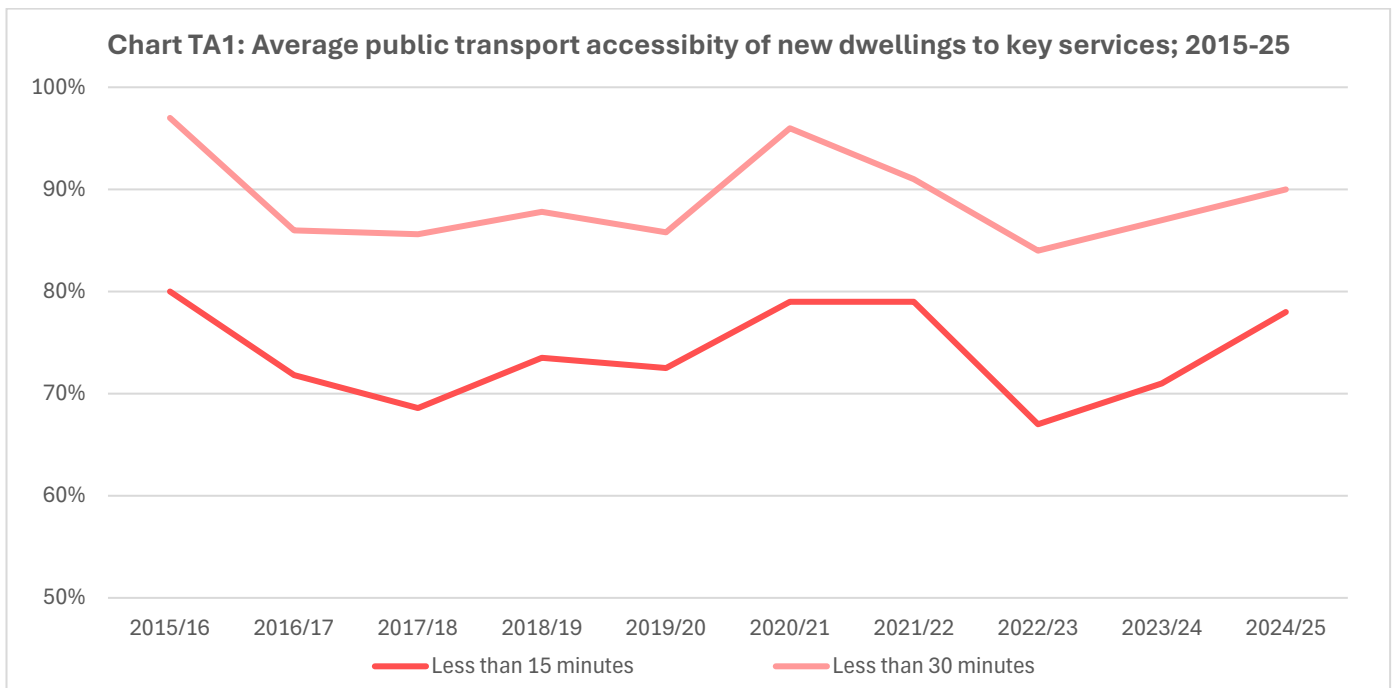
Key Local Services	Less than 15 Minutes	Less than 30 Minutes
Employment	85%	91%
Primary Schools	95%	97%
Secondary Schools	95%	97%
Higher Education	55%	83%
GP Services	92%	95%
Hospitals	46%	75%
<b>AVERAGE</b>	<b>78%</b>	<b>90%</b>

Source: LCC Data & Intelligence Monitoring

### Trends

The current year continues a short-term trend in continued increasing levels of accessibility of new dwellings to key services, following the lowest levels in 2022/23. Since 2015/16, average accessibility of new dwellings within a 15-minute journey to key services is 74%, and 89% for 30-minutes.





Source: LCC Data & Intelligence Monitoring

### Public transport accessibility of new non-residential development

Accessibility to the public transport network is measured by whether new non-residential development (offices, industrial, health, education, culture, leisure and retail uses) are within a 5-minute (400m) walking distance to the nearest bus stop.

#### Current Position (2024/25)

An average of 98% of new non-residential development accessible to the public transport network in 2024/25, down slightly by 1% last year. This breaks down as 100% of for office, cultural, health, education and commercial development and 88% for industrial development.

Development Type	Accessibility
Office	100%
Industrial	88%
Health	100%
Education	100%
Culture	100%
Leisure	100%
Retail	100%
<b>AVERAGE</b>	<b>98%</b>

Source: LCC Data & Intelligence Monitoring

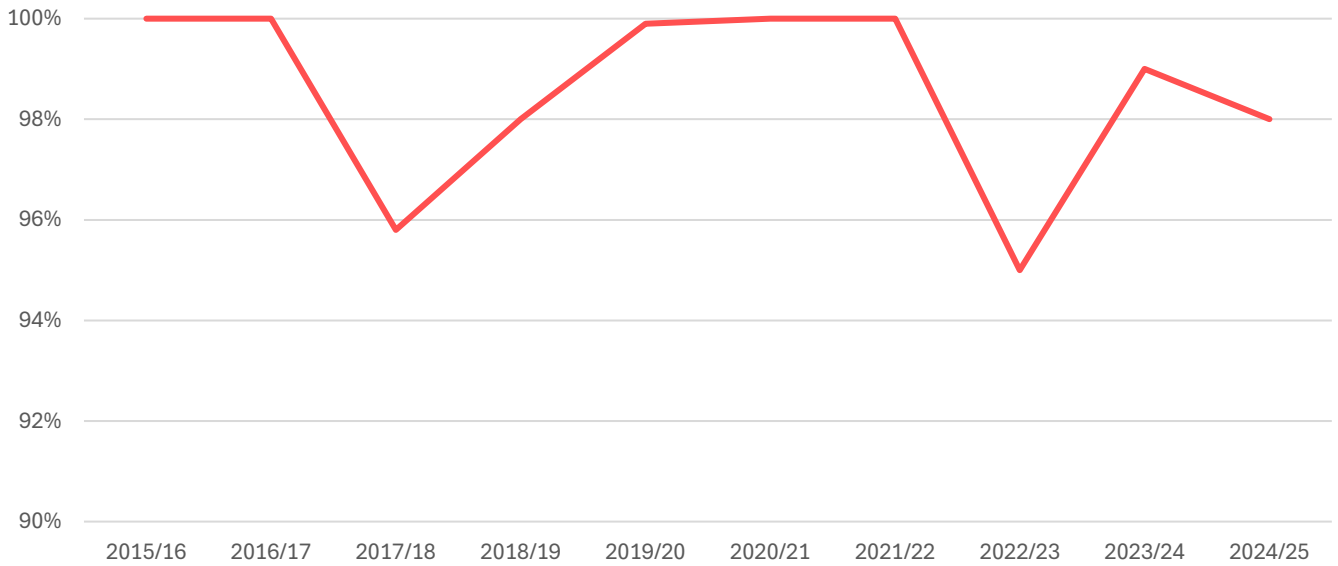
#### Trends

Levels of accessibility of new non-residential development to the public transport network has fallen marginally in the last year. Industrial development is generally less accessible than other commercial development which is to be somewhat expected given the locational requirements away from residential area and close to the strategic highway network. However, the need to ensure adequate public transport services serve industrial development remains important, particularly as part of larger schemes which provides high levels of employment.

Longer term, average accessibility has remained typically high since 2015/16, remaining at levels above 95% on average, with an average of 99% being achieved within this time, indicating generally high levels of accessibility in the short and long term.

However, some caution is required with this data as this assumes a 5-minute walking time to a bus stop from a singular point, and does not reflect actual walking routes, any topographical or geographical constraints and no assessment on the level of service the bus stop affords (i.e. number of bus services and frequency).

**Chart TA2: Average public transport accessibility of new non-residential development; 2015-25**



Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

A green score has been given over the short-term and long-term as average accessibility of new dwellings increased in the last year and accessibility of non-residential development remains high (although seeing a slight 1% drop in the last year). An amber score has been given for the longer term reflecting the slight reduction seen in the overall trend in average levels of accessibility from 2015/16, with fluctuations seen across the years, although this is relatively minor, and accessibility remains relatively high overall.



# Transport & Accessibility

## Transport modal share

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 35 – Mode of travel to work

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of development
- Policy T1: Transport management
- Policy T2: Accessibility requirements

### Targets:

- Increasing the modal share of sustainable transport use

### Triggers / Interventions:

- Lobby for public transport infrastructure improvements and stricter application of policies to focus new employment in locations accessible by public transport, cycling and walking

## Context

### Travel to Work Survey

The travel to work survey is an annual survey conducted by Connecting Leeds that helps to identify commuting trends and to inform future transport investment decisions. The 2024 survey ran between 6<sup>th</sup> March and 5<sup>th</sup> April 2024 (returning to its former spring period), with 5,073 individual responses received. The survey is sent to numerous registered public and private businesses in Leeds, asking individuals how many days they commute to work and their primary method of commuting to work for each day of the week.

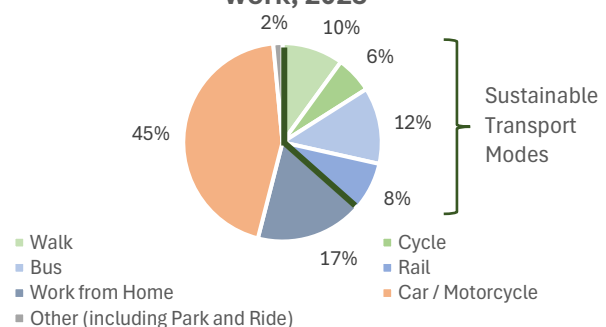
## Mode of travel to work

### Current Position (2024/25)

37% of all work journeys monitored as part of the Travel to Work survey were undertaken through sustainable transport modes (walking, cycling, bus and rail) in 2024, with a further 18% involving no travel through working from home. 45% of journeys were undertaken with either a car or motorcycle, and 1.5% were by 'other' modes (which includes park and ride journeys which equated to 1%).

Travel Method	Modal share
<b>Sustainable transport modes</b>	<b>36.5%</b>
Walk	10%
Cycle	6%
Bus	12.5%
Rail	8%
<b>Work from Home</b>	<b>17.5%</b>
<b>Car / Motorcycle</b>	<b>44.5%</b>
<b>Other (including Park &amp; Ride)</b>	<b>1.5%</b>

Chart TA3: Modal share of journeys to work; 2025

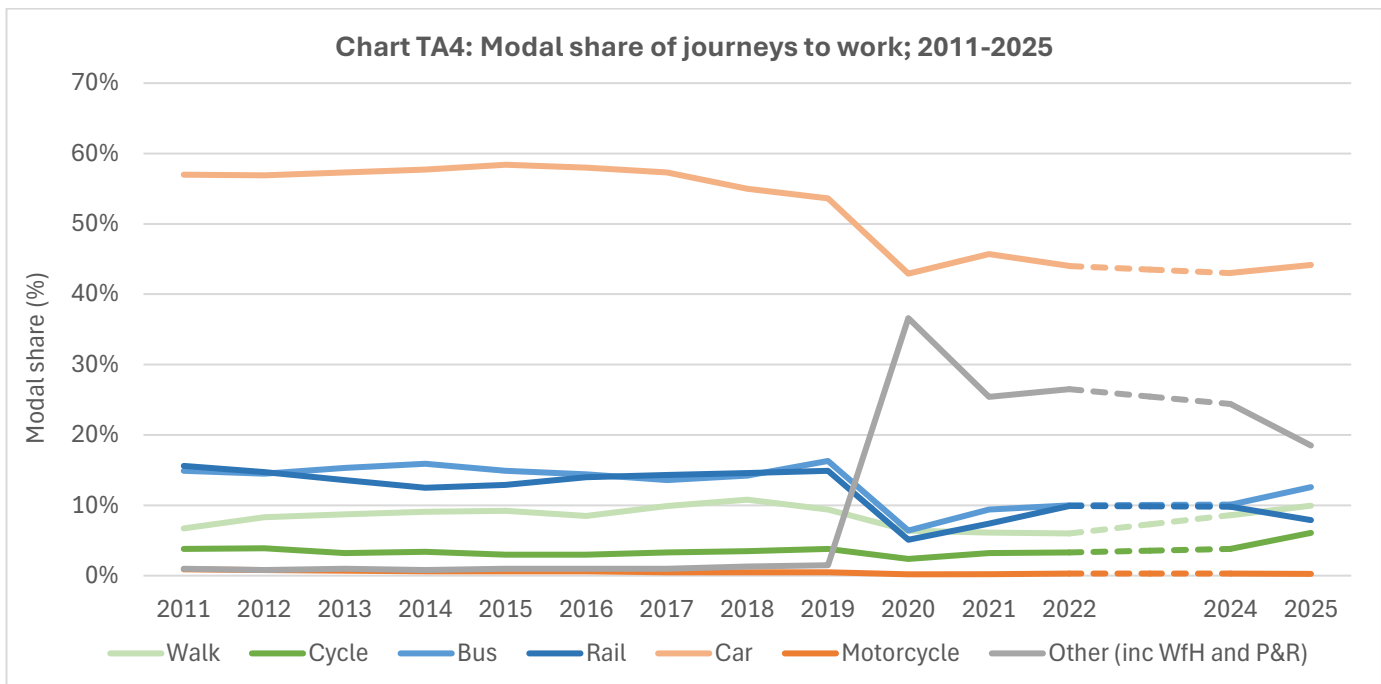


Source: Connecting Leeds

### Trends

The main mode of travelling to work in Leeds has been by car since 2012, although seeing a considerable decrease in 2020 due to Covid-19 and has remained relatively steady since 2021. Sustainable transport modes remained relatively consistent up to 2019, with decreases in 2020 (more so for bus and rail) due to Covid-19 and with increases for most modes in recent years. Most sustainable modes have reached near pre-Covid levels, with the exception of rail which has seen a decrease in the last year. All transport modes saw a significant drop following Covid with a subsequent surge in 'other' modes due to increased working from home, although which continues to decrease in recent years.

To note, the Travel to Work Survey was not undertaken in 2023 (shown dashed in the chart below), and survey data historically categorised working from home as 'other' and remains as such in the chart for consistency.



Source: Connecting Leeds

Table TA4 shows there has been an 14% increase in the proportion of sustainable trips made in 2025 from last year and a 3% increase in the proportion of trips made by cars and motorcycles in the same time, indicating a gradual shift towards sustainable travel modes. However, the longer term shows a decrease of 19% in sustainable travel modes in the last five years compared to the five years prior, with a smaller 18% decrease in the proportion of trips by private car/motorcycles. This largely reflects the recent shift towards working from home which involves no travel and does not necessarily reflect a negative trend in terms of sustainable travel, hence a grey shading being used in this instance.

Travel method	One year average (short term)			Five year average (medium term)		
	2024	2025	% Change	2016-20	2021-25	% Change
Sustainable Methods	32%	36.5%	14%	38%	31%	-19%
Car / Motorcycle	43%	44.5%	3%	54%	44.5%	-18%

Source: Connecting Leeds

### Mode of travel to school

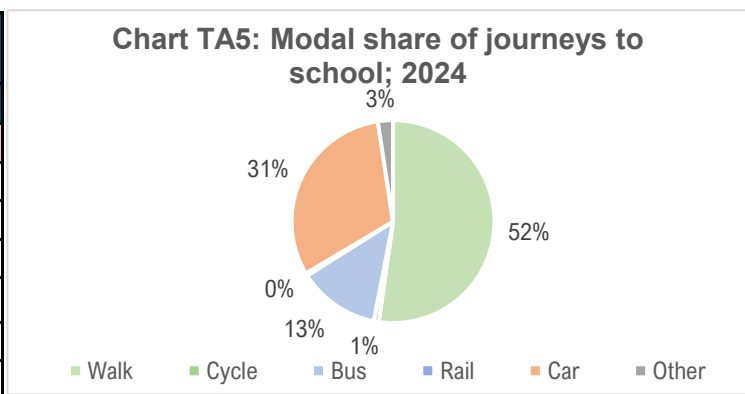
#### Travel to School Survey

The Travel to School survey is an annual survey conducted by Leeds Influencing Travel Behaviour Team that helps to promote sustainable transport throughout Leeds and collects data to monitor the success of this. The 2023/24 survey received 86,814 responses from 189 schools across Leeds, asking school pupils the main mode of travel to school.

#### Current Position (2023/24)

66% of all school journeys monitored as part of the Travel to School survey were undertaken through sustainable transport modes (walking, cycling, bus and rail) in 2024. This was down roughly by 1% from last year. 31% of journeys were undertaken with a car (including car sharing and taxis), and 2% were by 'other' modes.

Travel Method	Modal share
<b>Sustainable transport modes</b>	<b>66.4%</b>
Walk	52.2%
Cycle	0.8%
Bus	13.0%
Rail	0.4%
Car	31.1%
Other	2.4%

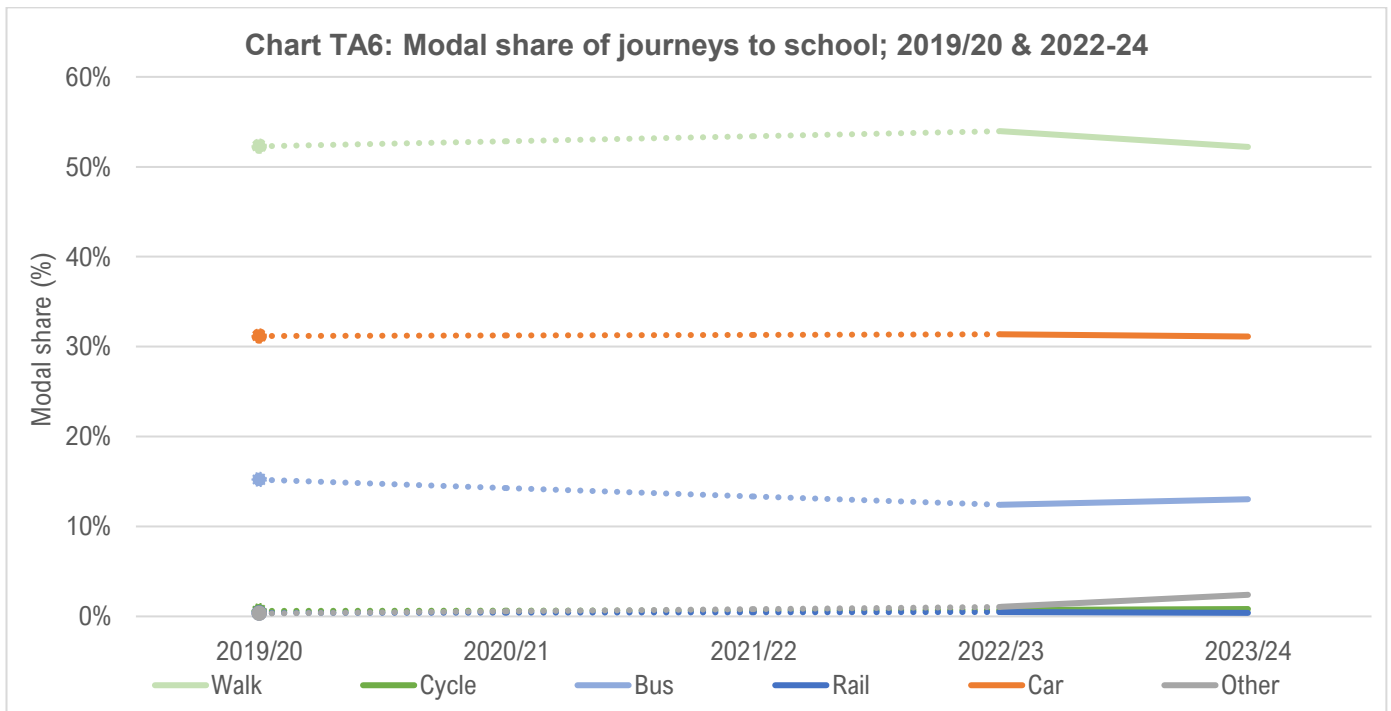


Source: Influencing Travel Behaviour Team



## Trends

The Travel to School survey has only been undertaken three times, once in 2019 before Covid-19 and two in 2022/23 and 2023/24 post-Covid. This is shown in Chart TA5 below, where the dashed lines represent years where data is not available. The main mode of travelling to school in Leeds has been by walking for each of these few years by a considerable margin, with car journeys second, all buses (public and school buses) third with the other methods having a much lower modal share. There has been little change from the 2019 baseline, particularly for walking and car journeys, although with some decrease in bus journeys and an increase in 'other' transport modes.



Source: Influencing Travel Behaviour Team

## Overall performance against target

A green score has been given for the short term due to the continued increase in sustainable transport modes in recent years for work journeys, with a subsequent decrease in private car usage (despite this still remaining the highest proportion of all travel modes) and the continued prominence of walking for school journeys. A green score has been given over the longer term as despite work journeys made through sustainable transport modes have decreased considerably since 2011, this is a result of the surge in working from home and this decrease is still less than the equivalent decrease in private car usage.



### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Policy T1: Transport management

### Targets:

- No set target but overall reduction in road casualties and fatalities

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Road traffic collisions

Since 2021, West Yorkshire Police has recorded data on road traffic collisions through CRASH, which automatically assigns a severity classification to each casualty according to the injuries recorded by the officer, whereas the previous system prior to 2021 allowed the reporting officer to specify the severity directly. It is worth noting that this new system generally results in a significant increase in the proportion of reported casualties which are classified as serious, which is replicated across West Yorkshire.

This new system allows for consistency but does not allow direct comparisons prior to 2021. To address this data collected prior to 2021 has been adjusted to reflect how the Department for Transport records casualty severities. This results in:

- three broad categories of injury severity: slight, serious and fatal
- the most catastrophic injuries (fatal and serious) are jointly referred to as 'killed or seriously injured' (KSI)
- 'All severity' injuries refer to KSIs plus slight injuries

### Current Position (2023)

1,463 personal-injury collisions were recorded through West Yorkshire Police's 'CRASH' system in Leeds in 2023, broken down by 1,021 slight (70%), 431 serious (30%) and 11 fatal collisions (0.75%). This total was down by 7.8% from 2022.

As for casualties, 1,887 were recorded in 2023, broken down by 1,394 slight (74%), 480 serious (25%) and 13 fatalities (0.7%), with this total also down 7.8%. Over half of these serious and fatal casualties were for non-car users, with 23% for pedestrians, 15% for cyclists and 12% for motorcyclists, with 45% for car-users.

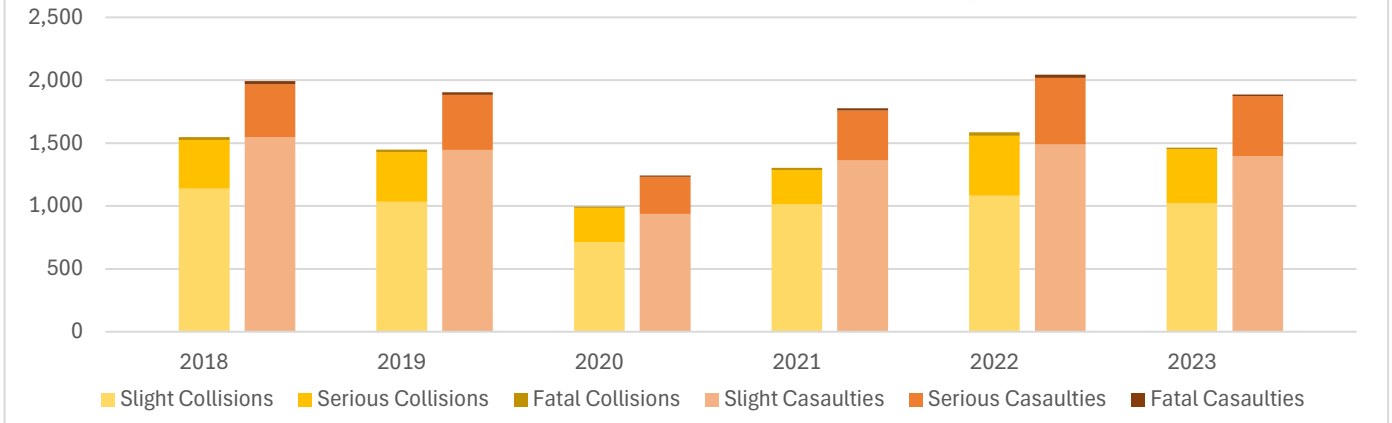
### Trends

Since 2018, all road collisions have decreased slightly by 5%, with slight collisions dropping by 10%, serious rising by 12% and fatal collisions falling by 52%. For all years, the proportion of collisions being recorded as slight was 66%, 27% for serious collisions and 1.3% fatal.

This is a similar trend for casualties. All road casualties have decreased by 5%, with slight casualties dropping by 10%, serious casualties up by 15%, and fatalities down by half. The proportion of each for all years since 2018 was 75% slight, 24% serious and 1% fatal.

It is worth noting the long-term increase in collisions and casualties as being recorded as serious is likely as a result of the change in methodology from West Yorkshire Police in 2021.

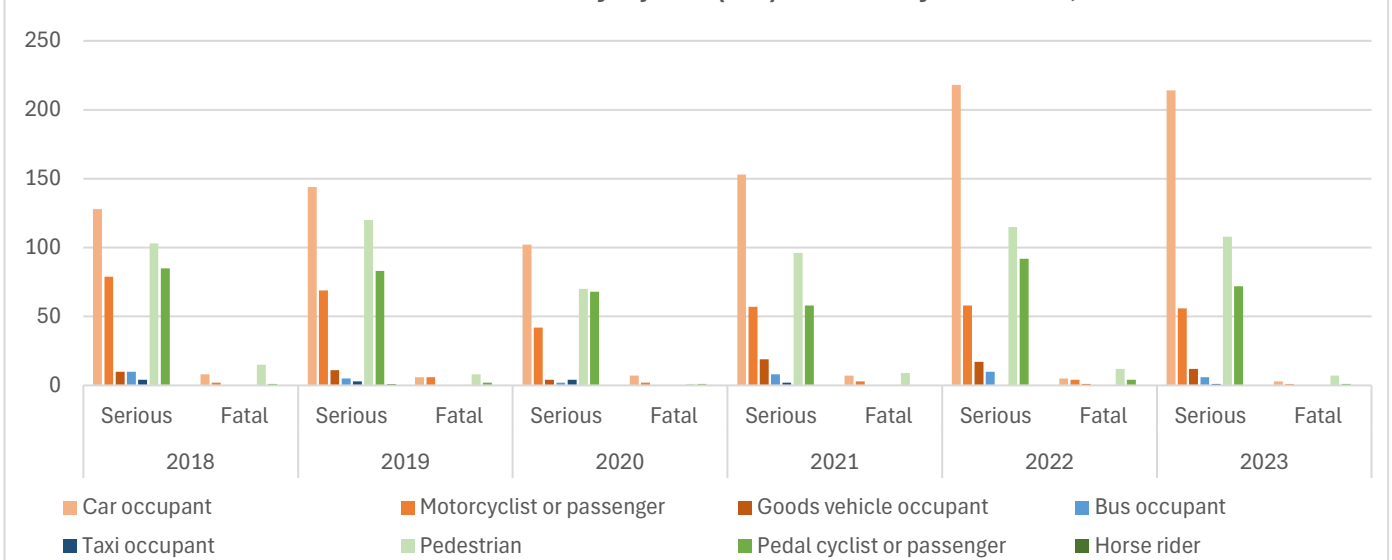
**Chart TA7: Road collisions and casualties in Leeds; 2018-23**



Source: Connecting Leeds / Department for Transport

Looking at this by road user, the number of seriously injured car users increased by 67% from 2018, with fatalities decreasing by 63%. 2023 saw the lowest fatalities for car users but the second highest year of recorded injuries. Pedestrian users have seen a 3% drop in total deaths or serious injuries since 2018, primarily due to a slight increase in injuries and fatalities falling by over half. Fatalities for all users have fallen by 50% since 2018, and seriously injuries for all users have risen by 15%. Generally speaking, over double of pedestrians have been killed compared to car-users since 2018 despite pedestrians having half of the total number of injuries, highlighting their vulnerability on the road.

**Chart TA8: Killed and seriously injured (KSI) in Leeds by road-user; 2018-23**



Source: Connecting Leeds / Department for Transport

**Overall performance against target**

A green score has been provided for the short-term given the general decrease in recorded road accidents in the last year, with an amber score being provided over the longer term due to the level of road accidents being of a similar level to that seen in 2018 indicating limited long-term progress in reducing road accidents, albeit total fatalities having dropped by roughly half.



# Transport & Accessibility

Overall sub-topic performance

Short Term

Long Term

## Transport infrastructure delivery

### Relevant Monitoring Indicators:

- Indicator 34 - The delivery of transport management priorities
- Indicator 36 - Expansion of the Leeds Core Cycle Network

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of development
- Policy T1: Transport management
- Policy T2: Accessibility requirements

### Targets:

- Increasing the modal share of sustainable transport use and supporting new development / growth areas

### Triggers / Interventions:

- Review priorities to determine if appropriate. Seek investment to further enact priorities
- Lobby for public transport infrastructure improvements
- Review constraints

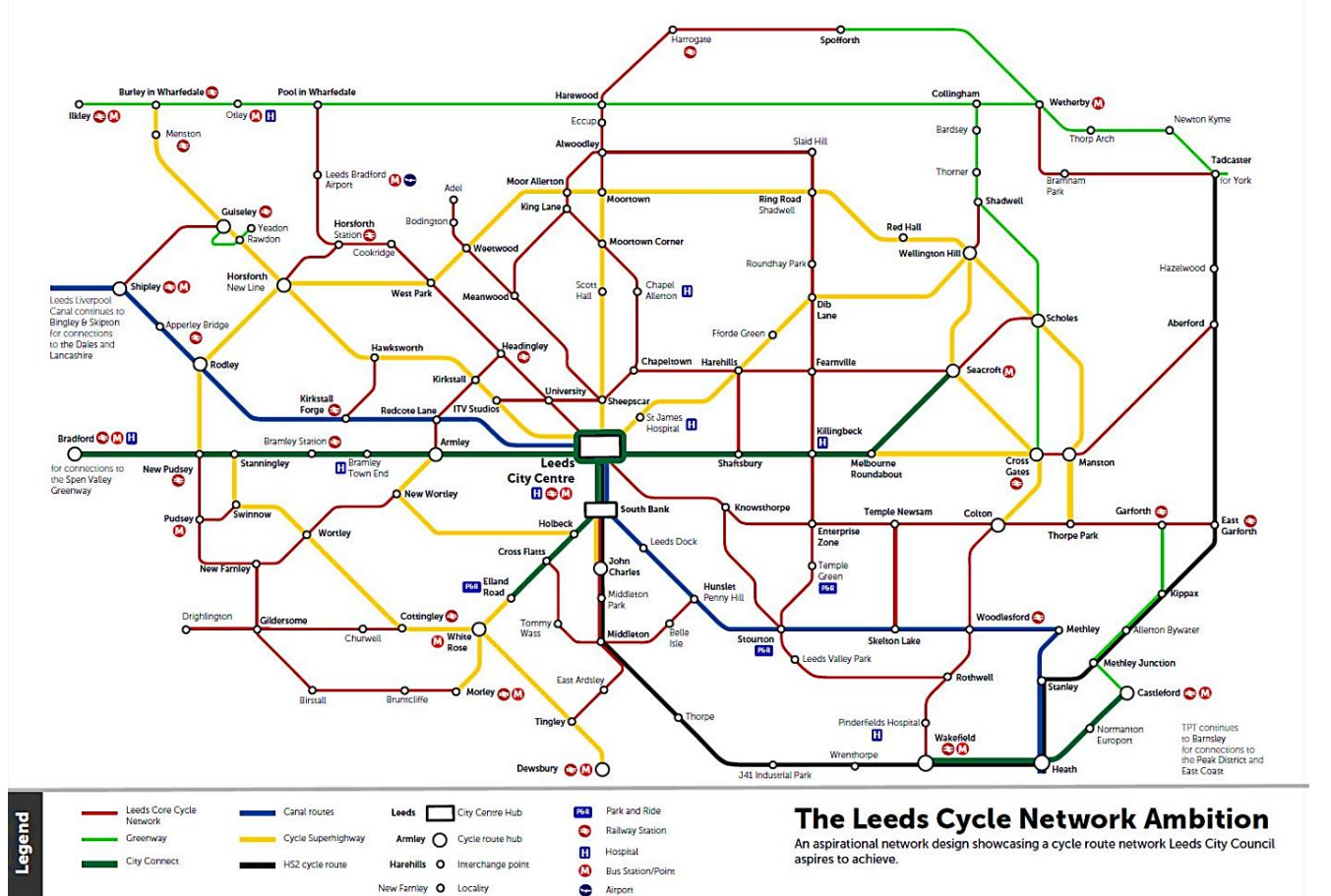
## Context

### Connecting Leeds Transport Strategy and Action Plan 2024 to 2027 (2025)

The Connecting Leeds Transport Strategy sets out the vision for Leeds to be a city where a car isn't needed and where everyone has an affordable zero carbon choice in travel to help address the climate emergency, deliver inclusive growth and improve health and wellbeing. The strategy can be viewed [here](#).

The associated [second Action Plan 2024 to 2027](#) sets out new measures to achieve this, as well as setting out the progress made and outstanding measures taken from the first Action Plan. One of the four themes the plan focuses on is infrastructure development, which sets out numerous actions to improve public transport and deliver active travel infrastructure across Leeds, including the delivery of more segregated cycle routes and the completion of the city centre cycle network as set out in the Leeds Cycle Network Ambition below (Figure TA1).

Figure TA1: Map of Leeds Cycle Network Ambition



## **Delivery of transport infrastructure projects**

### **Current Position (2024/25)**

Leeds has seen continued progress towards delivering strategic transport improvements in the last year, including starts, continued progress and completions of several key projects:

#### **July 2024:**

Online consultation started on the A64 Bus Priority Corridor project, aims to enhance bus reliability and travel times, as well as improve cycling and walking facilities between Marsh Lane and Stanks Lane North

#### **August 2024:**

Consultation started to improve travel along Burmantofts Street and Beckett Street to make the area more welcoming and pedestrian friendly, speed up bus journey times, and make it safer for active travel



#### **July 2024:**

£2.91m proposals announced to improve public transport and active travel journeys on Armley Town Street with wider pavements, planting and landscaping and more crossing points to encourage active travel journeys



#### **August 2024:**

Plans announced to replace Otley Bridge to ensure its long-term safety, with installation of a temporary footbridge whilst construction takes place

#### **September 2024:**

Draft plans for the first phase of mass transit were formally adopted by the Council setting out a preferred route, following consultation by West Yorkshire Combined Authority on routes



#### **November 2024:**

£20.9m Woodhouse Lane Gateway plans announced to improve travel along a 2km key city centre route, improving journeys for people walking, cycling and public transport



**January 2025:**

Online consultation started on Phase Two the A64 Bus Priority Improvements project, aiming to tackle congestion, enhance bus reliability, and promote sustainable travel options along this key route into the city centre.

**March 2025:**

New Connecting Leeds Transport Strategy Action Plan 2 launched, highlighting several transport schemes and investment opportunities for 2024-2027, following the success of the initial Action Plan

**March 2025:**

Consultation launched to improve safety along A58 Roundhay Road and Barrack Road collision hotspot, with improved pedestrian crossing, changes to junctions, improved cycle and bus lanes and upgraded public spaces



**January 2025:**

Consultation started on a proposed £1.8m active travel initiative along Burley Street, Park Lane and Westgate to improve safety and accessibility



**March 2025:**

Work continues on the installation of three accessible footbridges at Armley Gyratory, with construction commenced on the second footbridge in May 2024



Source: Leeds City Council Newsroom / Connecting Leeds

**Overall performance against target**

Whilst clear and significant progress continues at delivering transport infrastructure in Leeds, no score is provided for this indicator as progress cannot be assessed against a benchmark or against a clear set target.

**Emerging Local Plan policies – Transport & Accessibility:**

**Leeds Local Plan (LLP) 2042**

Leeds City Council is preparing a further comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042. This includes updating the overall spatial strategy and transport policies.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# MINERALS & WASTE



No sand and gravel production, deficit of 140,000 tonnes

**1,800,000 tonnes** of waste received in Leeds, down 31% from last year

39% from commercial & industrial      31% from construction      27% from municipal solid waste      3% hazardous waste

480,000 tonnes of crushed rock produced, surplus of 40,000 tonnes

36% waste recycled

62% waste incinerated with energy recovery

0.1% collected waste sent to landfill





# Minerals & Waste

## Minerals

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

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

### Relevant Local Plan Policies:

- CS Policy EN7: Minerals
- NWRLP Policies: Minerals 1-14

### Targets:

- Annual aggregate provision of 146,000 tonnes of sand and gravel and 440,000 tonnes of crushed rock

### Triggers / Interventions:

- Action taken when provision undershoots 25% over five years of the plan period and review appointment alongside WY authorities.

## Context

### Mineral extraction sites

There are currently no coal working sites in Leeds except where coal is removed from development sites as part of site preparation. Where possible, former workings have been restored to provide a beneficial use for biodiversity and recreation, such as at St Aidan's country park. A policy in the Natural Resources & Waste Local Plan encourages the removal of coal from development sites and there are signs this proves effective in avoiding the sterilisation of some shallow coal. However, as a fossil fuel, the medium-term prospect is that coal extraction will cease except where required to secure ground stabilisation.

As of 2024, there are seven active quarries in Leeds:

- Hawksworth Quarry, Guiseley (Mineral: Sandstone)
- Moor Top Quarry, Guiseley (Mineral: Sandstone)
- Highmoor Quarry, Bramham (Mineral: Magnesian Limestone)
- Blackhill Quarry, Bramhope (Mineral: Sandstone)
- Arthington Quarry, Bramhope (Mineral: Sandstone). No quarrying is currently taking place, but reserves remain
- Howley Park Quarry & Brickworks, Morley (Minerals: Sandstone and Clay)
- Britannia Quarry, Morley (Mineral: Sandstone)

The annual tonnages and sales from each individual quarry are confidential competitive market information.

## Aggregate landbank and reserves

### Current Position (2024/25)

Leeds had a crushed rock reserve of 22,100,000 tonnes in 2024, with a sand and gravel reserve of 300,000 tonnes.

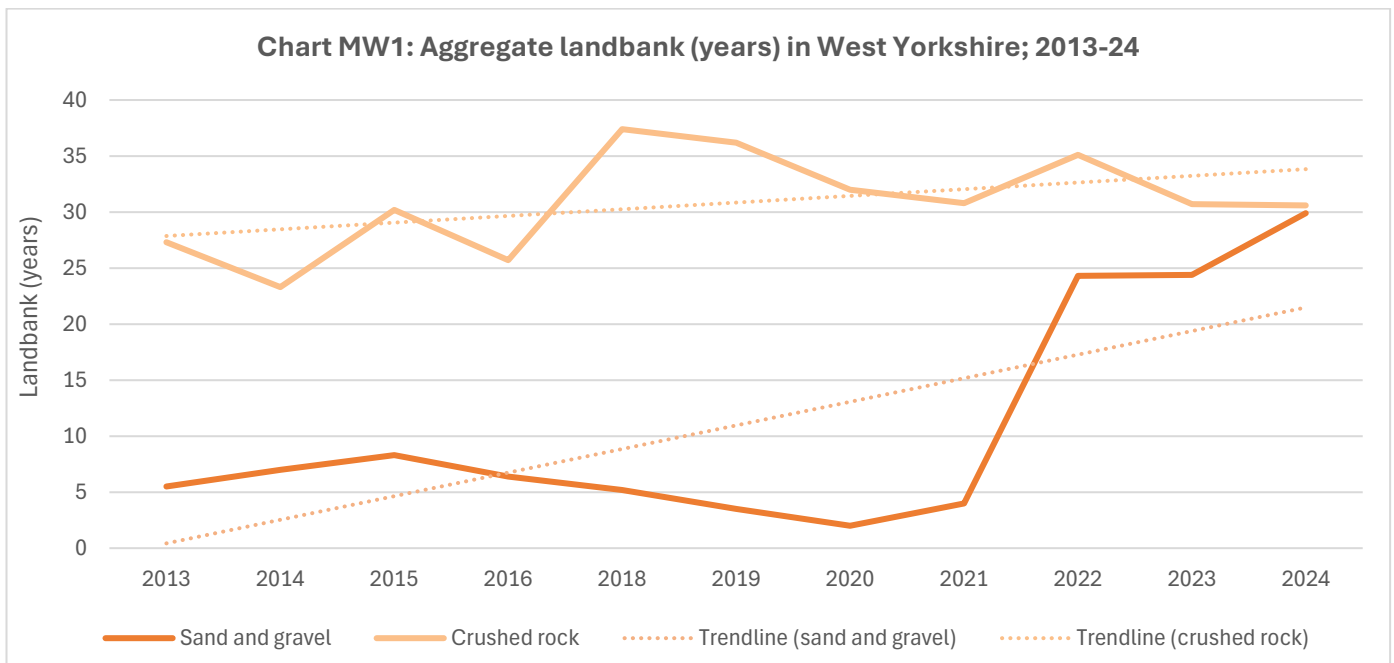
Looking regionally (given the reliance on importing and exporting between authorities), West Yorkshire had a sand and gravel reserve of 2,180,000 tonnes and crushed rock reserve of 34,770,000 tonnes. This equates to sand and gravel landbank of 29 years and 11 months and 30 years and 7 months for crushed rock, with both far exceeding the requirement set out in the NPPF (7 years for sand and gravel and 10 years for crushed rock).

### Regional trends

In the short term, the regional sand and gravel reserve increased by 15.5% and the crushed rock reserve decreased by 3% in West Yorkshire.

Chart MW1 shows fluctuating regional landbanks, although with considerable increase in the sand and gravel landbank (due to the Stanley Ferry site in Wakefield getting permission in 2022) and a lesser increase to the crushed rock landbank. These continue to be significantly higher than the NPPF requirement, and the WYLAA states that these high levels (particularly for crushed rock) should not be seen as particularly excessive given the dependence on neighbouring regions for higher specification crushed rock aggregates.





Source: West Yorkshire Local Aggregate Assessment (2024 data - draft)

**Aggregate production**

**Current Position (2023/24)**

Leeds had a production of just over 480,000 tonnes of crushed rock in 2024. This represents a surplus of 40,000 tonnes, and up 4% from last year. No sand and gravel aggregate was produced, a deficit of 146,000 tonnes against Plan targets.

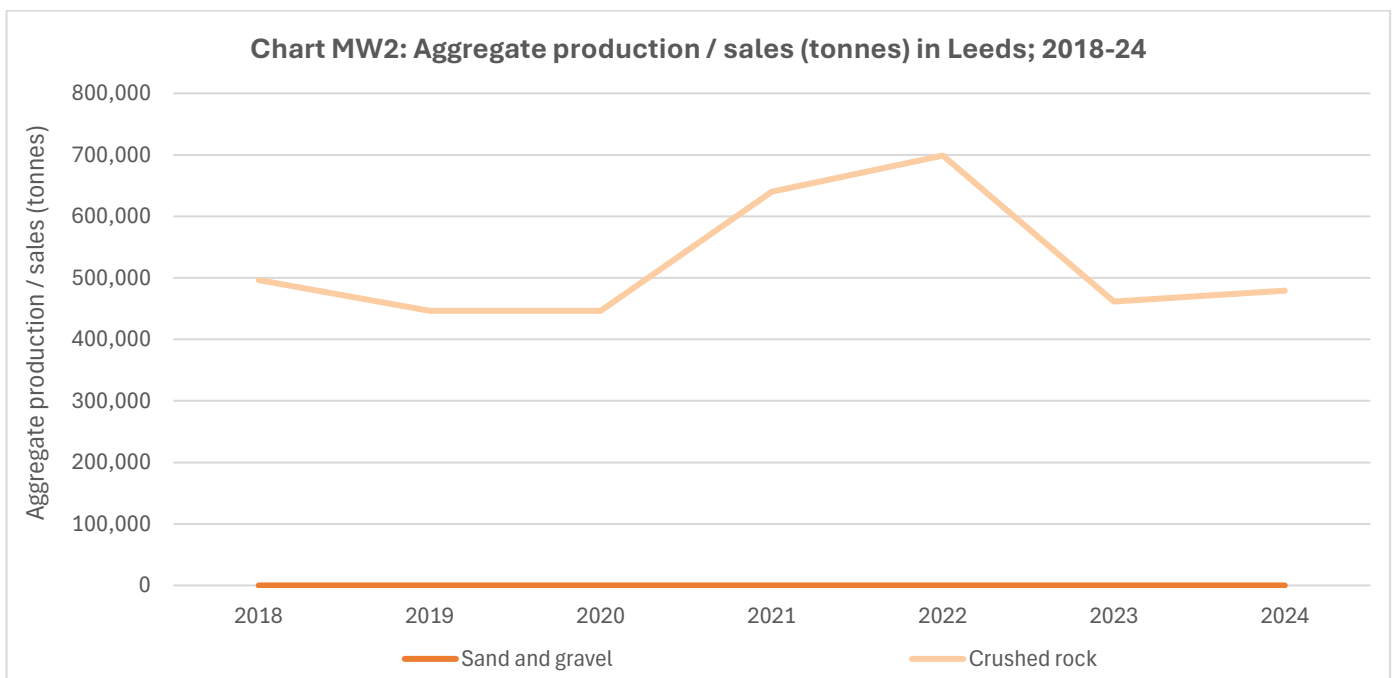
Aggregate	Production / sales	Production requirement	Surplus / deficit
Sand and gravel	0	146,000	-146,000
Crushed rock	479,269	440,000	+39,269

Source: LCC Aggregate Returns Information (2024)

**Trends**

The short term has seen a slight increase in crushed rock production in Leeds which continues to exceed production requirements set out in the NRWLP.

Despite a production requirement of 146,000 tonnes each year, there has been no sand and gravel production in the past six years in Leeds, representing a significant deficit / underproduction.

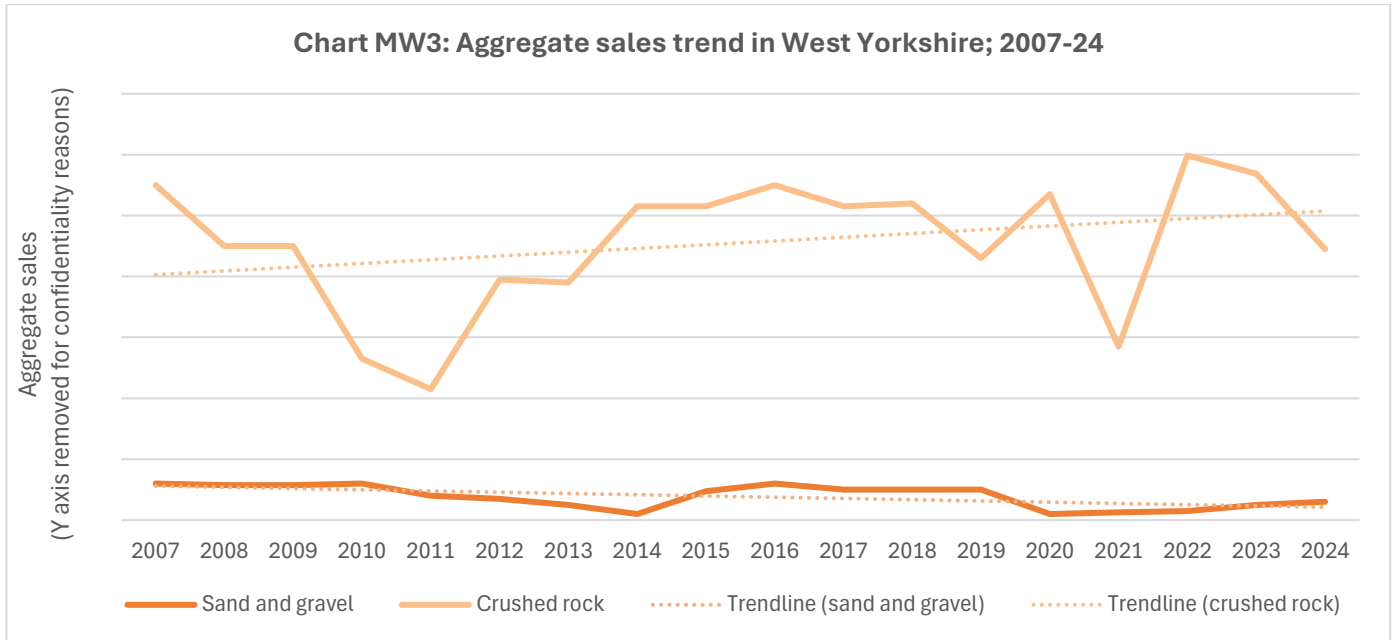


Source: LCC Aggregate Returns Information (2024)

## Regional trends

West Yorkshire saw crushed rock sales of approximately 0.9m tonnes in 2024 (a 22% decrease from last year), with a ten-year average of 1.01m tonnes (a decrease of 1.4%). The annual sand and gravel sales are kept confidential for market reasons, although a ten-year average of 0.064m tonnes has been provided, down 3% from last year’s average and remaining much lower than the regional consumption of 0.57m tonnes meaning a reliance on imports.

Chart MW3 below provides the trend data for crushed rock and sand and gravel sales across the region, although with the Y axis being removed for market confidentiality reasons. Nevertheless, this illustrates low and slightly increasing sand and gravel sales across the region, reflecting new reserves opening in Wakefield and Bradford. Crushed rock sales decreased further in the last year but reflect levels in earlier years.



Source: West Yorkshire Local Aggregate Assessment (2024 data - draft)

## Recycled aggregate

Leeds saw recycled aggregate production of 380,000 tonnes in 2024, an 8% decrease from the previous year, similarly to Kirklees and Wakefield (Table MW2). Hardcore aggregate produced for recovery saw a greater decrease of 16%, compared to increases elsewhere across West Yorkshire. Despite these decreases, levels remain much higher than 2022. Leeds makes up nearly half of the region’s total recycled aggregate production indicating strong continued regional importance.

LPA	Inferred recycled aggregate production			Hardcore produced for recovery		
	2022	2023	2024	2022	2023	2024
<b>Leeds</b>	<b>293,539</b>	<b>411,350</b>	<b>379,623</b>	<b>33,454</b>	<b>66,157</b>	<b>55,473</b>
Bradford	47,332	24,825	35,271	38,642	40,440	60,209
Calderdale	13,856	16,935	79,370	1,179	545	79
Kirklees	83,242	101,221	91,854	690	6,882	8,259
Wakefield	168,565	214,425	180,668	8,550	7,129	10,598
<b>TOTAL</b>	<b>606,533</b>	<b>768,756</b>	<b>766,786</b>	<b>82,516</b>	<b>121,153</b>	<b>134,618</b>

Source: West Yorkshire Local Aggregate Assessment (2024 data - draft)

## West Yorkshire summary ‘dashboard’

The draft West Yorkshire Local Aggregate Assessment (2024 data) sets out a summary dashboard to report on performance against key indicators, providing trends for regional aggregates. An indicative trend has been provided based upon comparison with the previous LAA; with green and an upward arrow indicating an increasing trend, amber indicating no change, and red and a downwards indicating a declining trend. This is set out in Table MW3 below to provide further regional context.

**Table MW3: West Yorkshire minerals summary ‘dashboard’, 2024**

Aggregate Type	2023 Sales (Mt) & Trend	Average (10Yr) Sales & Trend (Mt)	Average (3Yr) Sales & Trend (Mt)	Aggregate Provision Rate (Mt)	Reserve (Mt)	Landbank (years)	Allocations (years)	Productive Capacity (Mtpa)	Comments
Sand & Gravel	*Market confidential data	0.064 ↓ -3%	0.026 ↓ -24%	0.073 ↓ -5%	+16% ↑ 2.18	+18% ↑ 29.9	+188% ↑ 21.6	No data	No sales in 2024; Slight increase in reserve due to recalculation at one site; APR = 13.5% uplift on 10 year average sales; Landbank > 7 years mainly due to 3 sites so landbank potentially misleading as resilience remains uncertain.
Crushed Rock	0.89 ↓ -22%	1.01 ↓ -1%	+11% ↑ 1.07	1.12 ↓ -4%	34.40 ↓ -4%	30.7 (no change)	0	No data	Decrease in annual sales and no additional reserves resulted in only a slight reduction in reserves and negligible change to landbank
Recycled / Secondary Aggregates	1.07 ↓ -4%	No data	+1% ↑ 1.04	n/a	n/a	n/a	n/a	1.2 (no change)	Sales based on WDI 2024. Capacity based on max output achieved in recent yrs (2023).
Marine Sand & Gravel	TBC	No data	No data	n/a	n/a	n/a	n/a	2	Wharf restarted importing marine won S&G. Potential 2mt capacity of Aire & Calder Navigation Wharfs.
Rock Imports by Sea	0	0	0	n/a	n/a	n/a	n/a	0	Rock is imported by rail to WY
Rail Depot Sales (Sand & Gravel)	No data	No data	No data	n/a	n/a	n/a	n/a	There is one rail depot importing aggregate	Sales from rail depots are not surveyed
Rail Depot Sales (Crushed Rock)	No data	No data	No data	n/a	n/a	n/a	n/a	There is one rail depot importing aggregate	CR is imported by rail but sales from rail depots are not surveyed

Source: West Yorkshire Local Aggregate Assessment (2024 data - draft)

**Overall performance against target**

A green score has been given for the short term due to the increase in the regional crushed rock and sand and gravel landbanks and continued high production of crushed rock in Leeds and the region. An amber score has been given over the longer term reflecting the uncertainty on the reliance of the new sand and gravel reserves in the region and the continued lack of sand and gravel production in Leeds against NRWLP targets and sales regionally.



### Relevant Monitoring Indicators:

- Indicator 44 - Capacity of new waste management facilities
- Indicator 45 - Amount of municipal waste arising and managed by waste stream
- NRWLP Waste 1 & 3 - Gap between capacity of existing facilities and forecasted arisings is met
- NRWLP Waste 3 & 6 - Continued uptake of waste management other than landfilling

### Relevant Local Plan Policies:

- CS Policy EN6: Strategic Waste Management
- NWRLP Policies Waste 1-11

### Targets:

- To provide for the projected arisings by waste stream to 2026 as follows in tonnes per annum:  
*Municipal Solid Waste - 383,976,*  
*Commercial and Industrial - 1,212,000,*  
*Construction, Demolition & Excavation - 1,556,000, Hazardous - 103,026*

### Triggers / Interventions:

- Failure to meet targets over a five year period
- Review if any new national waste management targets are set for after 2020

## Waste received

### Current Position (2024)

Leeds saw just over 1,800,000 tonnes of waste received in 2024. 39% of this was from commercial and industrial waste (C&I), 31% from construction associated waste (CD&E), 27% from municipal waste (MSW) and 3% hazardous waste.

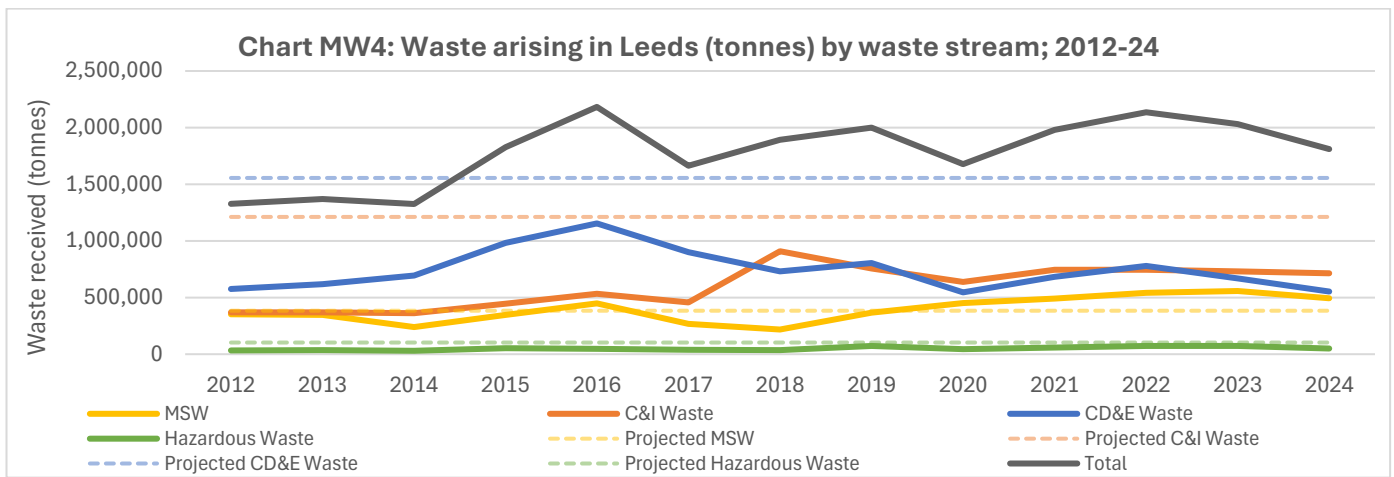
### Trends

The total amount of waste received in Leeds decreased by 31% from last year, with decreases seen in all waste streams: hazardous (-31%), construction (-17%), MSW (-12%) and commercial (-3%). Longer term, there has been annual fluctuations in the total waste originating in Leeds but with a general increasing trend, seeing an overall 36% increase from 2012. The largest of these increases has been for commercial waste (up 94%), hazardous (up 54%) and MSW (up 54%), with construction associated waste down by 4% from the 2012 baseline.

All waste streams continue to be below the waste arising projections in the Local Plan up to 2026, with the exception of MSW which was 110,000 tonnes above the projected waste figure. This gap has narrowed in the last year, following seven consecutive years of increases and with the projected figure having been exceeded each year since 2020. Waste policies are currently being reviewed as part of an update to the Leeds Local Plan to ensure adequate capacity to manage current and projected waste levels, based upon up-to-date evidence.

Waste stream	Projected arisings (per annum)	2019	2020	2021	2022	2023	2024
Municipal Solid Waste (MSW)	383,976	365,616	451,478	490,599	541,312	558,031	493,644
Commercial and Industrial (C&I)	1,212,000	755,779	637,709	745,640	745,009	731,936	713,315
Construction, Demolition & Excavation (CD&E)	1,556,000	804,483	545,914	683,549	778,578	668,540	553,005
Hazardous	103,026	72,949	43,967	59,169	71,845	73,027	50,298
<b>TOTAL</b>	<b>3,255,002</b>	<b>1,998,827</b>	<b>1,679,067</b>	<b>1,978,956</b>	<b>2,136,743</b>	<b>2,031,534</b>	<b>1,810,262</b>

Source: DEFRA Waste Data Interrogators (2018-2024)



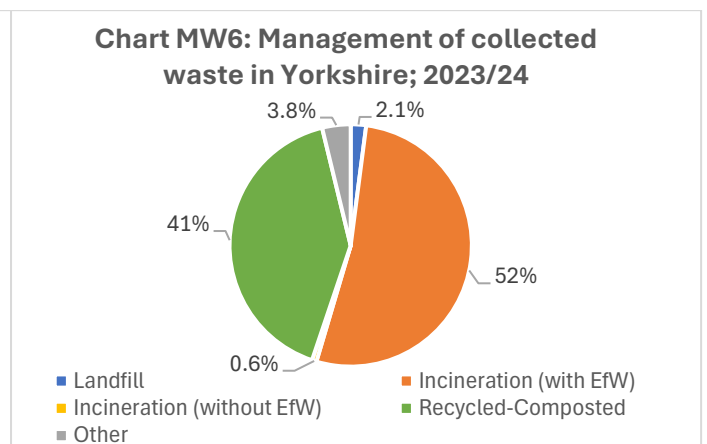
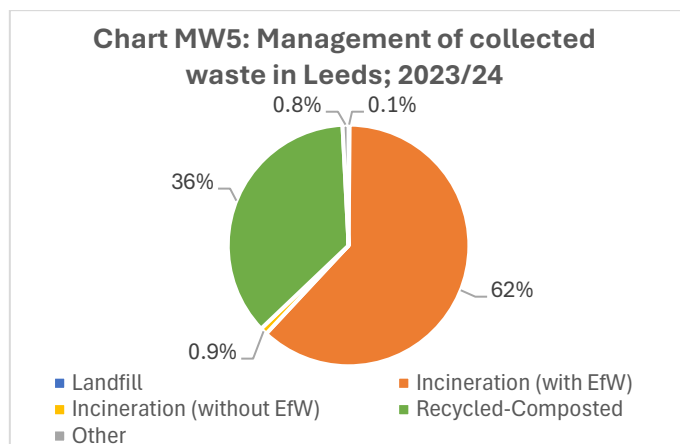
Source: DEFRA Waste Data Interrogators (2012-2024)

## Waste treatment

### Current Position (2024)

330,000 tonnes of waste was collected by Leeds City Council in 2024, which consists mainly of waste from households but also street and garden waste, fly-tipping and some commercial waste collected by the Council. 62% of this collected waste was treated through incineration with energy recovery (predominantly at Leeds Recycling and Energy Recovery Facility – RERF), 36% was recycled, under 1% each was incinerated without energy recovery or through other means (e.g. waste treated by other unspecified processes as well as process / moisture loss), and just 0.1% sent to landfill.

The proportion of waste recycled in Leeds is less than that for Yorkshire and Humber, although less in Leeds is sent to landfill and a much higher proportion is incinerated with energy recovery.



Source: DEFRA 'Local Authority Collected Waste Statistics' (Table 2)

### Trends

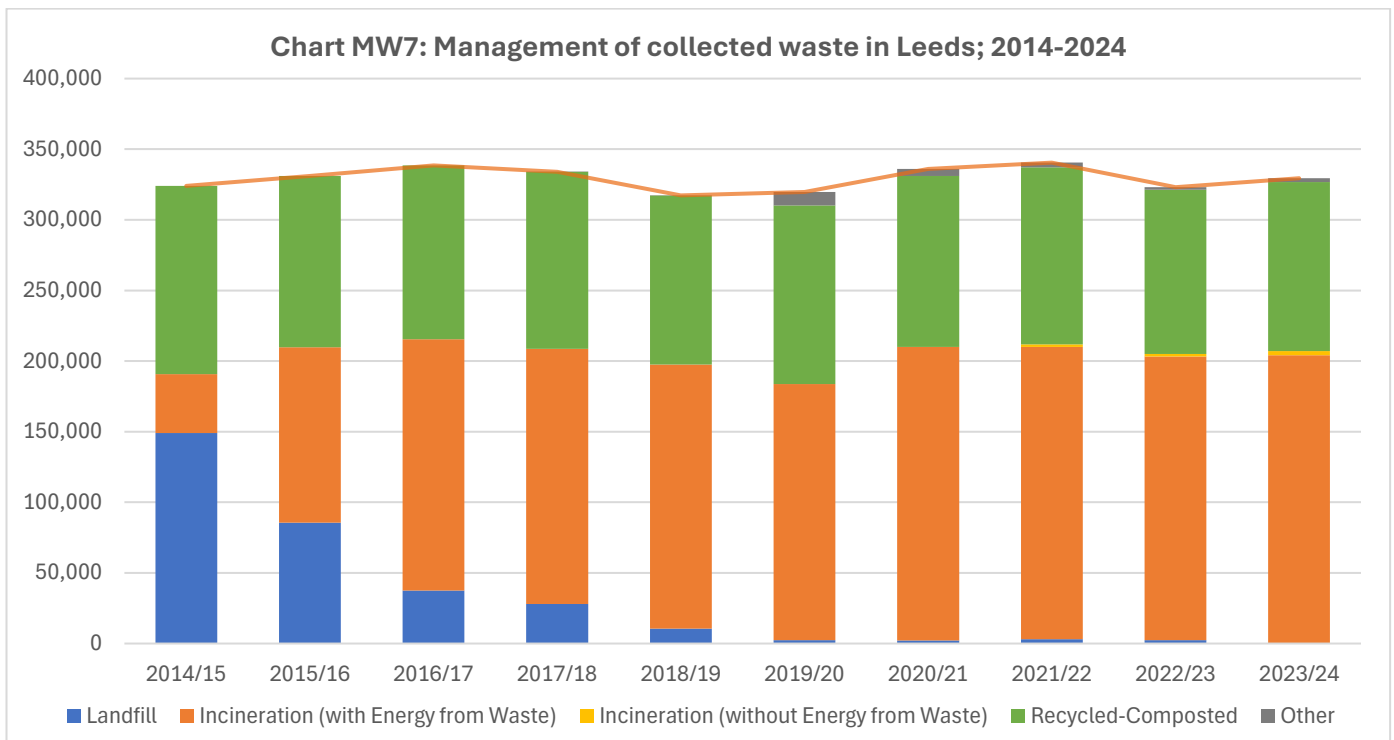
The total amount of waste collected in Leeds increased slightly by 2% from the previous year, with increases seen in all treatment types except for landfill which saw a further decrease of 81% and an increase of incineration without energy recovery by 60% and other by 57%.

The way waste is treated in Leeds has significantly changed since 2014, seeing a 99.7% reduction in waste being sent to landfill and a subsequent increase in waste being incinerated with energy recovery (+388%) and a slight decrease in recycling (-10%) within the same time frame. Waste was first recorded being collected through 'other' means in 2017 and for incineration without energy recovery since 2021.

Treatment Type	2014/15	2019/20	2020/21	2021/22	2022/23	2023/24
Landfill	148,933	2,467	2,102	3,088	2,404	464
Incineration (with Energy from Waste)	41,756	181,177	208,028	206,855	200,796	203,575
Incineration (without Energy from Waste)	0	0	0	1,831	1,937	3,107
Recycled-Composted	133,276	126,526	121,033	125,426	116,234	119,570
Other	0	9,521	4,809	3,297	1,688	2,649
<b>TOTAL</b>	<b>323,965</b>	<b>319,691</b>	<b>335,972</b>	<b>340,496</b>	<b>323,059</b>	<b>329,365</b>

Source: DEFRA 'Local Authority Collected Waste Statistics' (Table 2)





Source: DEFRA 'Local Authority Collected Waste Statistics' (Table 2)

## Waste performance indicators

### Current Position (2024)

Table MW6 sets out performance against selected key indicators on waste for each year in Leeds for the last five years and compares this against a baseline of 2014, being based upon the National Indicators for local authorities which were discontinued in 2012. These continue to be monitored and published, providing an indication on performance against set key indicators on waste treatment and recycling.

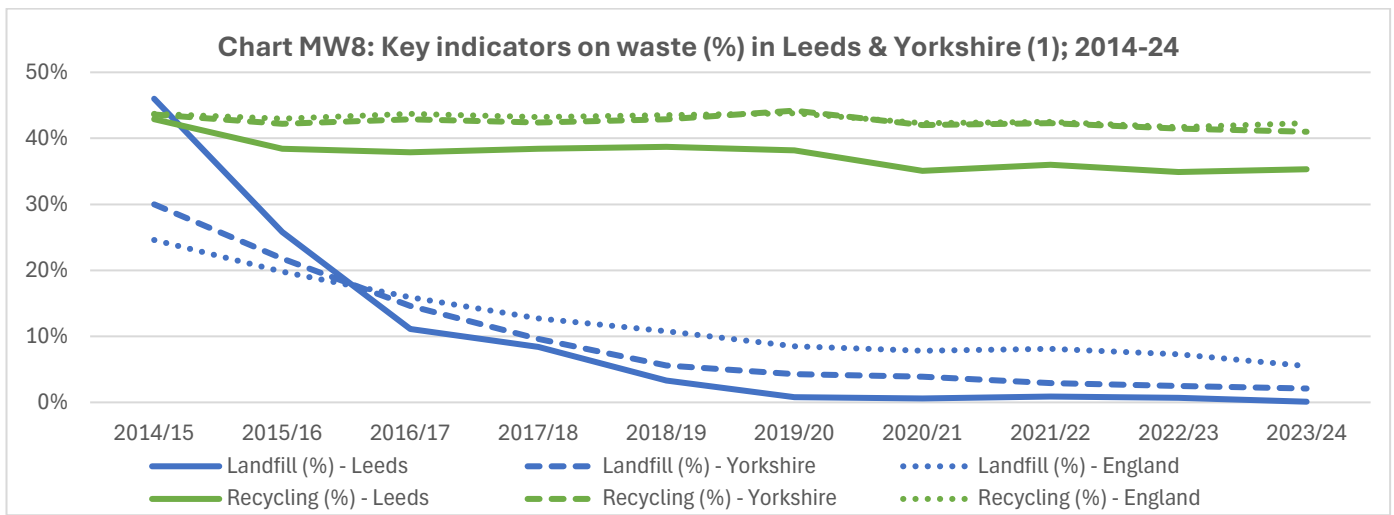
Just over 530kg of residual waste was produced per household in Leeds in 2024, with 366kg of household waste being collected per person. 35% of household waste was recycled, and just 0.1% of municipal waste was sent to landfill.

### Trends

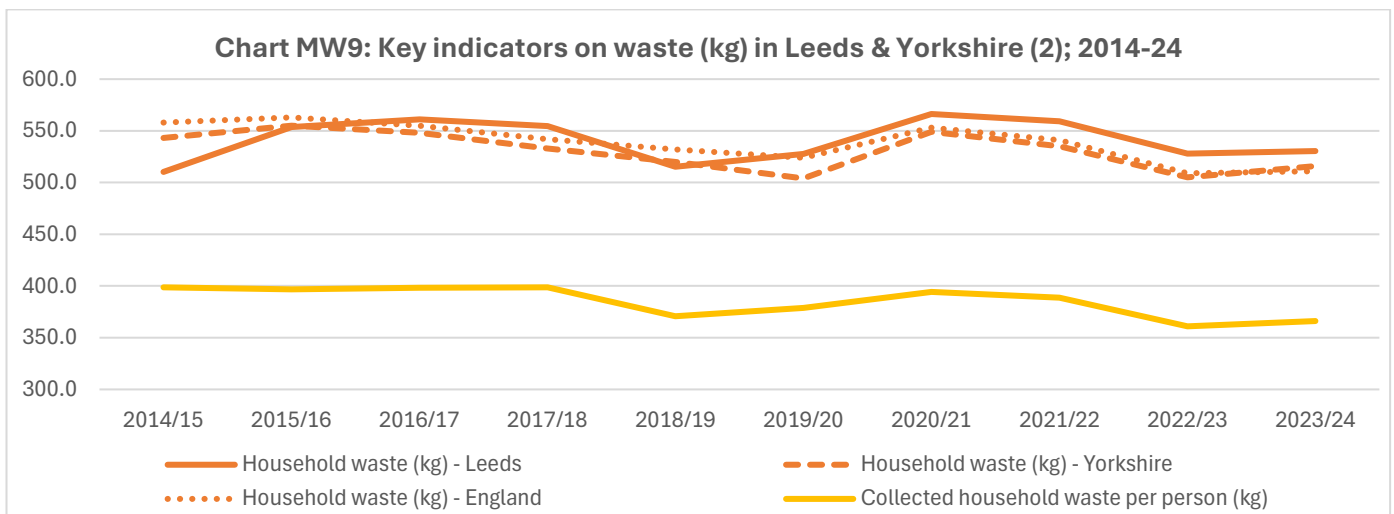
Charts MW8 and MW9 show relatively constant figures for household recycling rates and waste per household across the long term, with a slight overall decrease in the recycling rate and increase in the household waste. This contrasts with the amount of municipal waste sent to landfill which significantly dropped between 2014 and 2016, with the medium-term trend showing constant low levels below 1%.

Indicator	2014/15	2019/20	2020/21	2021/22	2022/23	2023/24
Municipal waste sent to landfill	46.0%	0.8%	0.6%	0.9%	0.7%	0.1%
Household waste sent for reuse, recycling or composting	42.9%	38.2%	35.1%	36.0%	34.9%	35.3%
Residual household waste per household (kg/household)	510.3	527.6	566.3	559.2	527.9	530.5
Collected household waste per person (kg)	398.7	378.8	394.4	388.7	361.0	366.1

Source: DEFRA 'Local Authority Collected Waste Statistics' (Table 3)



Source: DEFRA 'Local Authority Collected Waste Statistics' (Tables 3 & 3a)



Source: DEFRA 'Local Authority Collected Waste Statistics' (Tables 3 & 3a)

### Regional/national comparison

Charts MW8 and MW9 also compares these against the regional and national averages. The recycling rate in Leeds has been consistently below the comparable regional and national rates since 2014, although the proportion being sent to landfill has consistently and significantly been less than that regionally and nationally since 2016. More waste is produced per household in Leeds in the short-term, but this has fluctuated over the longer term.

### Waste completions

#### Current Position (2024/25)

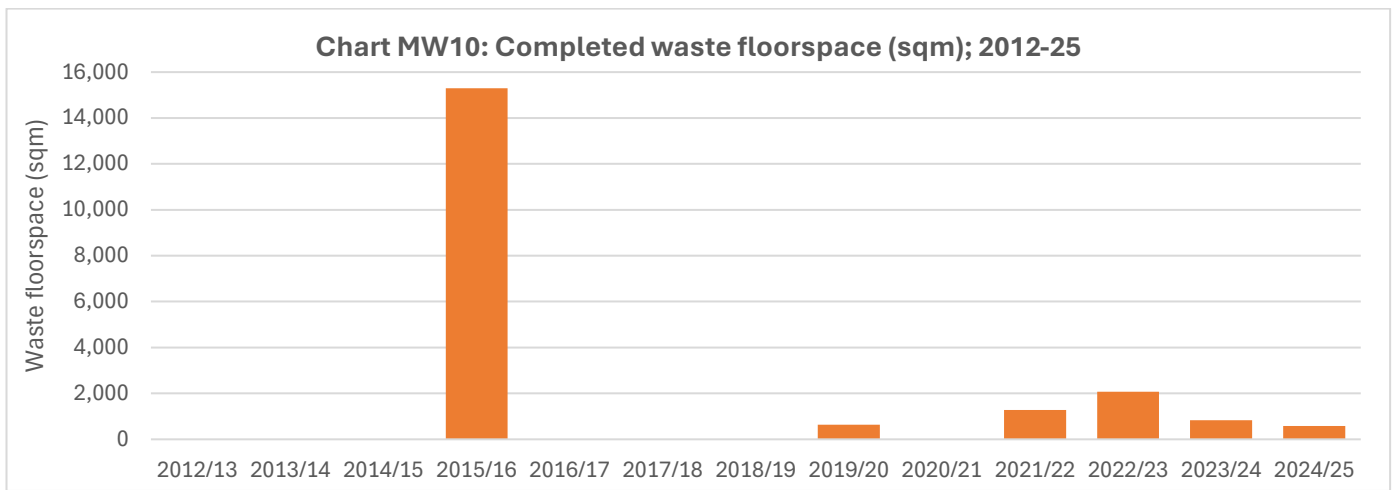
Whilst waste completions are recorded and reported as part of general employment monitoring, waste completions since 2012 have been set out in Chart MW9 below.

585sqm of waste floorspace across 0.06ha of land was completed in 2024/25.

As for the current supply, 66,050sqm remain allocated across four sites, 6,380sqm remain with full permission across two sites, and 11,230sqm is under construction as part of the Skelton Grange facility which is set to complete next year.

#### Trends

Chart MW10 shows fluctuations in waste completions since 2012, with 2015/16 having a significant level of waste completions with the completion of the RERF facility in Cross Green, with low levels of limited development in the last five years.



Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

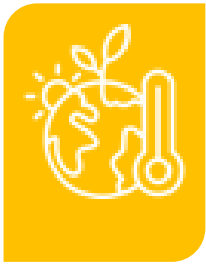
A green score has been given over the short term due to the decrease in waste arising in Leeds and relatively low increases in waste managed in Leeds over the last year and the continued decrease in waste being sent to landfill. An amber score has been given over the longer term as MSW arising have been above projected waste arisings for the last five years, despite other waste streams continuing to be below projections.

**Emerging Local Plan policies – Minerals & Waste:**

**Leeds Local Plan (LLP) 2042**

Leeds City Council is preparing a further comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes reviewing existing policies and targets on mineral extraction and waste management.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



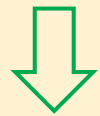
# AMR 2024/25 CLIMATE CHANGE



**132,700MWH** of renewable energy generated, slightly **down 1%** from last year



Total of **3,219kt** of CO<sub>2</sub> emitted in Leeds, **down 3%** from last year and **down 44%** from 2005



**43%** from transport

**27%** from domestic

**24%** from commercial and industry

**5%** from public sector

**1%** from agriculture

**107MWH** renewable energy capacity, **exceeding target of 75MWH**

Water demand of **166 megalitres**, **down 0.6%** from last year



**93%** applications determined in line with Environment Agency advice

Flood Alleviation Scheme completed





# Climate Change

## Carbon reduction

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Policy EN1: Climate Change - Carbon Dioxide Reduction
- Policy EN2: Sustainable Design and Construction
- Policy EN3: Low carbon energy
- Policy EN4: District heating

### Targets:

- LCC Climate Emergency commitment of zero carbon by 2030
- National target of zero carbon by 2050

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Carbon emissions data

Data on carbon (CO<sub>2</sub>) emissions is published annually by the Government two years in arrears, with the latest data published in 2025 relating to 2023, with a baseline year of 2005. Estimated figures for every year from 2005 are also recalculated and revised annually to account for methodological improvements.

## Carbon dioxide emissions (within the scope of Local Authorities)

### Current Position (2023)

An estimated 2,500 kilo tonnes (kt) of carbon dioxide within the scope of Local Authorities was emitted in Leeds in 2023 (this subset dataset excludes emissions from large industrial sites, railways, motorways, land-use, livestock and soils outside the remit of LAs). This is a decrease of 4.7% in the level of carbon emissions from 2022.

### Trends

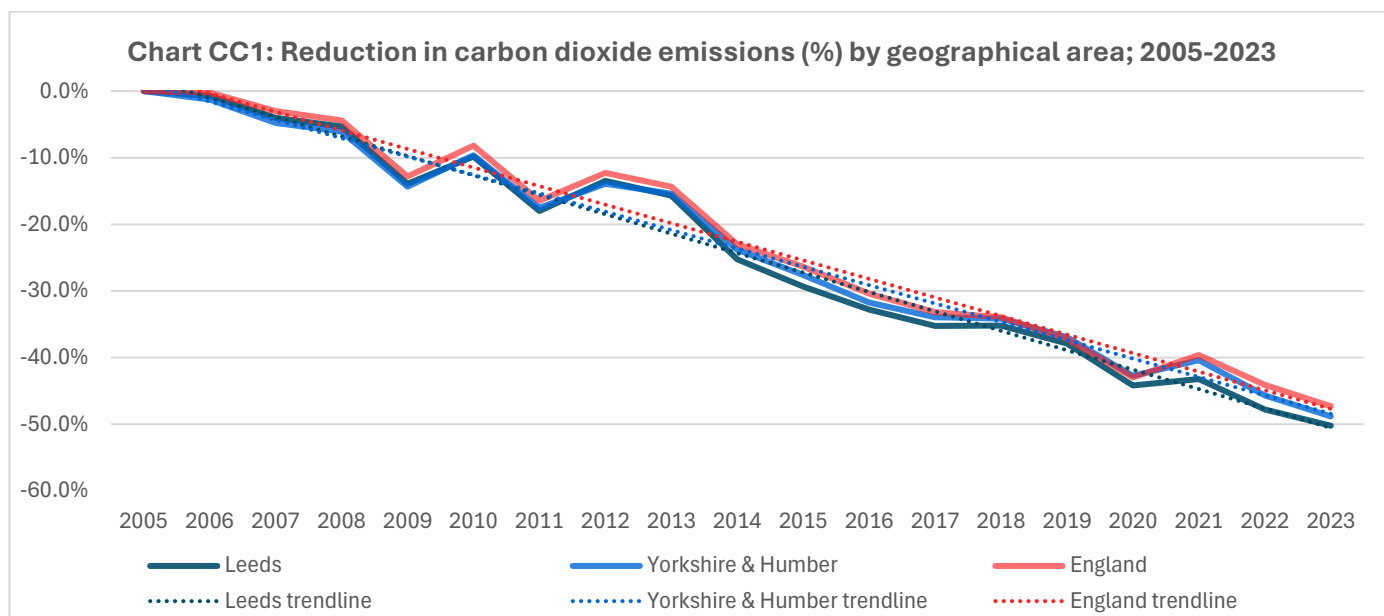
There has been a clear trend of consistent reductions in CO<sub>2</sub> emissions from the 2005 baseline, with a 50% reduction within this timeframe (an average annual decrease of 2.6%). Chart CC1 shows some fluctuations in the data (particularly between 2009-13 and 2020-21), although with relatively consistent decreases seen generally.

Table CC1: CO<sub>2</sub> emissions within the scope of LPAs by geographical area; 2005 and 2019-23

Year	Leeds		Yorkshire & Humber		U.K.	
	Estimated CO <sub>2</sub> emissions (kt)	% change	Estimated CO <sub>2</sub> emissions (kt)	% change	Estimated CO <sub>2</sub> emissions (kt)	% change
2005	5,114	-	38,960	-	367,141	-
2019	3,199	-37.4%	24,798	-36.3%	231,945	-36.8%
2020	2,836	-44.5%	22,263	-42.9%	208,376	-43.2%
2021	2,890	-43.5%	23,279	-40.2%	221,633	-39.6%
2022	2,690	-47.4%	21,450	-44.9%	207,677	-43.4%
<b>2023</b>	<b>2,522</b>	<b>-50.2%</b>	<b>19,821</b>	<b>-48.8%</b>	<b>193,186</b>	<b>-47.3%</b>

Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 2.1)





Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 2.1)

**Table CC2: CO<sub>2</sub> emission trends within the scope of LPAs by geographical area**

Trend Period	Leeds		Yorkshire & Humber		UK	
	Change in CO <sub>2</sub> emissions (kt)	Average annual % change	Change in CO <sub>2</sub> emissions (kt)	Average annual % change	Change in CO <sub>2</sub> emissions (kt)	Average annual % change
One year period (current) - 2022-23	-123.4	-4.7%	-1,229.7	-5.8%	-11,813.5	-5.8%
Five-year period (short term) - 2018-23	-762.2	-23.2%	-5,693.2	-22.3%	-48,911.8	-20.2%
Ten-year period (medium term) - 2013-23	-1,748.8	-40.9%	-12,941.5	-39.5%	-120,737.7	-38.5%
Total years (long term) - 2005-23	-2,543.94	-50.2%	-18,909.22	-48.8%	-173,360.99	-47.3%

Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 2.1)

### Regional/national comparison

These local trends are best presented in the context of the comparable figures for Yorkshire & Humber and the U.K, which are shown in Chart CC1 and Table CC2. In the short term, carbon emissions in the last year also fell for the region and nation, with this decrease in Leeds (-4.7%) being lower than that seen across the U.K. and Yorkshire (-5.8%). Looking longer term and at all other trend periods, Leeds has seen a greater reduction in CO<sub>2</sub> emissions from the baseline year when compared to the regional and national figures.

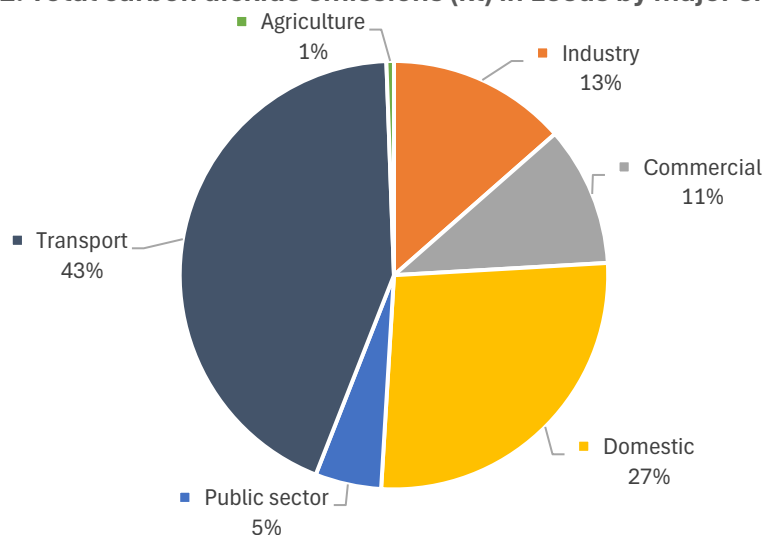
### Total carbon dioxide emissions by major emitter type

#### Current Position (2023)

Just over 3,219kt of carbon dioxide was emitted in Leeds in 2023, down 2.7% from the previous year. This includes emitter sources outside of the scope of Local Authorities (such as large industrial sites, railways, motorways, land-use, livestock and soils). Breaking this down by major emitter (Chart CC3), the largest types in 2023 were for transport (43%), domestic (27%), industry (13%; up 1%), commercial (11%; down 1%), public sector (5%) and agriculture (1%).



**Chart CC2: Total carbon dioxide emissions (kt) in Leeds by major emitter; 2023**



Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 1.2)

### Trends

In the last year, the greatest reductions in carbon emissions have been for commercial (-13%), public sector (-8%) and domestic (-5%), with increases having been seen for industry (+4%), agriculture (+1.4%) and transport (+0.3%).

The longer-term trend has shown decreases in all emitter types, with the largest reduction in carbon dioxide emissions from 2005 being in the commercial (-65%), public sector (-57%), domestic (-53%) and industry (-49%) sectors, and the lowest for transport (-17%) and agriculture (-28%), as shown in Chart CC4.

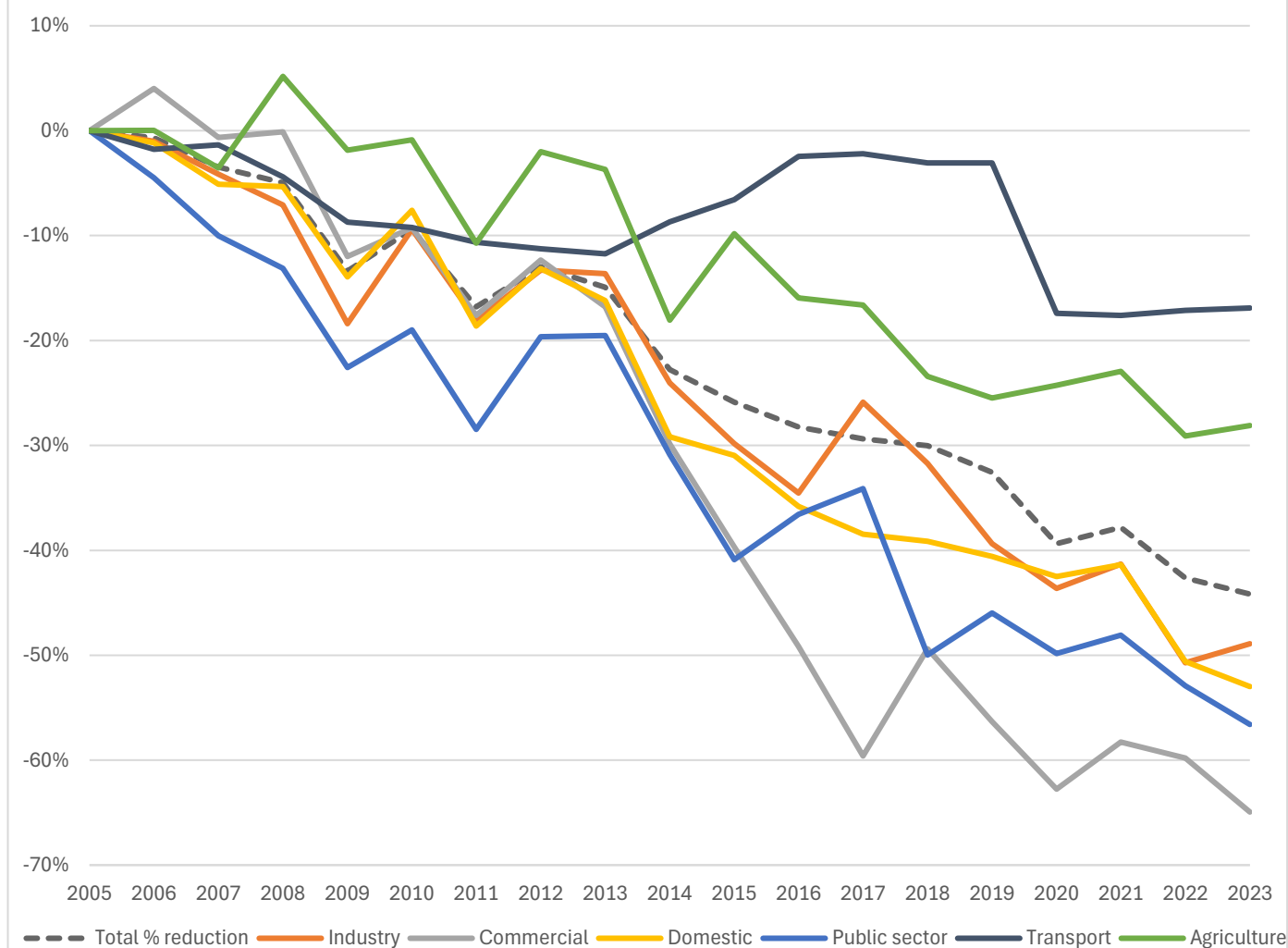
Transport, which makes up the majority of emissions, decreased slightly between 2005 and 2012, with gradual increases reaching near baseline levels pre-Covid in 2019. There was a significant decrease, as a result of reduced travel during lockdowns, but only modest increase has occurred since.

**Table CC3: Total carbon dioxide emissions in Leeds by major emitters; 2005 and 2019-23**

Year	Total CO <sub>2</sub> emissions (kt)	Absolute % reduction	Industry % reduction	Commercial % reduction	Domestic % reduction	Public sector % reduction	All transport % reduction	Agriculture % reduction
2005	5,765.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
2019	3,888.0	-32.6%	-39.4%	-56.3%	-40.6%	-46.0%	-3.1%	-25.5%
2020	3,495.3	-39.4%	-43.6%	-62.8%	-42.5%	-49.8%	-17.4%	-24.3%
2021	3,584.9	-37.8%	-41.3%	-58.3%	-41.4%	-48.1%	-17.6%	-22.9%
2022	3,307.5	-42.6%	-50.7%	-59.8%	-50.6%	-52.9%	-17.1%	-29.1%
<b>2023</b>	<b>3,218.8</b>	<b>-44.2%</b>	<b>-48.9%</b>	<b>-64.9%</b>	<b>-53.0%</b>	<b>-56.6%</b>	<b>-16.9%</b>	<b>-28.1%</b>

Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 1.2)

**Chart CC3: Reduction of carbon dioxide emissions (%) in Leeds by major emitter; 2005-23**



Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 1.2)

## Total carbon dioxide reduction (per capita)

### Current Position (2023)

An estimated 3.9kt of carbon dioxide was emitted for every person living in Leeds in 2023. This equates to a decrease of 3.7% in the level of carbon reduction per capita from the previous year.

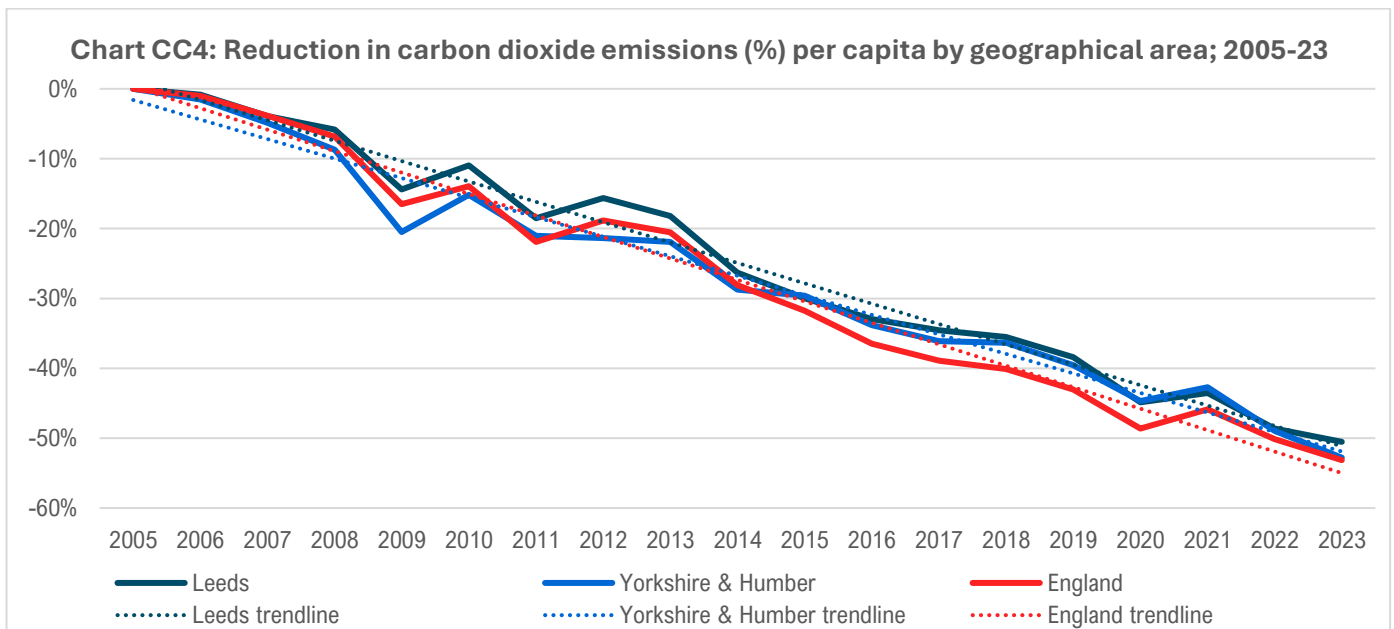
### Trends

There has been a further drop in the carbon emissions per capita in the past year following a singular year of increase in 2021 and which now continues to follow the pre-Covid trend. The longer term for the per capita reduction has seen a total 51% reduction from the 2005 baseline year showing consistent and strong reduction in carbon reduction per capita.

Year	Leeds		Yorkshire & Humber		England	
	Estimated CO <sub>2</sub> emissions per capita (kt)	Per capita % reduction	Estimated CO <sub>2</sub> emissions per capita (kt)	Per capita % reduction	Estimated CO <sub>2</sub> emissions per capita (kt)	Per capita % reduction
2005	7.8	-	10.5	-	8.8	-
2019	4.8	-38.4%	6.3	-39.5%	5.0	-43.0%
2020	4.3	-44.9%	5.8	-44.7%	4.5	-48.6%
2021	4.4	-43.5%	6.0	-42.7%	4.8	-45.9%
2022	4.0	-48.6%	5.3	-48.9%	4.4	-50.1%
<b>2023</b>	<b>3.9</b>	<b>-50.5%</b>	<b>4.9</b>	<b>-52.8%</b>	<b>4.1</b>	<b>-53.1%</b>

Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 1.2)





Source: Gov.uk / DESNZ 'UK local authority and regional greenhouse gas emissions national statistics: 2005-2023' (Table 1.2)

### Regional/national comparison

When comparing the rates in per capita carbon reductions to the regional and national figures over the short term, Leeds has a lower emissions per capita (3.9) than regionally (4.9) and nationally (4.1). However, the reduction in the last year in Leeds (-3.7%) is less than that seen regionally (-7.5%) and nationally (-6%). This trend is also apparent against the 2005 baseline with Leeds seeing a 50.5% decrease compared to 53% regionally and nationally.

For wider context and comparing this against all other authorities, Leeds has the 167<sup>th</sup> lowest per capita carbon emissions in England out of a total of 296 England authorities, 134<sup>th</sup> out of 250 England authorities outside of London. Out of the 15 authorities in Yorkshire & Humber, Leeds ranks 7<sup>th</sup>.

### Overall performance against target

A green score has been provided over the short and long terms given carbon dioxide emissions have decreased across the board in the last year and significantly against the 2005 baseline. However, it is to be noted that progress in the last year compares slightly unfavourably to the regional and national figures, and over the longer term, carbon reduction from transport remains lower despite making up over 40% of total emissions.





# Climate Change

## Energy efficiency

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Policy EN1: Climate Change - Carbon Dioxide Reduction
- Policy EN2: Sustainable Design and Construction

### Targets:

- Increase in A and B Energy Performance Certificate (EPC) ratings for new lodgements for domestic and non-domestic buildings
- Reduction in E, F, G Energy Performance Certificate (EPC) ratings for new lodgements for domestic and non-domestic buildings

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Energy Performance Certificates ('EPCs'):

Energy Performance Certificates (EPCs) provide information on a property's energy use and costs. An EPC lodgement is required when a property is built, sold or rented, with data being available on all new lodgements for existing domestic and commercial buildings and all new domestic buildings. A building is rated from A (most efficient) to G (least efficient), with the data here being divided into three levels of EPCs; high ratings (A and B), average ratings (C and D) and low ratings (E, F and G).

## EPC domestic lodgements

### Current Position (2024)

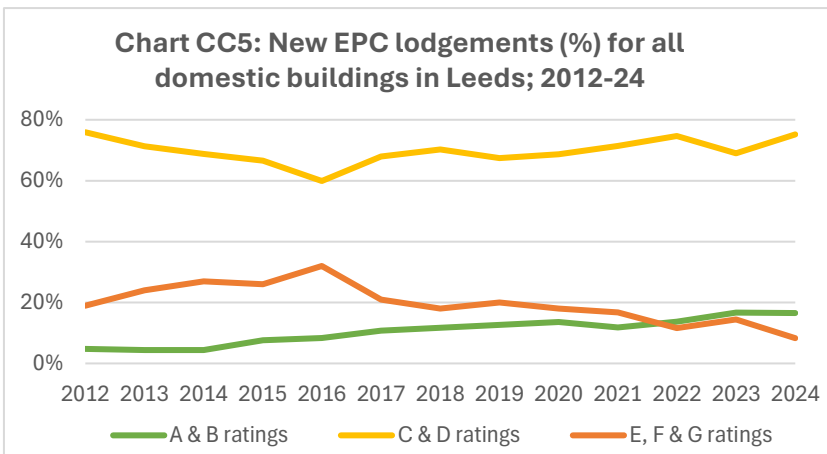
The majority of new EPCs made for all new and existing dwellings achieved average C & D energy efficiency ratings (75%), with 17% achieving high A & B ratings and 8% for the lower E, F & G ratings.

For new dwellings only, the majority for EPC lodgements made achieved the higher ratings (62%), with 36% achieving the average ratings and only 1.5% lower ratings.

### Trends

The short term has seen a slight decrease in the higher EPC ratings for all dwellings and a considerable decrease for the lower EPC ratings. Longer term, there has been consistent increases in the higher ratings and decreases in the lower ratings. The average ratings remain the highest proportion, which might be explained by difficulty in improving the efficiency of some older housing stock and no requirements for existing dwellings to adhere to new building regulations.

Year	A & B (high) ratings	C & D (average) ratings	E, F & G (low) ratings
2012	4.8%	75.9%	19.3%
2020	13.6%	68.7%	17.7%
2021	11.8%	71.4%	16.8%
2022	13.7%	74.7%	11.6%
2023	16.7%	69.0%	14.4%
2024	16.5%	75.2%	8.3%

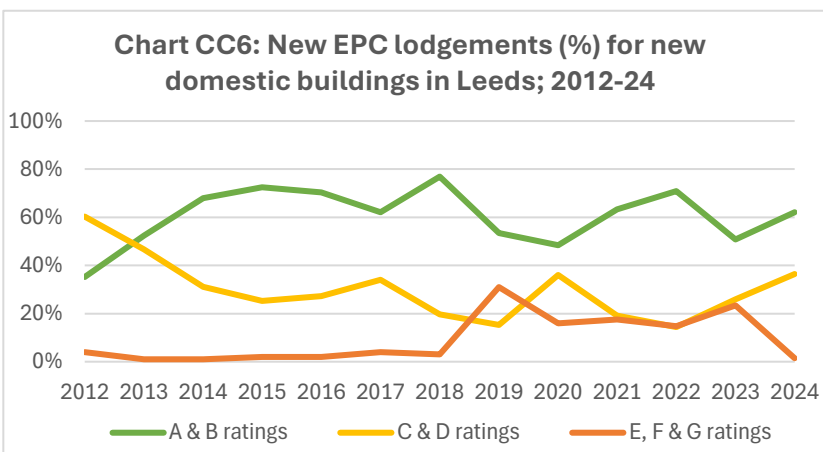


Source: Gov.uk / MHCLG 'Live tables on Energy Performance of Buildings Certificates' (Table D1)



For new dwellings only, there has been greater fluctuation over the long term, with a general but gradual increase in the higher EPC ratings. This is likely a result of updates to building regulations which has required more efficient construction methods and design and the introduction and implementation of planning policy encouraging more energy efficiency in new builds – for example, nationally with the NPPF and NPG, and locally with the Core Strategy and Policy EN1.

Year	A & B (high) ratings	C & D (average) ratings	E, F & G (low) ratings
2012	35.2%	60.3%	4.5%
2020	48.4%	36.0%	16.6%
2021	63.3%	19.2%	17.5%
2022	70.9%	14.4%	14.7%
2023	50.8%	25.9%	23.3%
<b>2024</b>	<b>62.1%</b>	<b>36.4%</b>	<b>1.5%</b>



Source: Gov.uk / MHCLG 'Live tables on Energy Performance of Buildings Certificates' (Table NB1)

## EPC non-domestic lodgements

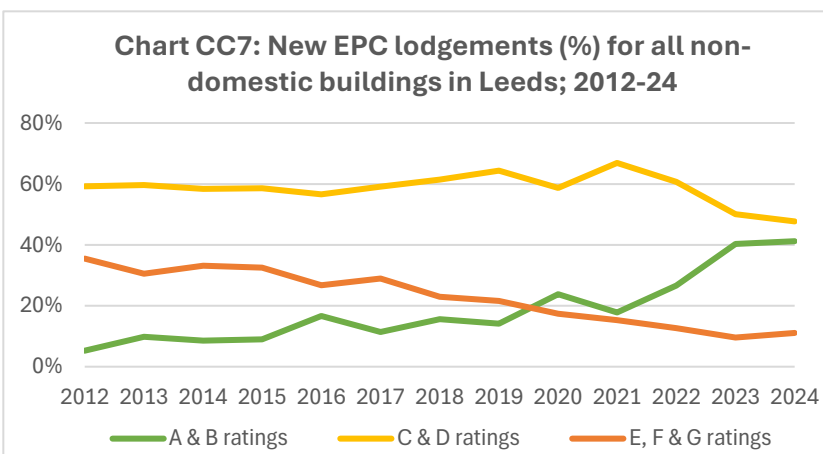
### Current Position (2024)

The highest proportion of new EPCs for all non-domestic properties achieved the average C and D ratings (48%), with 41% being for the higher A and B ratings and 11% for the lower E, F and G ratings.

### Trends

The short term has seen a slight increase in the higher and lower EPC ratings, with a subsequent decrease in the average ratings. Longer term, the proportion of EPC lodgements remained relatively constant prior to 2018, and then a considerable rise in the higher ratings and a subsequent decrease in the lower ratings from 2019 onwards. This could be due to the replacement of older non-domestic property stock with more modern and energy-efficient buildings, which would help to operate more efficiently and comply with relevant building regulations.

Year	A & B (high) ratings	C & D (average) ratings	E, F & G (low) ratings
2012	5.3%	59.3%	35.5%
2020	23.8%	58.7%	17.4%
2021	17.8%	66.9%	15.3%
2022	26.7%	60.7%	12.7%
2023	40.3%	50.1%	9.6%
<b>2024</b>	<b>41.2%</b>	<b>47.7%</b>	<b>11.1%</b>



Source: Gov.uk / MHCLG 'Live tables on Energy Performance of Buildings Certificates' (Table A)

## Overall performance against target

A green score has been given over the short and long terms reflecting the increase in the higher EPC ratings being lodged and subsequent decreases in the lower ratings in the last year and more significantly so against the 2012 baseline.





# Climate Change

## Renewable energy

Overall sub-topic performance	<b>Short Term</b>	<b>Long Term</b>
-------------------------------	-------------------	------------------

### Relevant Monitoring Indicators:

- Indicator 42 – Renewable energy production
- NRWLP Energy – Ongoing annual progress towards meeting overall renewable energy capacity requirements within NRWLP Table 5.1

### Relevant Local Plan Policies:

- Policy EN3: Low Carbon Economy
- Policy EN4: District Heating
- NRWLP Policies Energy 1-4

### Targets:

- 75MW of installed renewable energy capacity by 2021 (Core Strategy)
- 20MW of wind power energy production, 10MW of renewable micro-production, and 35MW of energy from waste production by 2026 (NRWLP)

### Triggers / Interventions:

- Review of development application process to ensure policy implementation set triggers or interventions

## Context

### Renewable energy sources

Photovoltaics - Solar power generates electricity by capturing sunlight on solar panels in a joint chemical and physical reaction. Energy generation is dependent on the availability and strength of sunlight at any given time, and can be affected by location, weather / season and time of day.

Onshore wind - Onshore wind generates electricity by spinning the blades of wind turbines, which converts this into electric energy. Energy generation is dependent on the availability and strength at wind at any given time, and can be affected by location and weather.

Hydro - Hydro power is created using the movement of flowing or falling water. Electricity is generated through underwater turbines that turn a generator.

Anaerobic Digestion - Anaerobic digestion can produce heat and energy through the natural process of micro-organisms breaking down organic matter found in wet biomass waste (such as sewage sludge, animal manure and slurry and waste food) to produce biogas which can be burnt to directly produce heat or be used in a combined heat and power unit to produce heat and electricity, or be cleaned to remove the carbon dioxide to produce biomethane which can be used in the same way as natural gas or vehicle fuel.

Landfill Gas - Landfill gas is a natural by-product of the decomposition of organic material in landfills. These gases are captured instead of escaping into the atmosphere and is then converted to be used as energy or electricity.

Municipal Solid Waste - Municipal Solid Waste ('MSW') can produce energy by typically being burned at waste-to-energy plants to produce steam which generates electricity through a turbine, or uses heat to directly warm buildings using a district heating network. Recovering energy from waste is only appropriate for waste that cannot be prevented, reused or recycled with less greenhouse gas emissions. This process also helps reduce the amount of waste which is sent to landfills and subsequent landfill methane emissions.

Plant Biomass - Bioenergy can generate electricity when organic matter is burned as a fuel source. Carbon dioxide is emitted when bioenergy is made, but this is still considered a renewable source as the biomass can be regrown and absorbs as much as carbon as they emit through this process across their lifespans.

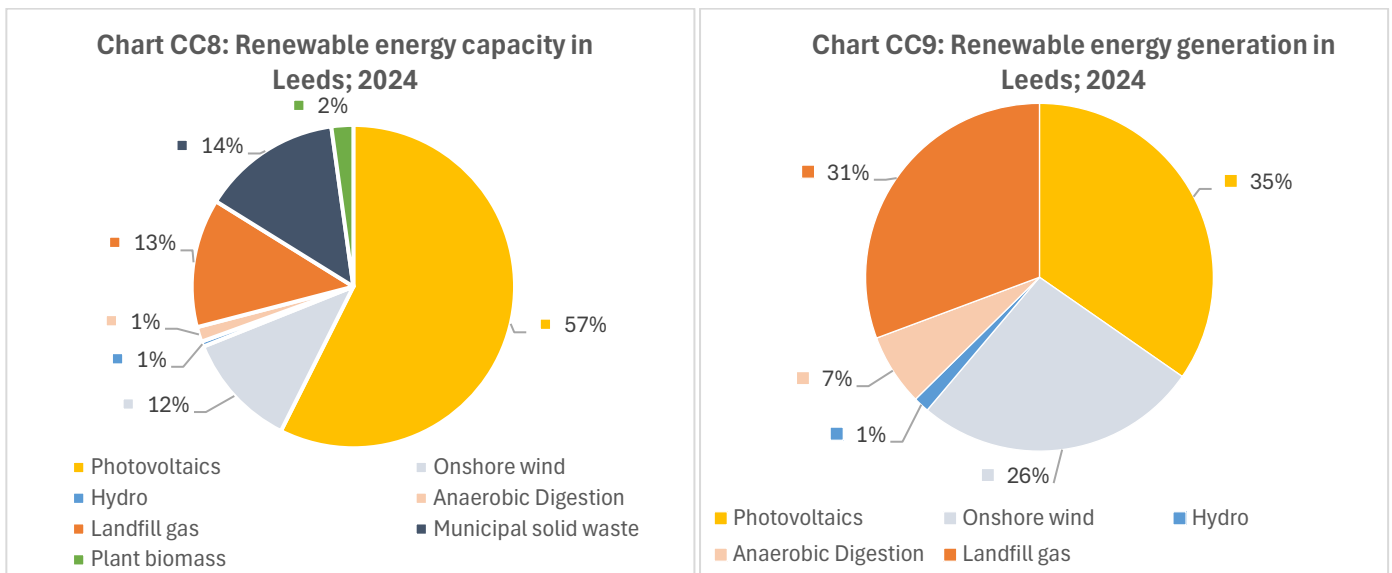
## Renewable energy

### Current Position (2024)

Leeds had just under 13,500 renewable electricity installations at the end of 2024, up by 9% from the previous year. This is mostly photovoltaic (solar panel) installations (99.7%), which is to be expected given the small-scale nature of these installations.

These installations resulted in a renewable energy capacity of 107.3MW in 2024, up by 6% and exceeds the 75MW target set for 2021. 57% was made up by photovoltaics, 14% municipal waste, 13% landfill gas and 12% onshore wind (Chart CC8). A total of 132,700MWH of renewable energy was generated in 2024, down 1% in the last year. 35% of this was from photovoltaics, 31% landfill gas and 26% onshore wind.





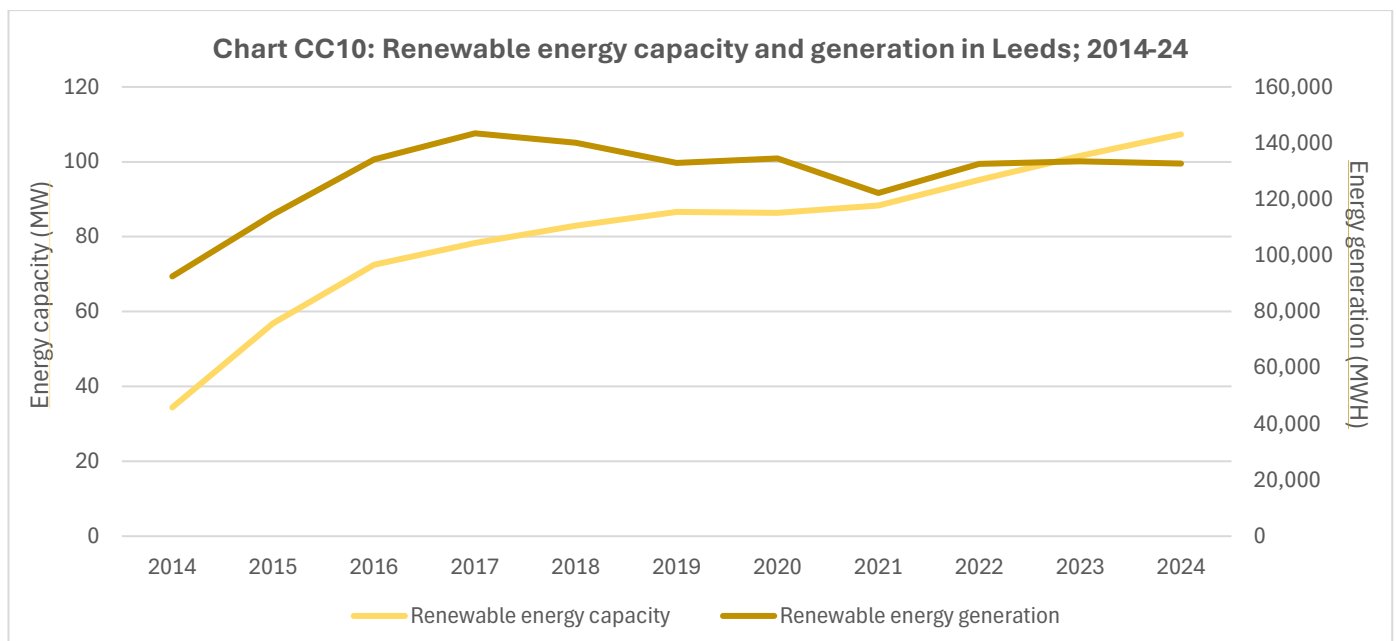
Source: Gov.uk / DESNZ 'Renewable electricity by local authority 2014 - 2024'

**Trends**

Increases have been seen in renewable energy installations and capacity over the short term, but a slight decrease in generation has been seen in the last year. This is reflected in the longer-term trend, although all have seen considerable increases from 2014: an increase of 194% in installations, 212% in capacity and 43% in generation.

Solar continues to be important with installations, capacity and generation roughly tripling from 2014, likely due to the relative low cost and practicality of installing and retrofitting these across Leeds. Landfill gas is the only source which has saw consistent year-on-year decreases in generation despite unchanged installations and capacity, which is likely due to less waste being sent to landfill which is a positive and expected trend, and which could explain the general decrease in total renewable energy production from 2017.

For all other sources, the number of installations and capacity have remained the same in recent years. Generation has greatly fluctuated, which is expected as a result of external factors which impact on some renewable generation (such as wind, rainfall and sunshine as well as management of the energy sources). Analysis cannot be made on municipal waste or plant biomass given data is confidential for market reasons.



Source: Gov.uk / DESNZ 'Renewable electricity by local authority 2014 - 2024'



**Table CC8: Number of renewable electricity installations in Leeds; 2014 and 2019-24**

Year	Photovoltaics (solar)	Onshore wind	Hydro	Anaerobic Digestion	Landfill gas	Municipal solid waste	Plant biomass	TOTAL	Annual change
2014	4,552	23	2	-	5	1	1	<b>4,584</b>	-
2020	8,790	29	3	3	5	2	2	<b>8,834</b>	+298
2021	9,241	29	3	3	5	2	2	<b>9,285</b>	+451
2022	11,036	29	3	3	5	2	2	<b>11,080</b>	+1,457
2023	12,269	29	3	3	5	2	2	<b>12,313</b>	+1,561
<b>2024</b>	<b>13,417</b>	<b>29</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>2</b>	<b>13,461</b>	<b>+1,148</b>

Source: Gov.uk / DESNZ 'Renewable electricity by local authority 2014 - 2024'

**Table CC9: Renewable energy capacity (MW) in Leeds; 2014 and 2019-24**

Year	Photovoltaics (solar)	Onshore wind	Hydro	Anaerobic Digestion	Landfill gas	Municipal solid waste	Plant biomass	TOTAL	Annual change
2014	17.8	0.2	0.2	-	13.8	0.2	2.2	<b>34.4</b>	-
2020	40.5	12.4	0.6	1.6	13.8	15.2	2.3	<b>86.4</b>	-0.2
2021	42.4	12.4	0.6	1.6	13.8	15.2	2.3	<b>88.3</b>	+1.9
2022	49.4	12.4	0.6	1.6	13.8	15.0	2.3	<b>95.2</b>	+6.9
2023	55.9	12.4	0.6	1.6	13.8	15.2	2.3	<b>101.6</b>	+6.4
<b>2024</b>	<b>61.6</b>	<b>12.4</b>	<b>0.6</b>	<b>1.6</b>	<b>13.8</b>	<b>15.0</b>	<b>2.3</b>	<b>107.3</b>	<b>+5.7</b>

Source: Gov.uk / DESNZ 'Renewable electricity by local authority 2014 - 2024'

**Table CC10: Renewable energy generation (MWh) in Leeds; 2014 and 2019-24**

Year	Photovoltaics	Onshore wind	Hydro	Anaerobic Digestion	Landfill gas	Municipal solid waste	Plant biomass	TOTAL	Annual change
2014	14,817	420	661	0	76,295	[X]	340	<b>92,533</b>	-
2020	35,880	35,611	2,122	8,871	52,064	[X]	[X]	<b>134,548</b>	+1,669
2021	34,758	28,629	1,713	8,847	48,283	[X]	[X]	<b>122,230</b>	-12,318
2022	44,157	35,425	1,229	8,847	42,956	[X]	[X]	<b>132,613</b>	+10,383
2023	47,865	35,305	1,606	8,847	39,902	[X]	[X]	<b>133,524</b>	+911
<b>2024</b>	<b>45,997</b>	<b>35,164</b>	<b>1,937</b>	<b>8,871</b>	<b>40,711</b>	[X]	[X]	<b>132,680</b>	<b>-844</b>

[X] - there was some generation but it has been suppressed to prevent the output of individual plants being revealed

Source: Gov.uk / DESNZ 'Renewable electricity by local authority 2014 - 2024'

### Renewable energy capacity and generation targets

The Core Strategy sets out a target for a total of 75MW of installed renewable energy capacity by 2021, which was first met in 2017 and has been met for each year since with further annual increases.

The Natural Resources and Waste Local Plan set further targets for generation by 2026, with expected wind power energy production of 20MW, renewable micro-production of 10MW and renewable energy from waste of 35MW. Data is not available on micro-production, although renewable energy production targets for wind production were first met in 2016 and has achieved this for every year since and even with the absence of data on municipal solid waste, targets for energy from waste have been exceeded for each year since 2014 (anaerobic digestion and landfill gas).



## Heat networks

### Current Position (2024/25)

Table CC11 below sets out all updates to heat networks located in Leeds in 2024/25.

Table CC11: Updates to heat networks in Leeds; 2024/25										
Site name	Operator / Applicant	Development status	Record last updated	Development type	Heat network connection type	Building use	Primary fuel type	Technology type	Number of customer connections	Installed capacity (MWelec)
Seacroft Crescent, Seacroft - 25 Flats & 8 Houses	Leeds City Council	Under Construction	20/08/2024	New	Communal	Domestic	Electric	Air Source Heat Pumps	25	-
St Cecilia Street - 78 Apartments	Legal and General Group PLC	Planning Permission Granted	20/08/2024	Expansion	District	Domestic	Gas	EfW Incineration	78	-
Lands Lane - 18 Flats	Bramall Properties Limited	Planning Permission Granted	01/02/2024	New	Communal	Domestic	Electric	Air Source Heat Pumps	18	-
Skelton Grange Road, Aire Valley - Energy Centre	SSE Energy Solutions	Planning Permission Granted	24/03/2025	New	District	Mixed	Gas	EfW Incineration	-	40.00
Regents Street, Sheepscar - 217 Apartments	Rise Homes Limited	Operational	16/01/2025	Expansion	District	Domestic	Gas	EfW Incineration	217	-
2 Regent Street - 96 Flats	KMRE Group Limited	Planning Application Submitted	30/09/2024	New	Communal	Domestic	Electric	Air Source Heat Pumps	96	-
Lovell Park Heights Towers, Woodhouse - Underground Network Heating Pipework	Leeds City Council	Operational	21/02/2025	Expansion	District	Domestic	Gas	EfW Incineration	-	-

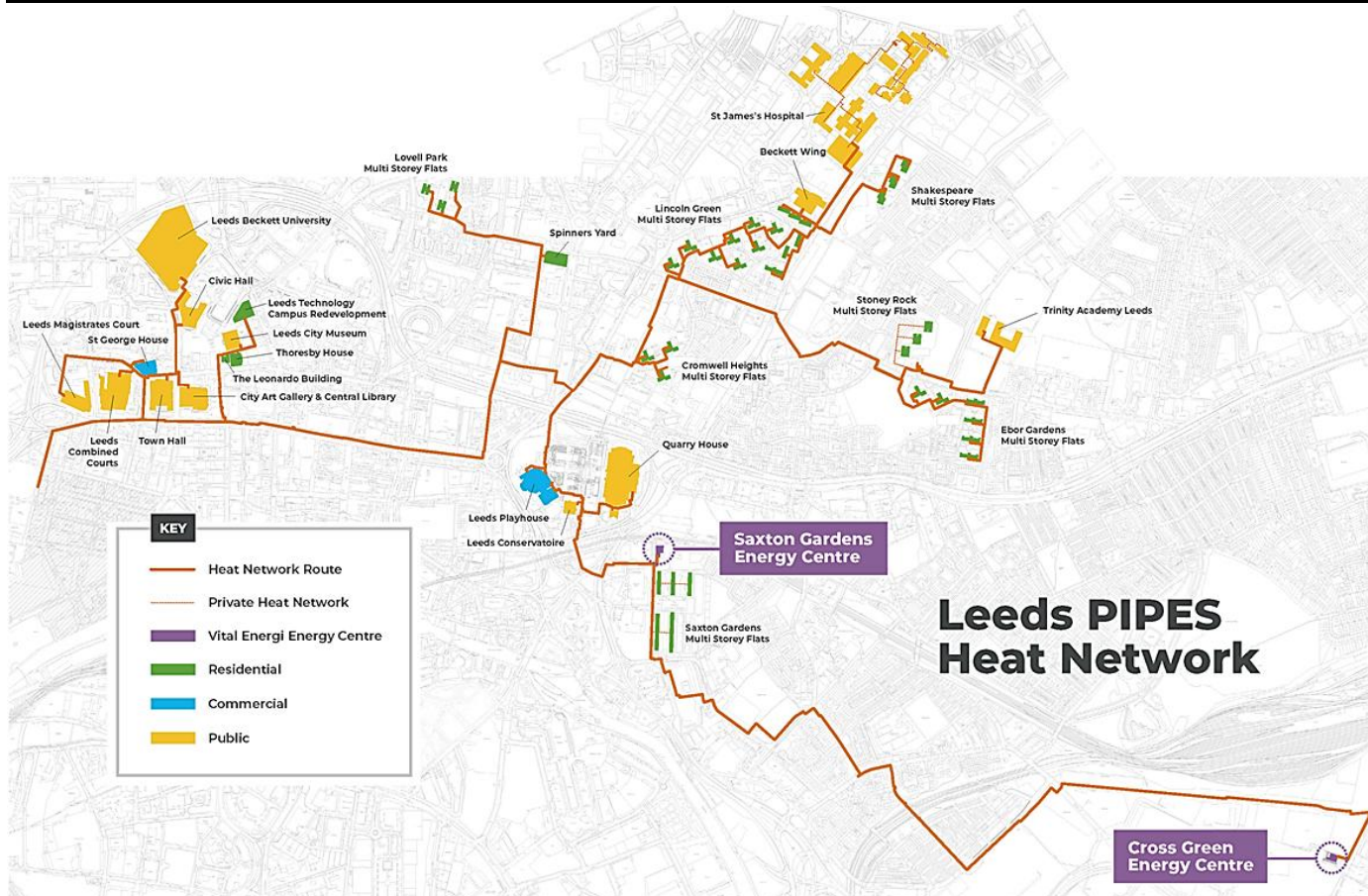
Source: Gov.uk / DESNZ 'Heat Networks Planning Database'

As for updates to the Leeds PIPES district heating network, this reduced Leeds' carbon footprint by 6,467 tonnes of CO<sub>2</sub> in 2024 (an increase of 9% from last year). A further £7m investment means the £70m network has created over 430 green jobs across the region and connects over 2,100 homes and several key buildings across the City Centre with 30km of district heating pipework. Work has been progressing on expanding the PIPES network, with completions at Leeds Conservatoire and the former Technology Campus Student Residential development, multiple agreements secured across the district, and funding secured for expansion to the South Bank, which could connect up to 28 buildings and 8,000 residents to the network.



Figure CC1 below shows the latest map of the PIPES network, as of December 2023.

**Figure CC1: Leeds PIPES Heat Network Map; December 2023**



### Overall performance against target

A green score has been given over both the short and long terms due to the renewable energy capacity and generation targets set out in the Core Strategy and Natural Resources and Waste Local Plan continuing to be exceeded, and renewable installations, capacity and generation also continue to grow from the 2014 figure and within recent years.

Work is also continuing at pace at extending heat networks in Leeds, including the continued investment and expansion of the Leeds PIPES network.



# Climate Change

## Water consumption

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

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

### Relevant Local Plan Policies:

- NRWLP Water 1: Water Efficiency

### Targets:

- Use of water reduces over the plan period

### Triggers / Interventions:

- Review implementation of policy with Yorkshire Water if per capita usage has increased compared to previous five years

## Water demand

### Current Position (2024/25)

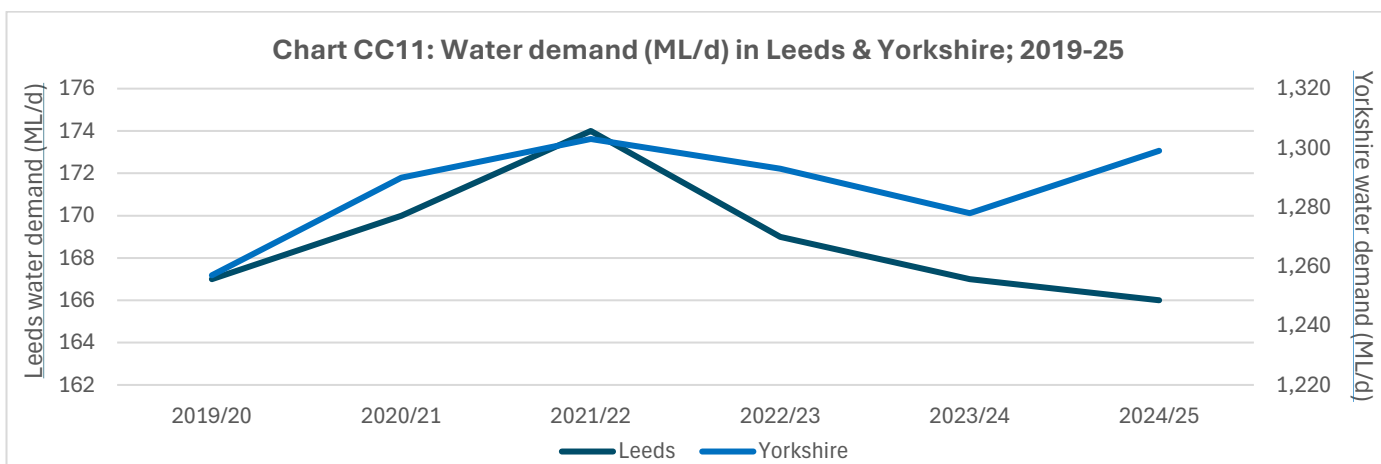
Water demand in Leeds was an average of 166 megalitres (i.e. 166 million litres) in 2024/25, down by 0.6% from last year.

### Trends

Data on water consumption and demand is available from 2019, which has shown increases in consumption between 2019 and 2021, with slight but consistent decreases in recent years, with a decrease of 0.6% from the 2019 baseline.

Year	Leeds		Yorkshire	
	Average demand (ML/d)	% change from baseline	Average demand (ML/d)	% change from baseline
2019/20	167	-	1,257	-
2020/21	170	+1.8%	1,290	+2.6%
2021/22	174	+4.2%	1,303	+3.7%
2022/23	169	+1.2%	1,293	+2.9%
2023/24	167	+0.0%	1,278	+1.7%
2024/25	166	-0.6%	1,299	+3.3%

Source: Yorkshire Water 'Watsit'



Source: Yorkshire Water 'Watsit'

### Regional/national comparison

When comparing water consumption in Leeds to Yorkshire, there was a similar trend between 2019 and 2021 with increases in consumption, although since 2021, Leeds has seen greater reductions in consumption than that regionally, with the recent year seeing a 3.3% increase (higher than the 2019 baseline). This indicates good performance in reducing water consumption in Leeds.

### Overall performance against target

A green score has been given over the short and long terms due to the further decrease in water demand in the previous year and the overall decrease from 2019, and which performs positively against the regional figure.





# Climate Change

## Flood risk

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 39 - Planning permissions granted contrary to Environment Agency advice on flood risk and water quality
- Indicator 40 - Delivery of the Leeds Flood Alleviation Scheme
- NRWLP Water 3-6 - Ensure flood risk is managed, taking into account the effects of climate change

### Relevant Local Plan Policies:

- CS Policy SP3: Role of Leeds City Centre
- CS Policy EN5: Managing Flood Risk
- NRWLP Policy Water 3: Functional Flood Plain
- NRWLP Policy Water 4: Development in Flood Risk Areas
- NRWLP Policy Water 5: Zones of Rapid Inundation
- NRWLP Policy Water 6: Flood Risk Assessments

### Targets:

- 100% of applications determined to comply with Environment Agency advice
- Delivery of Flood Alleviation Scheme by 2025

### Triggers / Interventions:

- Sustained non-compliance of Environment Agency advice
- Sustained increase in total applications (over a two year period) where flood risk issues have not been addressed
- SFRA updates indicate the need to review flood risk policies

## Context

### Strategic Flood Risk Assessment ('SFRA'):

Leeds has produced a Strategic Flood Risk Assessment (SFRA) which defines the four flood zones:

- Zone 1 is areas of low flood probability;
- Zone 2 (Undefended 0.1% AEP Flood Event Outline) are areas of medium flood probability;
- Zone 3a (Undefended 1% AEP Flood Event Outline) are areas of high flood probability; and
- Zone 3b is the functional floodplain.

The current SFRA map can be accessed [here](#), which includes a map on the flood zones, various climate change scenarios and the subsequent predicted impacts on flood risk, and residual risk (areas protected by flood protection).

## Environment Agency flood risk objections

### Current Position (2024/25)

Out of a total of 15 objections received on the basis of flood risk, advice from the Environment Agency was followed on all but one application which was determined in 2023/24 (Table CC12). This represents 93% of applications being determined in line with EA objections, up from 88% the previous year.

As for the matters for this specific application (ref. 23/07422/FU), the initial application was for demolition of existing buildings and development for six apartments, which the Environment Agency and LCC Flood Risk Management objected to due to the site being located within Flood Zone 2 & 3, and with the EA stating this also partially falls within Functional Floodplain (Flood Zone 3b) within LCC's draft SFRA and the applicant's flood risk assessment was considered to be not acceptable as it did not comply with the requirements for site-specific flood risk assessments.

The scheme was amended and reduced for the development of two semi-detached properties within a smaller footprint than originally proposed. The officer report considered that the proposal was widely similar to existing in terms of footprint and use, the draft SFRA only held limited weight than the current adopted SFRA, and only part of the site was located within the functional floodplain. A condition was imposed requiring details to be submitted on proposed drainage measures.



**Table CC13: Planning applications determined in 2024/25 with objections received from Environment Agency on flood risk**

LPA reference	Development type	Year initial EA objection made	LPA decision compared to EA advice
18/04404/OT	Residential - Major	Not Recorded	Environment Agency advice followed
20/04361/FU	Mixed Use - Major	2020/21	
21/00654/FU	Residential - Major	2020/21	
22/00361/FU	Residential - Major	2021/22	
22/02638/FU	Mixed Use - Major	2022/23	
22/04895/FU	Mixed Use - Major	2022/23	
22/07648/FU	Other - Major	2022/23	
22/07648/FU	Other - Major	Not Recorded	
23/00415/FU	Offices/Light Industry - Major	2022/23	
23/05591/FU	Other - Non-Major	2023/24	
23/06331/DPD	Residential - Major	2023/24	
23/06471/FU	Other - Non-Major	2023/24	
23/07003/FU	Mixed Use - Non-Major	2023/24	
23/07422/FU	Residential - Non-Major	2023/24	Permission granted against Environment Agency advice
23/07454/FU	Residential - Non-Major	2023/24	Environment Agency advice followed

Source: Environment Agency

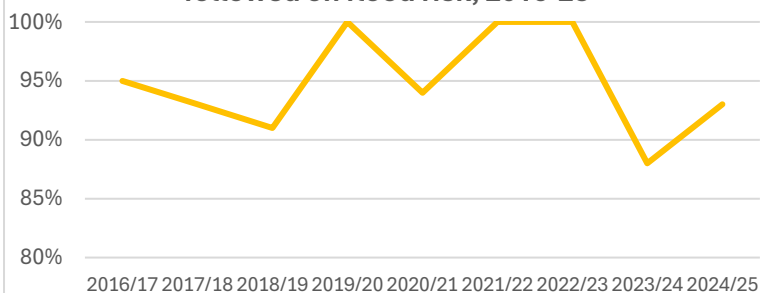
### Trends

Table CC14 and Chart CC12 below shows the percentage of applications determined following the advice of Environment Agency on flood risk for each year from 2016/17 onwards. This shows that out of the nine years data is available for advice is generally being followed on most applications with a few exceptions. In instances where EA advice is not being followed, there is a common trend where revisions and amendments have been made to a scheme to address concerns, but statutory consultees have not been reconsulted in every instance.

**Table CC14: Proportion of Environment Agency advice followed on flood risk; 2016 and 2020-25**

Year planning application determined	% of EA advice followed
2016/17	95%
2020/21	94%
2021/22	100%
2022/23	100%
2023/24	88%
<b>2024/25</b>	<b>93%</b>

**Chart CC12: Proportion of Environment Agency advice followed on flood risk; 2016-25**



Source: Environment Agency

### Leeds Flood Alleviation Scheme ('FAS')

The Leeds Flood Alleviation Scheme is one of the largest flood alleviation schemes in the country, consisting of the construction of various flood mitigating schemes to reduce the risk of flooding across Leeds primarily from the River Aire and Hol Beck. This is to be delivered over two phases (FAS1 – running downstream to the south of the City Centre, and FAS2 – running upstream to the north of the City Centre being delivered in two steps).

#### Current Position (2025)

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. The first phase involved the construction of state-of-the-art moveable weirs at Crown Point and Knostrop that can control river levels, removal of the Knostrop Cut to merge the river and canal and new flood walls, glazed panels and embankments stretching more than 4.5km.



**Figure CC2: Knostrop – weir down (FAS1)**



*The movable weir at Knostrop (one of two moveable weirs completed as part of the FAS1) in the aftermath of Storm Elin and Fergus in December 2023*

**Figure CC3: FAS2 Flood Storage Area, Calverley**



*New large flow control structure which will provide temporary water storage during extreme flood events, located to the north-east of Calverley, completed as part of FAS2 (November 2024)*

Following the completion of the first phase, work started on Phase 2 (FAS2) in 2019 and has now been formally completed in November 2024, which will now protect a further 1,048 homes, 474 businesses and key infrastructure along a 14km stretch from Apperly Bridge to Leeds City Station.

This means that the £200m Flood Alleviation Scheme has now been completed after more than a decade of work, protecting more than 4,000 homes, 1,000 businesses and 33,000 jobs along the River Aire catchment in Leeds and neighbouring communities. This has included the use of state-of-the-art engineering and infrastructure, including the creation of a new controlled flood storage area near to Calverley (designed to hold up to up to 1,800,000m<sup>3</sup> of floodwater (equivalent to 720 Olympic-sized swimming pools) temporarily in the event of extreme rainfall and river levels), planting of 750,000 trees across 1,240ha of land in the upper Aire catchment, a further 90,000 trees and shrubs planted elsewhere in Leeds, installation of fish and eel passes at the moveable weirs in the City Centre resulting in the appearance of otters and salmon for the first time in 200 years, and creation of a 2.4ha wetland habitat on Kirkstall Meadows.

The Flood Alleviation Scheme has also brought economic benefits by bringing land back into potential use with an estimated regeneration benefits of £774million over 10 years and potentially more than 3,000 new jobs, including land round Wellington Street and Holbeck, and has also given resilience for key infrastructure.

Further details on the completion of the Flood Alleviation Scheme can be found [here](#).

### **Overall performance against target**

An amber score has been given over the short term as EA advice was not followed for one application in the current year. A green score has been given over the longer term as EA advice has been followed on the whole and tends to reflect where revised schemes have not been reconsulted, and the Flood Alleviation Scheme has been completed and earlier than the 2025 target.

### **Emerging Local Plan policies – Climate Change:**

#### ***Leeds Local Plan (LLP) 2042***

Leeds City Council is preparing a further comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes new and updated policies on climate change, design / construction requirements and flood risk.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# NATURAL ENVIRONMENT



10% of SSSI habitat units are favourable, 79% unfavourable – recovering, 7% unfavourable – no change, 4% unfavourable – declining and 0.5% destroyed

Average tree cover of 17.3%, same as 2016 levels and up from 6.9% in 2011 (Forest Research)

No increase to the PROW network in the last year which extends approx. 866km across 1,400 rights of way

Minimum standard of green space not met as measured by the Green Space Index, but improvements in the last year with average provision of 29.9sqm and 94.5% of people within a 10-minute walk





# Natural Environment

## Green & blue infrastructure

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 25 – Amount of green space lost to redevelopment
- Indicator 31 – Delivery of a City Centre park

### Relevant Local Plan Policies:

- Spatial Policy 13: Strategic Green Infrastructure
- Policy G1: Enhancing and Extending Green Infrastructure
- Policy G3: Standards for Open Space, Sport and Recreation
- Policy G4: Green Space Improvement and New Green Space Provision
- Policy G5: Open Space Provision in the City Centre

### Targets:

- To lose no greenspace that is not justified according to Policy G6 criteria
- No set target for greenspace provision

### Triggers / Interventions:

- Review unjustified loss of green space to development and reasons for lower achievement

## Strategic Green and Blue Infrastructure Typologies

The Council has produced a [Strategic Green and Blue Infrastructure \(GBI\) Network Map](#) as part of the draft Local Plan Update, which shows the spatial extent of the network. This shows the following types of GBI, using the latest data available:

- Green Space
- Nature Conservation Sites
- Leeds Habitat Network
- Woodland
- Historic Parks and Gardens
- River corridors, lakes, and ponds
- Functional flood plain

### Current Position (2024)

A substantial portion of Leeds continues to be covered by Green and Blue Infrastructure (GBI). Table NE1 below shows the cover of Leeds by each green and blue infrastructure typology, with caution to be noted that several of these may overlap so these cannot be added together to calculate the total GBI coverage of the District.

Green / Blue Infrastructure	Typology	Total Area (ha)	% Cover of Leeds
Green Infrastructure	Habitat Network	11,857	21.5%
	Green Space & Open Space	6,233	11.3%
	Woodland	5,499	10.0%
	Nature Conservation Sites	3,590	6.5%
	Historic Parks & Gardens	2,477	4.5%
	Ancient Woodland	747	1.4%
Blue Infrastructure	Functional Floodplain	2212	4%
	Lakes, Dams & Ponds	500	0.9%
	Rivers & Canals	319	0.6%

Source: LCC Data & Intelligence Monitoring

## Green space

### Fields in Trust (2025)

Fields in Trust produces an annual Green Space Index which takes stock of the quantity and accessibility of local park provision against local population, using OS Greenspace data. This provides an overall GSI score which measures whether an area meets a minimum level of park and green space provision (roughly 2.4ha of local green space in close proximity for every 1,000 population), with a score of 1 demonstrating a minimum standard of provision is being met. The exact GSI score is only provided at ward level, but an overall indicator has been used to indicate whether a minimum standard of green space provision has been met.



Leeds once again did not meet the minimum standard of green space provision in 2025 (i.e. achieved a score less than 1), with each person having an average green space provision of 29.9sqm, up 12.5% from last year. 5.5% of the population (44,539) is not within a 10-minute walk of public green space or parks, roughly down 24,500 people last year.

Table NE4 compares this against the other LAs in West Yorkshire, with all authorities in West Yorkshire not meeting the minimum standard of green space provision with the exception of Wakefield. Leeds continues to achieve the second highest green space provision per person, and the third highest proportion of population within a 10-minute walk.

Local Authority	Overall GSI score indicator	Provision per person (sqm)	Population within a 10-min walk
<b>Leeds</b>		<b>29.9</b>	<b>94.5%</b>
Bradford		17.5	95.5%
Calderdale		26.2	92.7%
Kirklees		20.1	96.1%
Wakefield		42.7	94.3%

Source: Fields in Trust

Comparing the Green Space Index scores for Leeds with Yorkshire & Humber and England, Leeds provides less green space than the national figure but slightly more than across Yorkshire. Leeds' green space is also more accessible to more people than within Yorkshire and England. The minimum provision standard has not been met for either regions. It is worth noting improvements to green space has been seen regionally and nationally.

Region	Overall GSI score & indicator	Provision per person (sqm)	Population within a 10-min walk
<b>Leeds</b>	-	<b>29.9</b>	<b>94.5%</b>
Yorkshire & Humber	0.8	28.23	92.3%
England	0.88	30.7	91.9%

Source: Fields in Trust

### **Overall performance against target**

An amber score has been given for this sub-topic over the short term due to the slight improvement in green space provision and accessibility from last year, although which still compares generally unfavourably regionally and nationally. No score has been given over the long-term due to lack of data for past years.



### Relevant Monitoring Indicators:

- Indicator 37 – Quality of existing Sites of Special Scientific Interest in Leeds

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of Development
- Policy G8: Protection of Important Species and Habitats
- Policy G9: Biodiversity Improvements

### Targets:

- Improvement in quality of SSSIs

### Triggers / Interventions:

- Recommendations made by Natural England on how SSSI management could be improved and adverse external impacts reduced

## Context

### Sites of Special Scientific Interest

A Site of Special Scientific Interest (SSSI) is a formal conservation designation by Natural England when a site has features of special interest and best represent natural heritage, such as through its wildlife (flora and fauna), geology and landform.

Natural England regularly assesses the quality of SSSIs (typically every 6 or 10 years), and categorises these into:

- Favourable - the objective for all SSSIs to indicate healthy habitats and features
- Unfavourable (recovering) – current management measures are sustained, and site will recover over time
- Unfavourable (no change or declining) – special features are not being conserved or are being lost
- Destroyed or part destroyed – fundamental damage where special features have been permanently lost and favourable condition cannot be achieved

There are 17 SSSIs that are wholly or partially located in Leeds, split between multiple main habitat units, as set out in Table NE7 below.

## Quality of SSSIs in Leeds

### Current Position (2024/25)

Table NE7 provides a list of all SSSIs located in Leeds as of March 2025, and the latest reported condition of the main habitat units of each by Natural England. It is worth noting that due to the size and location of some SSSIs, not all habitat units will be located within Leeds (such as the South Pennine Moors which covers nearly 21,000ha).

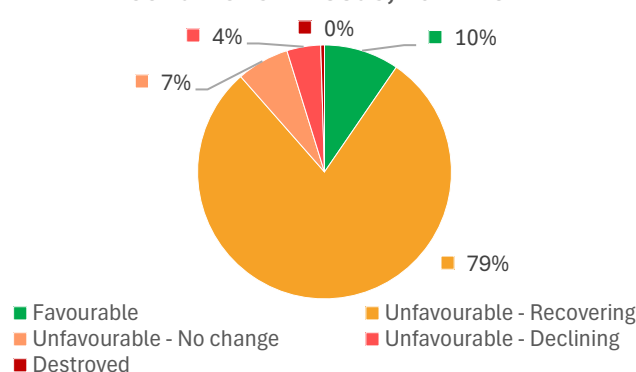
Recent assessments undertaken within the 2024/25 period were made for two units at Madbanks and Ledsham Banks (December 2024; remaining unfavourable - recovering) and six units at South Pennine Moors (February and March 2025; unfavourable – recovering from favourable (1) and no change (5)).

Table NE6 and Chart NE1 provides a summary of the condition of all SSSI habitat units in Leeds. 80% of habitat units are in unfavourable but recovering condition, with 10% in favourable condition, 7% in unfavourable with no change condition, with 4% unfavourable and declining and 0.5% (1 unit) destroyed at Roach Lime Hills.

**Table NE4: Summary of SSSI habitat unit condition in Leeds; 2024/25**

Habitat unit condition	Number of habitat units	Proportion of habitat units
Favourable	20	9.6%
Unfavourable - Recovering	165	78.9%
Unfavourable - No change	14	6.7%
Unfavourable - Declining	9	4.3%
Destroyed	1	0.5%

**Chart NE1: Summary of SSSI habitat unit conditions in Leeds; 2024/25**



Source: Natural England

**Table NE5: Quality of Sites of Special Scientific Interests in Leeds; 2024/25**

SSSI Name	Area (ha)	Date last surveyed	Main habitat unit	Latest condition	
Breary Marsh	9.7	7.8	Broadleaved, Mixed and Yew Woodland - Lowland	Favourable	
		0.3	Fen, Marsh and Swamp - Lowland	Favourable	
		1.6	Broadleaved, Mixed and Yew Woodland - Lowland	Favourable	
East Keswick Fitts	12.6	25/01/2019	Rivers and Streams	Unfavourable - Declining	
		8.7	25/01/2019	Rivers and Streams	Unfavourable - Declining
Eccup Reservoir	116.2	91.3	24/05/2022	Standing Open Water and Canals	Favourable
		24.9	24/05/2022	Broadleaved, Mixed and Yew Woodland - Lowland	Favourable
Fairburn & Newton Ings	173.9	76.0	06/03/2024	Fen, Marsh and Swamp - Lowland	Unfavourable - Recovering
		25.2	06/03/2024	Fen, Marsh and Swamp - Lowland	Unfavourable - Recovering
		72.7	06/03/2024	Neutral Grassland - Lowland	Unfavourable - Recovering
Great Dib Wood	1.0	1.0	24/03/2023	Earth Heritage	Favourable
Hetchell Wood	14.7	1.4	09/06/2022	Calcareous Grassland - Lowland	Unfavourable - No change
		10.8	10/06/2022	Broadleaved, Mixed and Yew Woodland - Lowland	Favourable
		2.5	21/05/2012	Dwarf Shrub Heath - Lowland	Unfavourable - Recovering
Hook Moor	2.3	0.7	08/07/2010	Neutral Grassland - Lowland	Favourable
		0.4	08/07/2010	Neutral Grassland - Lowland	Favourable
		0.7	29/06/2010	Neutral Grassland - Lowland	Favourable
		0.5	29/06/2010	Neutral Grassland - Lowland	Favourable
Leeds - Liverpool Canal	16.6	2.0	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
		2.0	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
		3.3	29/11/2011	Standing Open Water and Canals	Favourable
		2.1	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
		2.4	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
		2.5	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
		2.4	10/04/2012	Standing Open Water and Canals	Unfavourable - Recovering
Linton Common	0.9	0.9	02/08/2011	Calcareous Grassland - Lowland	Unfavourable - Declining
Madbanks and Ledsham Banks	6.0	4.5	09/12/2024	Calcareous Grassland - Lowland	Unfavourable - Recovering
		1.5	09/12/2024	Calcareous Grassland - Lowland	Unfavourable - Recovering
Micklefield Quarry	0.6	0.6	12/03/2024	Earth Heritage	Favourable
Mickletown Ings	38.0	8.4	20/09/2011	Standing Open Water and Canals	Unfavourable - Declining
		11.6	20/09/2011	Standing Open Water and Canals	Unfavourable - Declining
		1.4	31/08/2011	Standing Open Water and Canals	Unfavourable - Declining
		14.9	01/03/2012	Standing Open Water and Canals	Unfavourable - Recovering
		1.7	01/03/2012	Standing Open Water and Canals	Unfavourable - Recovering
Norwood Bottoms	10.5	2.9	31/10/2022	Broadleaved, Mixed and Yew Woodland - Lowland	Unfavourable - Recovering
		7.6	31/10/2022	Broadleaved, Mixed and Yew Woodland - Lowland	Favourable
Roach Lime Hills	4.7	0.7	24/06/2010	Calcareous Grassland - Lowland	Destroyed
		2.5	21/07/2015	Calcareous Grassland - Lowland	Unfavourable - Recovering
		1.5	30/07/2015	Calcareous Grassland - Lowland	Unfavourable - Recovering
South Pennine Moors	20944.5	Mar, Nov/Dec 2009, Feb/Dec 2010, Dec 2011, Mar 2012, Mar 2013, Mar/June/July/Oct/Nov/Dec 2014, Nov 2015, Jan 2016, Feb 2021, Feb 2022, Dec 2022, March 2023, Feb 2025 (unfavourable - recovering), Mar 2025 (unfavourable - recovering)	Bogs - Upland (total 164 Units)	Unfavourable - Declining (2) Unfavourable - No change (13) Unfavourable - Recovering (144) Favourable (5)	
Townclose Hills	11.6	3.3	06/07/2021	Broadleaved, Mixed and Yew Woodland - Lowland	Unfavourable - Recovering
		7.7	18/03/2022	Neutral Grassland - Lowland	Unfavourable - Recovering
		0.2	06/07/2021	Neutral Grassland - Lowland	Unfavourable - Recovering
		0.4	18/03/2022	Neutral Grassland - Lowland	Unfavourable - Recovering
Yeadon Brickworks and Railway Cutting	3.2	2.6	25/04/2022	Earth Heritage	Unfavourable - Declining
		0.6	24/06/2010	Earth Heritage	Favourable

Source: Natural England



## **Nature conservation sites**

### ***Current Position (2024/25)***

Leeds has the following Local Protected Sites (non-statutory):

- Local Wildlife Sites: 108 (an increase of one from last year following the designation at Skelton Grange)
- Local Geology Sites: 11
- Local Nature Reserves: 14

No planning applications were approved in 2024/25 which resulted in the loss of any Local Wildlife Sites.

### **Overall performance against target**

An amber score has been given over the short-term reflecting the condition of SSSI habitat units in Leeds remaining largely unchanged in the previous year, although with the loss of one favourable unit to recovering. An amber score has also been given over the longer term as 88% of SSSI habitat units within Leeds remains favourable or unfavourable but recovering.



# Natural Environment

## Tree & woodland cover

Overall sub-topic performance	<b>Short Term</b>	<b>Long Term</b>
-------------------------------	-------------------	------------------

### Relevant Monitoring Indicators:

- Indicator 38 – Increase in the amount of tree cover in the District
- NRWLP Land 2 - Protect and increase the amount of tree cover

### Relevant Local Plan Policies:

- Policy G1: Enhancing and Extending Green Infrastructure
- Policy G2: Creation of New Tree Cover
- NRWLP Land 2: Development and Trees

### Targets:

- Increase of tree cover from 6.9% to the England average of 8.2% (Forestry Commission; 2005)

### Triggers / Interventions:

- Review development process to ensure tree cover is being addressed at the planning application stage

### Tree cover

There are various datasets and methodologies available in estimating tree and woodland cover, including from Forest Research and Friends of the Earth:

#### ***UK Urban Canopy Cover (2019/20)***

Latest data from the Forest Research (a child agency of the Forest Commission) shows that Leeds has an average tree cover of 17.3% across all of Leeds' 33 wards (last survey in 2019/20). This compares to a baseline position of 17.4% in 2016, suggesting little change in tree cover in Leeds using this methodology.

Forest Research also estimate a tree cover of 16.3% across all wards in England as of March 2024, with this increasing to 16.7% within the 4,904 urban wards. To note, that whilst the whole dataset was last updated in March 2024, this does not mean that all surveys were last conducted in 2024.

#### ***Friends of the Earth (2022/23)***

More recent data available from Friends of the Earth analyses Environment Agency data available from 2016 and 2022 as well as latest laser LiDAR imagery to map tree cover in England, using algorithms to produce this. More details on the methodology can be found [here](#).

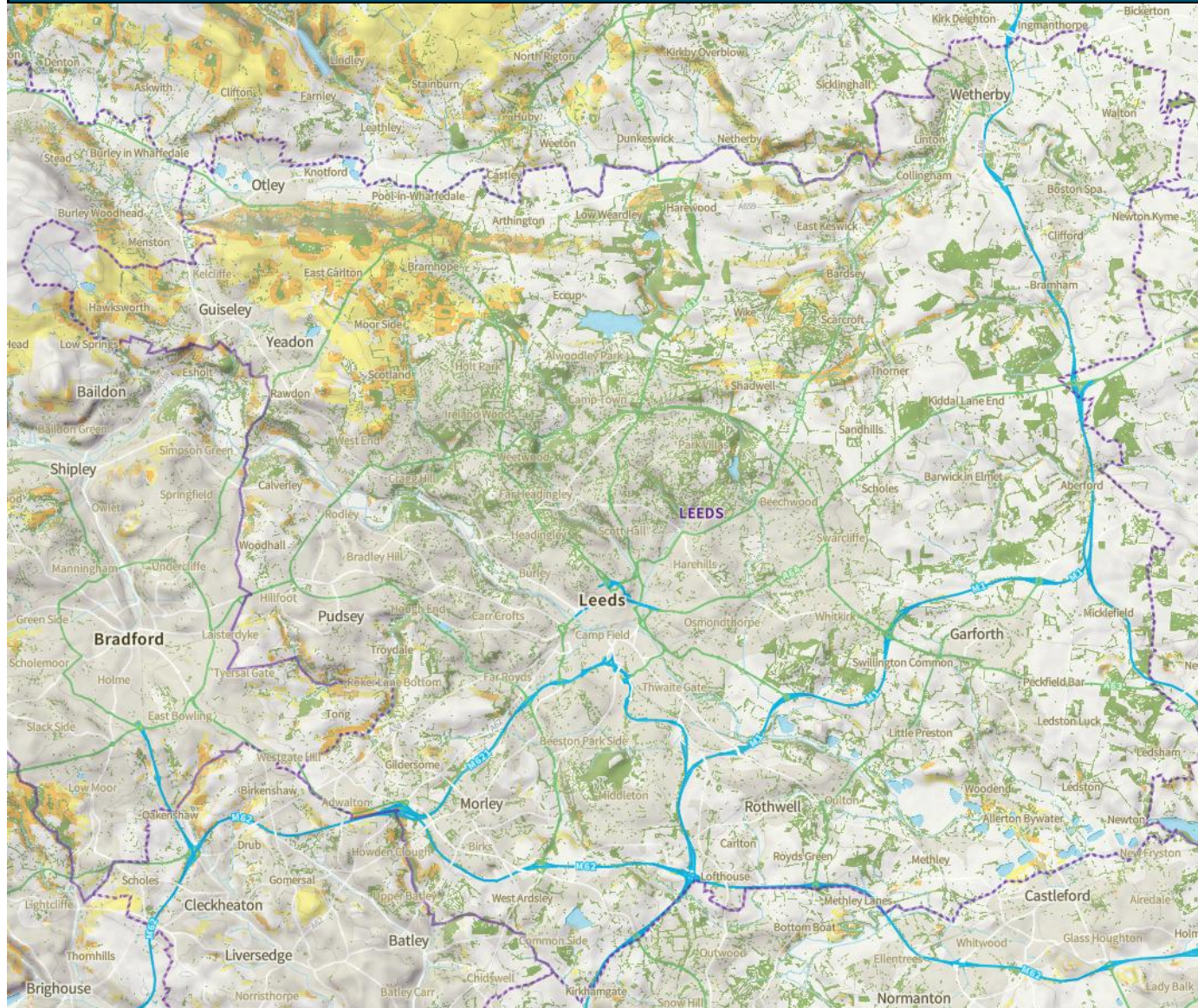
This suggests a slightly lower tree canopy cover of 12.7% in 2023. The extent of this cover can be seen in Figure NE1 below, shown as green shading. This shows dense tree cover surrounding and on the rim of the main urban area (particularly to the northern rim), with large parcels of tree cover to the east of Leeds. This tree cover ranks 172<sup>th</sup> nationally out of all local authorities, or 107<sup>th</sup> when comparing just predominantly 'urban' districts.

In addition to estimating tree cover, Friends of the Earth also highlights woodland opportunities in rural areas, with Leeds having a potential of 3,432ha (6.2%) of land to accommodate new rural woodland, with 1,463ha of this being able to be done through rewilding.

This is shown below in Figure NE1, with these opportunity areas being predominantly located to the north-west of the district and some to the north-east. Woodland opportunity areas are shown in yellow and rewilding opportunities shown overlaid in orange.



**Figure NE1: Estimated tree cover and woodland opportunity areas in Leeds; 2022/23**



Source: Friends of the Earth (2023)

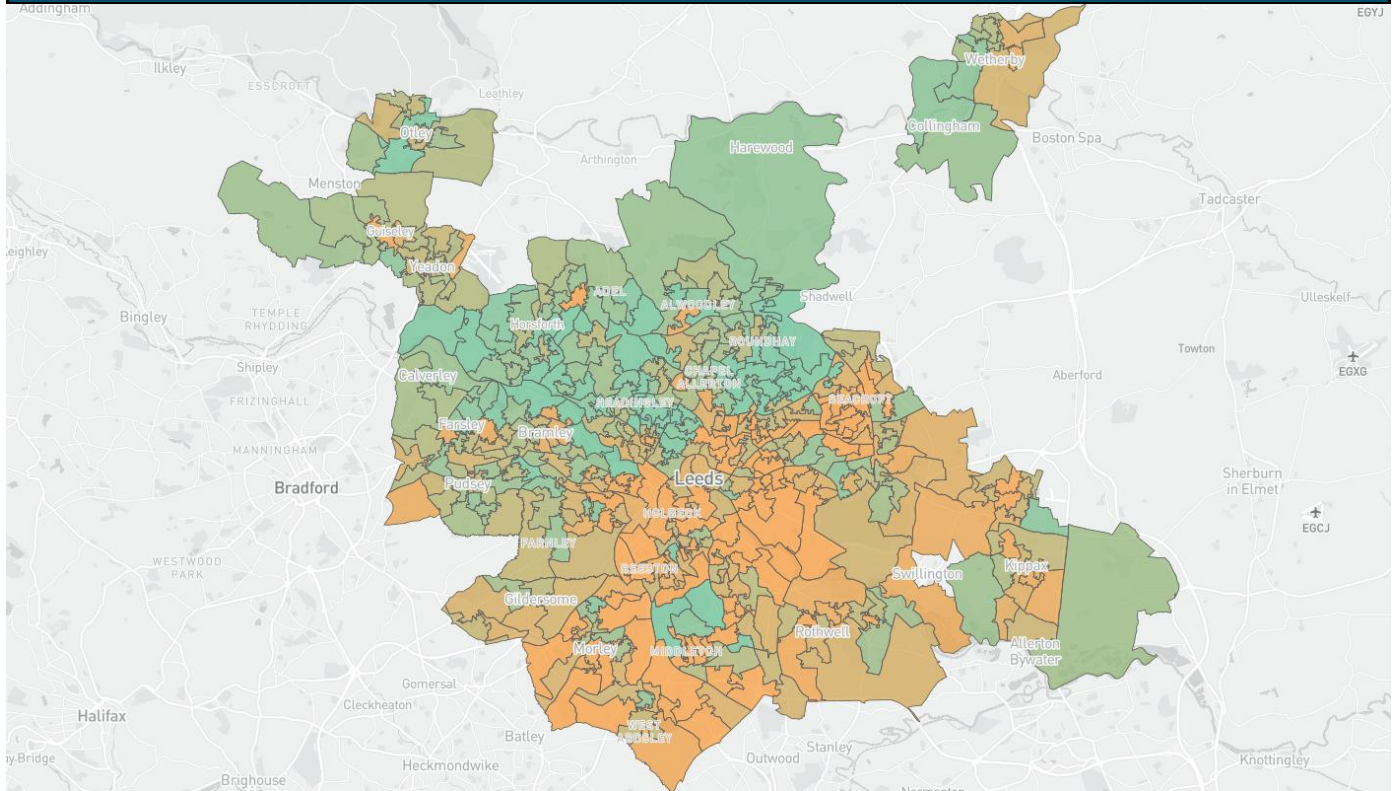
### **Tree Equity Score UK (2024)**

The Tree Equity Score seeks to highlight inequitable access to trees and measures how well the benefits of trees are reaching communities. This combines information from a variety of sources (including estimated tree cover from Google Environmental Insights Explorer and priority factors such as income, employment, health, age, heat severity and air pollution) to create a single measure from 0 to 100, with a lower score indicating a greater need for tree planting and investment. An update to the data is considered when new tree canopy, Census or Indices of Multiple Deprivation data becomes available. More details on the Tree Equity Score, including its methodology, can be found [here](#).

Leeds has an average Tree Equity score of 81, with a tree canopy cover of 44sqm per person. 16% of Leeds' neighbourhoods lie within the highest priority band (scoring 0-69), up 3% from last year, and with 13% having adequate tree cover (scoring 100), up 2%. 117 LSOAs out of 462 in Leeds have a score below 75. This compares slightly unfavourably to the average tree canopy of 45sqm across urban areas in England, with 9% of neighbourhoods lying in the highest priority band and 15% having adequate tree cover.

Figure NE2 highlights the Tree Equity score for each lower-layer super output area within urban settings, with dark green indicating a high Tree Equity score and dark orange showing low scores. This generally shows that neighbourhoods to the south of Leeds generally score worse than neighbourhoods to the north. This may reflect the density and character of these areas, with the south tending to be higher density urban areas and the north being more rural areas surrounded by open countryside. No data is available for some super output areas, particularly those in the rural eastern part of the District.

**Figure NE2: Tree Equity Score in Leeds by LSOA; 2024**



Source: Tree Equity Score UK

### **Overall performance against target**

A green score has been given over the short and long terms given the relatively high levels of tree cover estimated in all methodologies covered, comparing favourably or similarly to the regional and national averages, and far exceeding the 8.2% tree cover target set within the Core Strategy, although noting these have not been updated in recent years and may reflect different methodologies. However, this might not be equally spread across the District and tree cover in some neighbourhoods needs to be increased to ensure for adequate tree cover for all areas of Leeds, particularly to the south.



### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Spatial Policy 13: Strategic Green Infrastructure
- Policy G1: Enhancing and Extending Green Infrastructure

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

## **Public Rights of Way network**

### ***Current position (2024)***

The Public Rights of Way (PROW) network in Leeds is both extensive and varied and includes a number of key recreational routes. Key aspects to highlight include:

- Total length of path network of approximately 866km across 1,400 public rights of way, broken down to 649km of footpaths, 206km of bridleways and 11km of byways. Over and above this provision permissive paths also make an important contribution and enhance overall public access;
- Key strategic and recreational routes, such as the Dales Way Link, Ebor Way, Leeds Country Way, Trans Pennine Trail and Aire Valley Towpath;
- Local recreational routes such as the Meanwood Valley Trail, Calverley Millennium Way, Pudsey Link Bridleway, Leeds Links, The Linesway, Harland Way, Rothway Greenway, Temple Newsam bridlepath, West Leeds Country Park and Green Gateways and the Wykebeck Valley Way;
- Open access land (total of 350 ha) and Woodland Trust sites.

Notable improvements to the PROW network in 2024/25 include:

- New footbridge at Otley Footpath No.37 at Ellar Ghyll to maintain important footpath links
- Surface improvements at Harewood Footpath No.20 and Leeds Bridleways Nos.18 & 19
- Surface upgrade to tarmac (from earth) at Micklefield Footpath No.3
- Bridge instalment at Boston Spa Bridleway No.6

Future envisaged improvement plans for 2025/26 include the following at:

- Aireborough 99 - improvements to surface and drainage
- Horsforth 5 - drainage and surface improvements
- Leeds 145 footbridge replacement
- Horsforth Vale – extensive surface improvement works funded by local development
- Meanwood Valley trail path - improvements near King Lane
- Horsforth Bridleway 35 - bridge repairs to rectify defects found by LCC Bridges
- East Keswick Footpath 10 (Fitts Lane) - surface improvements and drainage
- Barwick in Elmet Footpath 40 - surface improvements for better access to bus stop

The online PROW map is available to view [here](#). Definitive paths are shown in black, with claimed paths shown in green but require investigating. It is worth noting this is a test map, which is under development, and is not the definitive map.

Definitive Map Modification Orders can be made to allow changes to the definitive map through Public Path Orders, allowing for public paths being diverted, created or extinguished. No Definitive Map Modification Orders were applied for in 2024/25.

### ***Trends***

Annual monitoring of the PROW network within the AMR began in 2021/22, so some short-term comparisons can now be made. The PROW network remains unchanged from last year at 866km but has increased by 6km from 2021/22 at an annual average rate of 2km/year.

Previous data on the PROW network is limited, although some comparisons can be made where data has been made available in the past. In the long term, there has been an increase of approximately 106km (14%) in the PROW network from 760km in 1985, equating to an average annual rate of approximately 2.7km.

Whilst annual monitoring of the PROW network has commenced within the AMR, which allows some assessment of the growth of the network, this is District-wide data and does not assess the quality or accessibility of the PROW network. Nevertheless, improvements to the PROW network have continued to be carried out in accordance with the priorities set in the Rights of Way Improvement Plan to deliver the long-term development of the public rights of way network in Leeds when funding has been made available. The current Rights of Way Improvement Plan was published in 2009 and is currently under review.

### **Overall performance against target**

Leeds' Public Rights of Way network has been steadily increasing suggesting more of Leeds' countryside and green spaces is accessible to more of Leeds' population, which is a positive sign over the short and long term. Unfortunately, no qualitative data or detailed information is available on the current quality or accessibility of the PROW network to help supplement this data, but improvements continue to be made on the network each year.

No score has been provided for this sub-topic as this rate of expansion has not been regularly monitored and reported on, and progress cannot be compared accurately given the lack of target to assess performance against.

### **Emerging Local Plan policies – Natural Environment:**

#### ***Leeds Local Plan (LLP) 2042***

Leeds City Council is preparing a further comprehensive update to the Local Plan to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes new and updated policies on green and blue infrastructure requirements and provision and nature conservation protection.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# ENVIRONMENTAL QUALITY



**All** Air Quality Management Area and automatic monitoring sites met UK Air Quality Regulations for NO<sub>2</sub> levels

**71%** of water bodies have moderate water quality, 21% testing poor and 7% testing good

**All** water bodies failed for chemical water quality, following the national trend

**All three** monitoring sites met UK Air Quality Regulations for particulate matter

Average light pollution radiance of **down 1.9%** from last year



### Relevant Monitoring Indicators:

- Indicator 41 – Air quality in Leeds
- NRWLP Air 1 – Continued improvement of the District’s air quality

### Relevant Local Plan Policies:

- CS Policy EN1: Climate Change – Carbon Dioxide Reduction
- NRWLP Policy Air 1: The management of air quality through development

### Targets:

- Continued reduction of specific pollutants throughout the lifetime of the Plan

### Triggers / Interventions:

- Consider need for specific technical guidance to assist planning applications
- Review of policy and planning permissions subject to the policy to determine if being implemented correctly

## Context

### *Air quality monitoring*

There are two primary air pollutants of concern within Leeds which are actively monitored at various sites across the District:

- Nitrogen dioxide (NO<sub>2</sub>), of which the main source is vehicle emissions and the burning of other fossil fuels
- Particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), of which a third is from sources outside of the UK, a half comes from domestic wood burning or transport emissions, and a small proportion comes from naturally occurring sources such as pollen, sea salt, and airborne dust.

Other pollutants (including carbon dioxide and sulphur dioxide) are found at levels well within the national and World Health Organisation guidelines in Leeds.

The Leeds City Council and DEFRA monitoring network includes:

- 9 automatic NO<sub>2</sub> monitors to allow the hourly and yearly average air quality objectives to be assessed
- 3 automatic particulate matter monitors to allow the 24-hour and yearly average air quality objectives to be assessed
- 201 manual diffusion tubes to provide yearly average concentrations for NO<sub>2</sub> to allow the annual average air quality objective to be assessed

### *UK Air Quality Objectives*

The Government set out levels for certain air pollutants that shall not be exceeded over a set period. Those relevant for air quality monitoring in Leeds are:

- Nitrogen dioxide (NO<sub>2</sub>) – shall not exceed 40µg/m<sup>3</sup> averaged over a one-year period and shall not exceed 200µg/m<sup>3</sup> for more than 18 hours in a single year
- Particulate matter (PM<sub>10</sub>) – shall not exceed 40µg/m<sup>3</sup> averaged over a one-year period and shall not exceed 50µg/m<sup>3</sup> for more than 35 days in a single year
- Particulate matter (PM<sub>2.5</sub>) – shall not exceed 20µg/m<sup>3</sup> averaged over a one-year period

## NO<sub>2</sub>: Air Quality Management Areas (AQMAs)

Air Quality Management Areas are declared when a local authority finds an area where Air Quality Objectives are not being achieved. Leeds City Council have previously declared six AQMAs which exceeded NO<sub>2</sub> objectives:

- Ebor Gardens, Burmantofts (revoked)
- Caspar Apartments, North Street (revoked)
- The Normans, Kirkstall (revoked)
- The Tilburys, Holbeck (revoked)
- Pool-in-Wharfedale
- Chapel Hill, Morley (revoked)

Air quality monitoring (at various stations) and reporting for each of these areas are therefore required to take place to ensure air quality levels consistently comply with the Air Quality Objectives. All but Pool-in-Wharfedale were revoked in July 2024 due to continued compliance with UK air quality targets.

**Current Position (2024)**

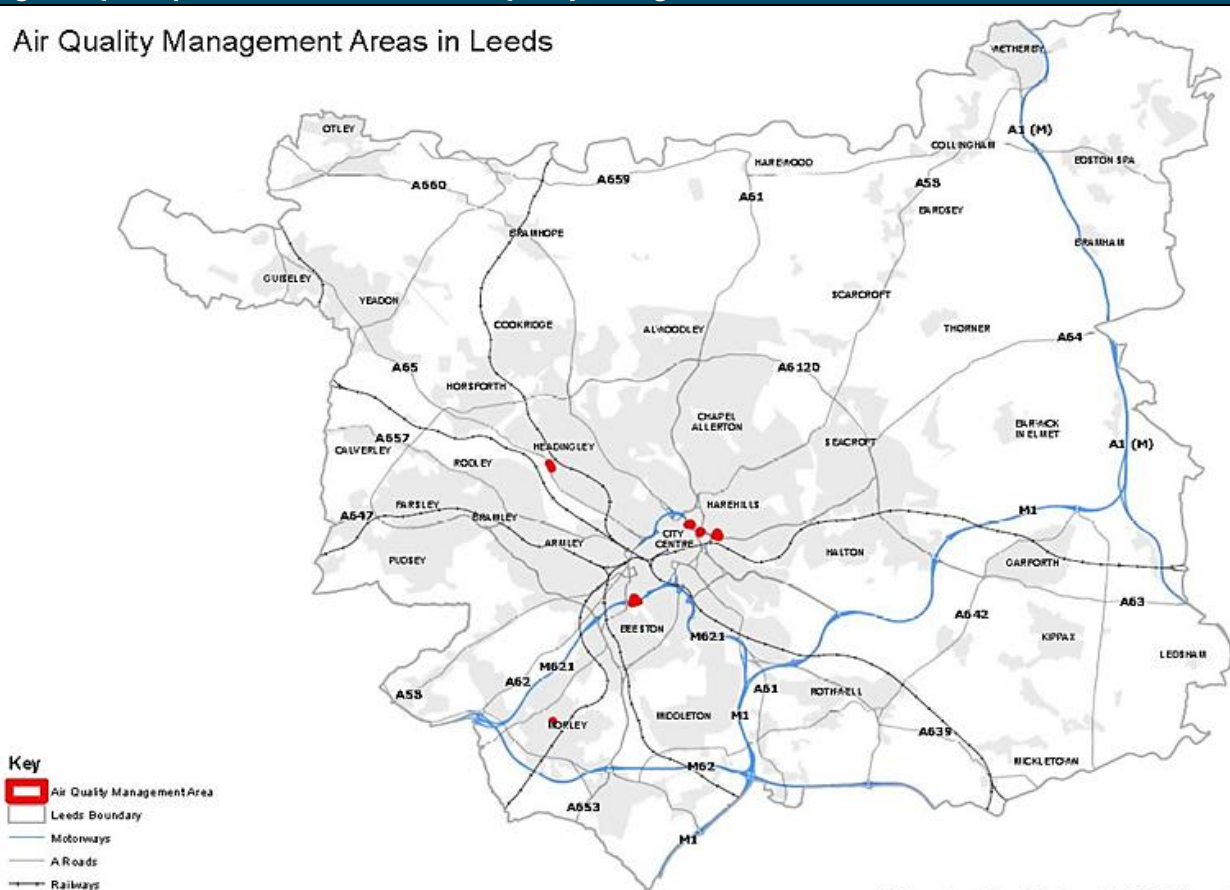
Five AQMAs were revoked in July 2024, with only AQMA 5 Pool-in-Wharfedale remaining and which requires a further 2 years of compliant data before being revoked to ensure for consistent compliance with UK air targets. For 2024, an annual mean NO<sub>2</sub> level of 34µg/m<sup>3</sup> was recorded, complying with targets. Monitoring continues to take place in all five revoked AQMAs which also complied with targets.

AQMA Name	AQMA description	Annual mean NO <sub>2</sub> level	Air Quality Objective
AQMA 5 Pool-in-Wharfedale	Residential properties, particularly at the back of the footpath adjacent to the A658 (Main Street) through the village.	34.2 µg/m <sup>3</sup>	Has not exceeded NO <sub>2</sub> annual mean objective of 40µg/m <sup>3</sup>

Source: Clean Air Leeds / DEFRA

**Figure EQ1: Map of current and former Air Quality Management Areas in Leeds**

**Air Quality Management Areas in Leeds**



(c) Crown Copyright and database right 2012 Ordnance Survey LA100019567

Source: Leeds City Council

**Trends**

In the short term, NO<sub>2</sub> levels remained largely similar to last year at Pool in Wharfedale. Longer term, significant progress has been made in air quality, seeing a 34% decrease in levels from 2018.

Site Name	2018	2019	2020	2021	2022	2023	2024	% Change
AQMA 5 Pool in Wharfedale	52	No data available	38	42	34	34.2	34.2	-34%

Source: Clean Air Leeds / DEFRA

**NO<sub>2</sub>: Automatic air quality monitoring sites (AURN)**

**Current Position (2024)**

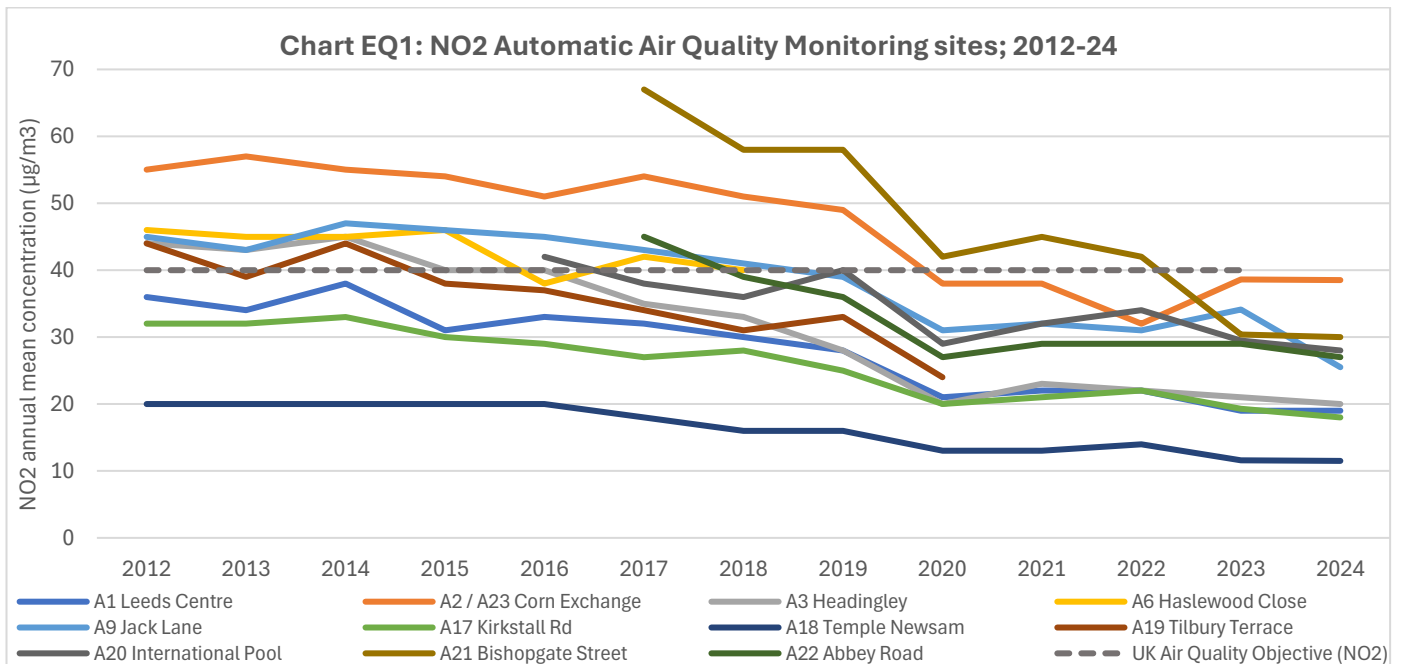
Consistent and automatic monitoring for air quality and pollutant levels are also undertaken at nine sites across Leeds as part of the Automatic Urban and Rural Network (AURN), shown in Table EQ3. None of the nine automatic monitoring sites exceeded the national air quality objective of 40µg/m<sup>3</sup> of NO<sub>2</sub> levels in 2024 for a second consecutive year.

## Trends

All automatic monitoring sites in Leeds saw improved or the same air quality levels in the short term from 2023, with the greatest improvement being seen at A9 Jack Lane with a 25% decrease. Longer term, considerable improvements have also been seen for all sites, with the greatest having been seen for A21 Bishopgate Street and A3 Headingley Kerbside (-55%), and the lesser extent at A2 Corn Exchange / A23 Corn Exchange 2 (-30%).

Table EQ3: NO <sub>2</sub> levels (µg/m <sup>3</sup> ) in Leeds' automatic air quality monitoring sites; 2012 and 2020-24							
Site Name	2012	2020	2021	2022	2023	2024	Total % change
A1 Leeds Centre	36	21	22	22	19	<b>19</b>	-47%
A2 Corn Exchange / A23 Corn Exchange 2	55	38	38	32	39	<b>38.5</b>	-30%
A3 Headingley Kerbside	44	20	23	22	21	<b>20</b>	-55%
A9 Jack Lane	45	31	32	31	34	<b>25.5</b>	-43%
A17 Kirkstall Rd	32	20	21	22	19	<b>18</b>	-44%
A18 Temple Newsam	20	13	13	14	12	<b>11.5</b>	-43%
A19 Tilbury Terrace	44	24	-	-	-	-	-46% (2012-2020)
A20 International Pool	-	29	32	34	30	<b>28</b>	-33% (2016-24)
A21 Bishopgate Street	-	42	45	42	30	<b>30</b>	-55% (2017-24)
A22 Abbey Road	-	27	29	29	29	<b>27</b>	-40% (2017-24)

Source: Clean Air Leeds



Source: Clean Air Leeds

## National comparison

NO<sub>2</sub> concentration levels can be compared with average data from the Government's Automatic Urban and Rural Network. Further decreases have been seen in NO<sub>2</sub> levels for the Headingley Kerbside 'roadside' site (-5%) albeit slightly less than the national average, with no change in the Leeds Centre 'urban background' site comparing unfavourably to a national average decrease of -9%. The average NO<sub>2</sub> roadside levels in Leeds remain much lower than the national average, with urban background being much higher. This indicates general good performance in improving air quality at both roadside and urban sites, but greater progress needs to be made in meeting the national urban background average.



**Table EQ4: NO<sub>2</sub> levels (µg/m<sup>3</sup>) in Leeds compared with national average; 2024**

Location	Average NO <sub>2</sub> levels in 2024	Actual difference from 2023	% difference from 2023
<b>Headingley Kerbside (roadside)</b>	<b>20</b>	<b>-1</b>	<b>-5%</b>
National average at 'roadside' locations	20.7	-1.3	-6%
<b>Leeds Centre (urban background)</b>	<b>19</b>	<b>0</b>	<b>+ / -</b>
National average at 'urban background' locations	13.1	-1.2	-9%

Source: DEFRA / UK Air

**Particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>)**

**Current Position (2024)**

All three sites which monitor particulate matter across Leeds met the UK Air Quality Objective of 40µg/m<sup>3</sup> annual average for PM<sub>10</sub> and 20µg/m<sup>3</sup> for PM<sub>2.5</sub> in 2024.

It is worth noting that due to the limited sites which monitor for particulate matter, this may not be wholly representative of the District, although the Council are exploring how monitoring for this can be improved.

**Trends**

Data for particulate matter is available from 2012 onwards for Leeds Centre and Headingley Kerbside, with monitoring having begun in 2022 for A23 Corn Exchange 2 Kerbside (Table EQ5). UK Air Quality Objective for both PM<sub>10</sub> and 20µg/m<sup>3</sup> for PM<sub>2.5</sub> have been met since 2012 (Chart EQ2).

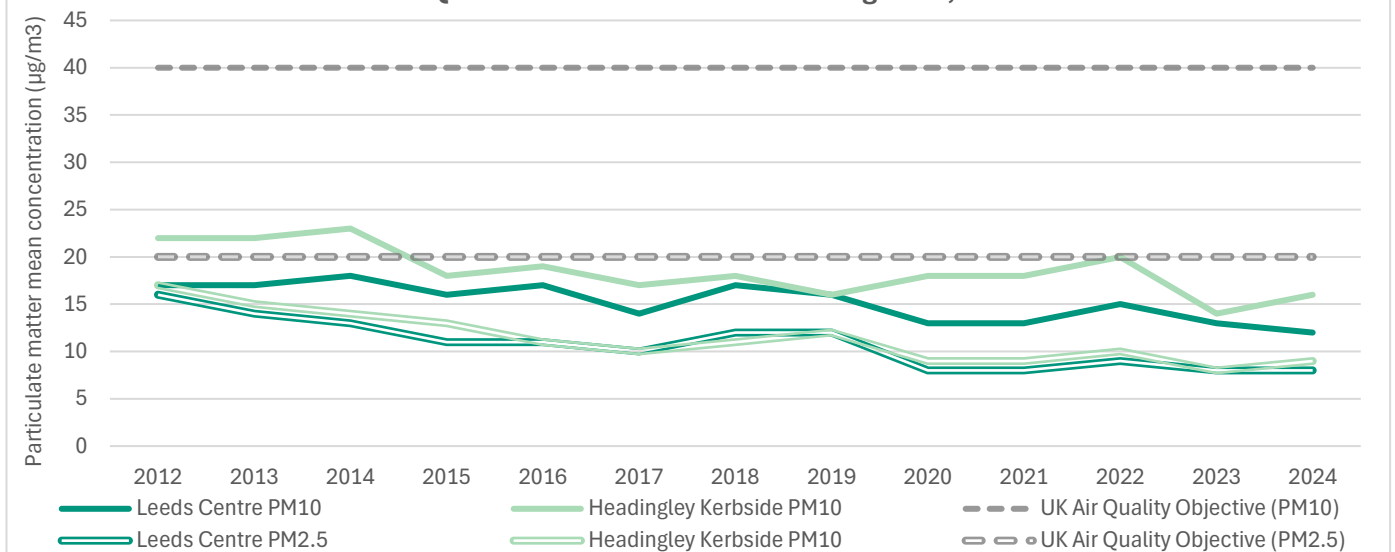
Whilst particulate matter levels remain low, considerable increases were seen at Headingley Kerbside for both PM<sub>10</sub> (+14%) and PM<sub>2.5</sub> (+13%) concentration levels in the last year. Longer term, considerable progress has been made at both Leeds Centre and Headingley Kerbside from 2012, with PM<sub>10</sub> levels dropping by over a quarter and PM<sub>2.5</sub> levels by half. Levels at Corn Exchange has remained unchanged since monitoring began in 2022.

**Table EQ5: Particulate matter (µg/m<sup>3</sup>) monitoring sites; 2012 and 2020-24**

Site name	Particulate matter	2012	2020	2021	2022	2023	2024
Leeds Centre AURN	PM <sub>10</sub>	17	13	13	15	13	<b>12</b>
	PM <sub>2.5</sub>	16	8	8	9	8	<b>8</b>
Headingley Kerbside AURN	PM <sub>10</sub>	22	18	18	20	14	<b>16</b>
	PM <sub>2.5</sub>	17	9	9	10	8	<b>9</b>
Corn Exchange 2 Kerbside	PM <sub>10</sub>	-	No data available		16	17	<b>16</b>
	PM <sub>2.5</sub>	-	No data available		9	9	<b>9</b>

Source: Clean Air Leeds

**Chart EQ2: Particulate matter monitoring sites; 2012-24**



Source: Clean Air Leeds

**Overall performance against target**

A green score has been provided over both the short and long terms due to continued improvements in air quality for NO<sub>2</sub> and particulate matter across nearly all monitoring sites in Leeds in the last year and from the baseline position.

### Relevant Monitoring Indicators:

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

### Relevant Local Plan Policies:

- NRWLP Policy Water 2: Protection of water quality
- NRWLP Policy Water 7: Surface Water Run Off

### Targets:

- All approvals have considered water quality and ensured that sensitive bodies are protected
- No sustained objections by the EA on basis of water quality each year

### Triggers / Interventions:

- Annual review of planning permissions where water quality has been affected
- Sustained increase in total applications (over a two year period) where water quality issues have not been addressed as identified by the EA

## Water quality of Leeds' water bodies

### *Current Position (2022)*

Water quality data from the Environment Agency is updated approximately every three years, with the last update being in 2022 with some limited data covering the 2019 and 2021 period on ecological water quality.

This shows that the majority of Leeds' water bodies have moderate ecological water quality (71%; nine water bodies), with 21% (three water bodies) having poor / bad ecological water quality and only 7% (one water body) having good ecological water quality.

All of Leeds' water bodies most recently failed for chemical water quality in 2019, although this is a trend seen nationally where no water bodies in England achieved a 'good' classification due to a change in methodology in order to accurately report the presence of certain chemicals. Previous data therefore overestimated the quality of water bodies.

### *Trends*

Over the short term, there has been a change of one moderate ecological water body classification to poor / bad for Lin Dike, although there has also been a change of one moderate classification to good within the Stan Beck catchment, which is the first good ecological classification in Leeds since 2013.

Most water bodies do remain in moderate condition and have done so for lengthy periods. In 2010, 14.3% of Leeds' water bodies had a poor classification and 14.3% had a good classification, which compares unfavourably against the most recent data of 21.4% having a poor classification and only 7.1% having a good classification, indicating little long-term progress in terms of ecological water quality.

As for chemical water quality, and as explained above, most recent data from 2019 cannot be compared with previous data due to a change of methodology, and whilst all water bodies have most recently failed, this does not necessarily indicate a sudden and considerable deterioration in chemical water quality but instead reflects a change in methods used, and future data will be required to provide analysis against this new accurate 2019 baseline and see if any improvements have been made.

Table EQ6: Environment Agency water body classifications in Leeds; 2010-2022										
Water body	Ecological water quality					Chemical water quality				
	2010	2013	2016	2019	2022	2010	2013	2016	2019	2022
Eccup reservoir	Amber	Amber	Amber	Amber	N/A	N/A	Green	Green	Red	N/A
Aire from Gill Beck (Baildon) to River Calder	Red	Red	Amber	Amber	Amber	Red	Red	Green	Red	N/A
Carlton Beck from Source to River Aire	Green	Amber	Amber	Amber	Amber	N/A	Green	Green	Red	N/A
Cock Beck Catchment (trib of Wharfe)	Amber	Red	Red	Red	Red	N/A	Green	Green	Red	N/A
Collingham Bk Catchment (trib of Wharfe)	Red	Red	Amber	Amber	Amber	N/A	Green	Green	Red	N/A
Gill Beck Guiseley from Source to River Aire	Amber	Amber	Amber	Amber	Amber	N/A	Red	Green	Red	N/A
Lin Dike from Source to River Aire	Amber	Amber	Amber	Amber	Red	N/A	Red	Green	Red	N/A
Low/Wortley/Pudsey Becks	Amber	Amber	Amber	Amber	Amber	N/A	Green	Green	Red	N/A
Meanwood Beck from Source to River Aire	Amber	Amber	Amber	Amber	Amber	N/A	Green	Green	Red	N/A
Milshaw Beck to Low/Wortley/Pudsey Bks	Amber	Amber	Amber	Amber	Amber	N/A	Red	Green	Red	N/A
Oulton Beck from Source to River Aire	Amber	Amber	Amber	Amber	Amber	Green	Green	Green	Red	N/A
Stank Beck catchment (trib of Wharfe)	Amber	Amber	Amber	Amber	Green	N/A	Green	Green	Red	N/A
Thorner Beck Catchment (trib of Wharfe)	Green	Green	Red	Red	Red	N/A	Green	Green	Red	N/A
Wyke Beck from Source to River Aire	Amber	Red	Amber	Amber	Amber	Green	Red	Green	Red	N/A
Table EQ6 Key:										
Classification score	Ecological water quality					Chemical water quality				
Green	Good					Good				
Amber	Moderate					-				
Red	Poor / Bad					Fail				

Source: Environment Agency Catchment Data Explorer

## Environment Agency water quality objections

### Current Position (2024/25)

No planning objections were received from the Environment Agency in relation to water quality in 2024/25, continuing a long-term trend.

### Overall performance against target

An amber score has been given over the short term due to the improvement of one water body and deterioration of one other water body in terms of ecological water quality between the two most recent periods. A red score has been given over the longer term due to the lack of improvement in ecological water quality since 2010 and all water bodies failing chemical water tests (although this is seen nationally due to a change in methodology).

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- No relevant Local Plan policies

### Targets:

- No set targets

### Triggers / Interventions:

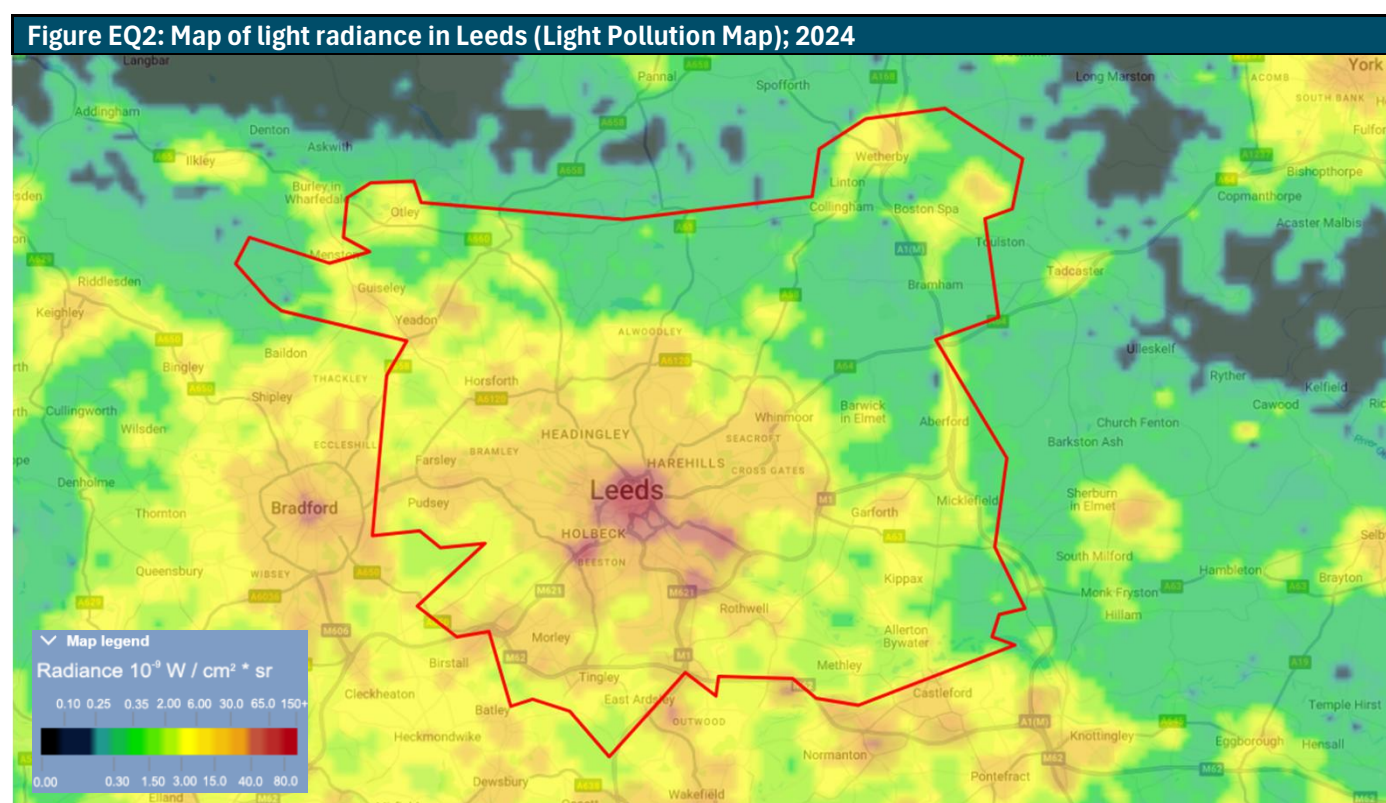
- No set triggers or interventions

## Light pollution across Leeds

### Current Position (2024)

Data available from Light Pollution Map (which extracts and presents data from NASA's infrared VIIRS) provides annual data on light radiance. A rough polygon has been drawn to demonstrate the Leeds District (as shown below in Figure EQ2) to allow annual comparisons to be made.

In 2024, the mean radiance for this polygon was 10.3 nW/cm<sup>2</sup>/sr (down 1.9% from the previous year) and the sum radiance was 45,040 nW/cm<sup>2</sup>/sr.



Source: Light Pollution Map

### Trends

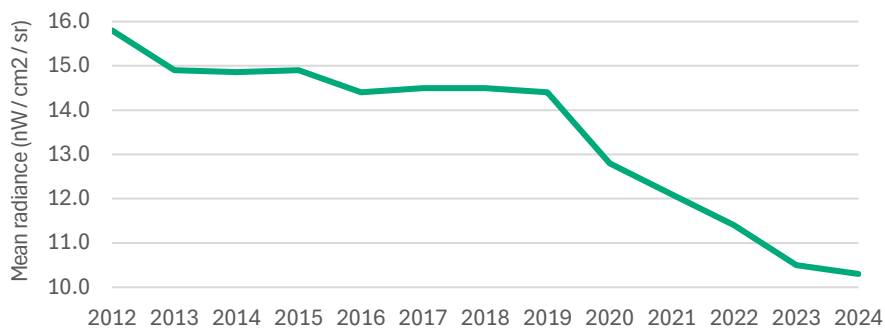
Given the size and scale of Leeds as a major urban city, it is expected that there will be some level of night light pollution. As Figure EQ2 shows, most of the light pollution in Leeds emanates primarily from the City Centre and inner neighbourhoods, with moderate levels of radiance from the Main Urban Area (mainly to the south and west of the District), and to a slightly lesser extent within the outlying Major and Smaller Settlements. This has remained the case since 2012, with the light pollution from the City Centre area and across the district having considerably decreased in this time.

This is reflected in the sum and mean light radiance levels across all of the District, which have seen annual decreases for each year since 2012. The mean light radiance has decreased by 2% within the past year, 28% within the past five years and 35% since 2012, showing considerable and consistent improvements to reducing light pollution across Leeds. Improvements to light pollution could be partially explained by the continued rollout and replacement of efficient LED street lighting and the implementation of part-night street lighting across some parts of the District (where some street lights are turned off between midnight and 05:30), and general increased awareness of light pollution and energy efficiency.

**Table EQ7: Light radiance (nW / cm<sup>2</sup> / sr) in Leeds; 2012 and 2020-24**

Year	Sum Radiance	Mean Radiance
2012	68,822	15.8
2020	55,921	12.8
2021	52,733	12.1
2022	49,702	11.4
2023	45,957	10.5
<b>2024</b>	<b>45,040</b>	<b>10.3</b>

**Chart EQ3: Mean light radiance (nW/cm<sup>2</sup>/sr) in Leeds; 2012-24**



Source: Light Pollution Map

**Overall performance against target**

A green score has been given over both the short and long terms due to the consistent decreases in the light radiance levels in Leeds since 2013 and within the current period.

**Emerging Local Plan policies – Environmental Quality:**

**Leeds Local Plan (LLP) 2042**

Leeds City Council is preparing a further comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042. This includes new and updated policies on design, air quality and water quality.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# BUILT ENVIRONMENT & INFRASTRUCTURE DELIVERY



Work progresses on updating design and place-making policies as part of an ongoing update to the Local Plan

**£10,557,000** received in CIL receipts, **up 7%**



**80%** retained for Strategic Fund

**15%** retained for Neighbourhood Fund

**5%** retained for administrative costs

28<sup>th</sup> Leeds Architecture Awards took place in November 2023

**£1,420,000** spent on local infrastructure

**£2,700,000** spent on strategic infrastructure

**£4,700,000** Section 106 income received for green space and play, with **£1,700,000** spent



### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of development
- Spatial Policy 6: Housing requirement and allocation of housing land
- Policy P10: Design
- Policy P11: Conservation
- Policy P12: Landscape
- Policy EN2: Sustainable design and construction
- UDPR Policy BD2: Design and siting of new buildings
- UDPR Policy BD6: Alterations and extensions
- UDPR Policy BC7: Development in Conservation Areas

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

## Context

### **Leeds Local Plan (LLP) 2042:**

Leeds City Council is preparing a comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes previous work already undertaken as part of Local Plan Update ('LPU') which sought to update policies on design and place-making.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material on design and place-making, can be viewed [here](#).

### **Leeds Design Code:**

Alongside LLP, preliminary work is also underway in preparing a local Design Code for Leeds, in line with national policy and guidance. This will form part of the Development Plan for Leeds and shall set design expectations and requirements for different types of development and locations across the District.

## Leeds Architecture Awards 2023:

### **Leeds Architecture Awards:**

The 28th Leeds Architecture Awards took place in November 2023, celebrating excellence in architectural design across publicly visible buildings and spaces completed between 1<sup>st</sup> July 2018 – 16<sup>th</sup> June 2023. This is a collaboration between Leeds Civic Trust, Leeds Society of Architects, Leeds City Council and RIBA, with the awards having taken place in the Howard Assembly Room. Initially, more than 50 schemes were nominated across six award categories (New Buildings – up to £10m in value, New Buildings – more than £10m in value, Adapted Buildings, Cultural Projects, Public realm & Landscape, and Sustainability), which was then shortened down to 15 shortlisted schemes.

The Architecture Awards take place every two years, and are next set to take place at the end of 2025.

**Current Position (2023)**

The following schemes and projects won their respective award in the following award categories:

**NEW BUILDINGS (up to £10m in value) & PROJECT OF THE YEAR**

**Winner:**

**Maggie’s Yorkshire  
Centre, St James’s  
Hospital**

**Designed by:  
Heatherwick Studio**



This cancer support centre was opened by the Maggie’s charity in 2020. The building was constructed using a prefabricated and sustainably-sourced spruce timber system. Inside, a mix of natural and tactile materials, soft lighting and variety of spaces all encourage social opportunities as well as quiet contemplation.

The judges said: “This is a warm, beautiful and welcoming place with an almost spiritual feel. It has a calmness and serenity which belies its surroundings, and attention to detail in its choice of materials and execution is exemplary.”

**NEW BUILDINGS (more than £10m in value)**

**Winner:**

**Sir William Henry  
Bragg Building,  
University of Leeds**

**Designed by:  
ADP Architecture**



This seven-storey glass-and-steel complex off Woodhouse Lane is home to the University of Leeds’s Faculty of Engineering and Physical Sciences. Its high-tech teaching rooms and laboratories have been designed to further establish the university as a world-leading research centre, while also providing a welcoming, accessible and modern gateway into campus.

The judges said: “This is a very successful combination of new and old, uniting pre-existing post-war structures with a substantial contemporary insertion.”

## ADAPTED BUILDINGS

**Winner:**

**Opera North's Music Works**

**Designed by:**  
**Enjoy Design**



Music Works has given New Briggate and Harrison Street an extra cultural dimension with the opening of the Howard Opera Centre, complete with facilities such as an education studio, tuition rooms and orchestra rehearsal space. A dedicated box office and public atrium have also been incorporated into Opera North's Howard Assembly Room. The judges said: "The public part of the scheme provides a sequential journey from the box office to the assembly room. The atrium space is bold and the fittings carefully conceived."

## CULTURAL PROJECTS

**Winner:**  
**Leeds Playhouse**

**Designed by:**  
**Page\Park**



This much-loved city centre theatre has been transformed by a reconfiguration and extension of the existing building, with a new frontage – featuring brightly-coloured ceramics – being created on St Peter's Street. Extra seating capacity and improvements to access have also been delivered in the site's two main performance spaces.

The judges said: "The creation of a visually arresting and yet practical new "front door" achieves an important goal in reorienting the theatre towards the city centre and creates a physical manifestation of a rebranding of the theatre as a whole."

## PUBLIC REALM & LANDSCAPE

**Winner:**

**Moortown Park**

**Designed by:**  
**re-form landscape architecture with The Friends of Moortown Park**



Opened at the end of 2018, this seven-acre park sits on a former corporate sports ground and provides a welcoming green space for visitors of all ages. Designed and developed to make the most of its underlying landscape, the park's notable features include a deep woodland corridor, dog walking paths, grassy and flower meadows and a small wetland area.

The judges said: "This is an example of a well-designed (but not over-designed) flourishing and well-used urban park, which will only get better in future years."

**Winner:**

**11 & 12 Wellington Place**

**Designed by:  
tp bennett**



Hailed as one of the UK's most sustainable office developments, 11 & 12 Wellington Place's design elements include a distinctive bridge and striking metallic bronze facades that mirror the stonework pattern of an adjacent Grade II-listed railway lifting tower. Situated between Wellington Street and Whitehall Road in the city centre, the buildings run entirely on renewable electricity.

The judges said: "Many of the schemes entered for this year's competition displayed excellent sustainability credentials, but this building sets a new standard for Leeds."

### **Overall performance against target**

Whilst this highlights the ongoing work and some of the successes in achieving high quality design in Leeds, no scoring has been provided for this sub-topic given no indicator or target to assess performance against.

## Infrastructure delivery (CIL and Section 106)

### Relevant Monitoring Indicators:

- Indicator 23 - Provision of Infrastructure as outlined in CIL
- Indicator 24 - Provision of Green Infrastructure and green space as obtained through development process and other sources and collection and spend of commuted sums towards space projects

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of development
- Spatial Policy 13: Strategic Green Infrastructure
- Policy ID2: Planning Obligations and Developer Contributions
- Policy G3: Standards for Open Space, Sport and Recreation
- Policy G4: New Greenspace Provision
- Policy G5: Open Space Provision in the City Centre

### Targets:

- As in Infrastructure Delivery Plan and determined through CIL
- Continued investment to improve the offer of greenspace and green infrastructure in the District in line with Policy G3

### Triggers / Interventions:

- Review reasons for lower achievement of green infrastructure and apply policies more strictly if necessary

## Context

### **Infrastructure Delivery Plan:**

Infrastructure is essential to support social, economic, and environmental objectives. The term 'infrastructure' has a very wide meaning and relates to all facilities and services which are necessary for successful communities to function. This includes services such as transport (e.g. roads, railways, buses, other public transport systems, cycle and pedestrian provision, parking, travel cards and real-time information) education, health facilities, greenspaces, leisure and cultural facilities, and utilities for instance water and electricity.

The Infrastructure Delivery Plan supports the LDF and identifies the currently planned infrastructure provision in Leeds, including the critical infrastructure necessary for the delivery of the Core Strategy over the whole Plan Period. It provides an overarching framework for other service providers' plans and programmes, to bring them into one place and to ensure that all providers are planning for the predicted level and locations of future growth as set out in the Core Strategy, the Core Strategy Selective Review and the Site Allocations Plan. Due to the level of growth anticipated in the SAP, this identifies infrastructure needs, particularly in relation to transport and schools, set out in [Appendix 2 of the SAP within the Infrastructure Background Paper](#) (May 2017).

### **Infrastructure Funding Statement:**

Local Planning Authorities (acting as a Charging Authority under CIL) are required to produce an annual Infrastructure Funding Statement (IFS) following amendments to legislation relating to the Community Infrastructure Levy (CIL) which came into force 1st September 2019.

The 2024/25 Statement is the fifth IFS to be issued by Leeds City Council. This sets out information for the financial year 1st April 2024 to 31st March 2025, relating to CIL and developer contributions received via Section 106 Agreements, as well as being intended to outline forthcoming infrastructure requirements and expenditure, aligning this with planned development and local planning policies. The main areas required to be included in the IFS are a statement of the infrastructure projects or types of infrastructure which Leeds City Council intends will be funded by CIL (the infrastructure list); a report about CIL and S106 planning obligations for the reporting year.

Once published, the latest Infrastructure Funding Statement is accessible [here](#).

## CIL income and expenditure:

The Community Infrastructure Levy (CIL) is a charge which can be levied by Local Planning Authorities on new development in their area. It is a planning charge for developers and landowners which is used to support the development of infrastructure in the local area. The CIL is charged per square metre on new developments and is based on viability evidence, which sets out rates which are deliverable along with Local Plan policies such as affordable housing, green space, and other Section 106 requirements. In Leeds, CIL applies to new dwellings of any size and any development where the internal area of a new building, extension or change of use exceeds 100sqm, with some exceptions. The liability of CIL is triggered on commencement of development and there can often be a time lag between the grant of a planning permission and the collection of CIL.

CIL was adopted by Full Council on 12<sup>th</sup> November 2014, policies approved by Executive Board on 17<sup>th</sup> September 2014, with the charges being implemented across Leeds from 6<sup>th</sup> April 2015. More details on CIL can be found [here](#).

### Current Position (2024/25)

Leeds received £10.5m in CIL receipts in 2024/25. £8.4m was retained for the Strategic Fund (80%) and £1.6m paid to the Neighbourhood Fund (15%), with the remaining covering administrative costs (5%).

The 2024/25 Infrastructure Funding Statement (IFS) sets in detail out how this money (alongside unspent money set aside in previous years) has been spent in the current year. A total of £2.7m has been used in 2024/25, being spent on the Kirklands Bungalow Autism Project and the Learning Places deficit. £497,015 was spent separately on local infrastructure by Parish and Town Councils. £924,203 has been spent by the Charging Authority (Community Committees) on local infrastructure projects.

### Trends

CIL income continues to increase year-on-year, increasing by 7% in the short term from last year and a total increase of 178% over the long term since 2016/17. The only year which saw a drop in CIL income was for 2020/21, likely a result of a drop in planning applications being received and development completed due to Covid-19 which led to a drop in CIL receipts received, although this was temporary with CIL receipts since increasing significantly above pre-Covid levels.

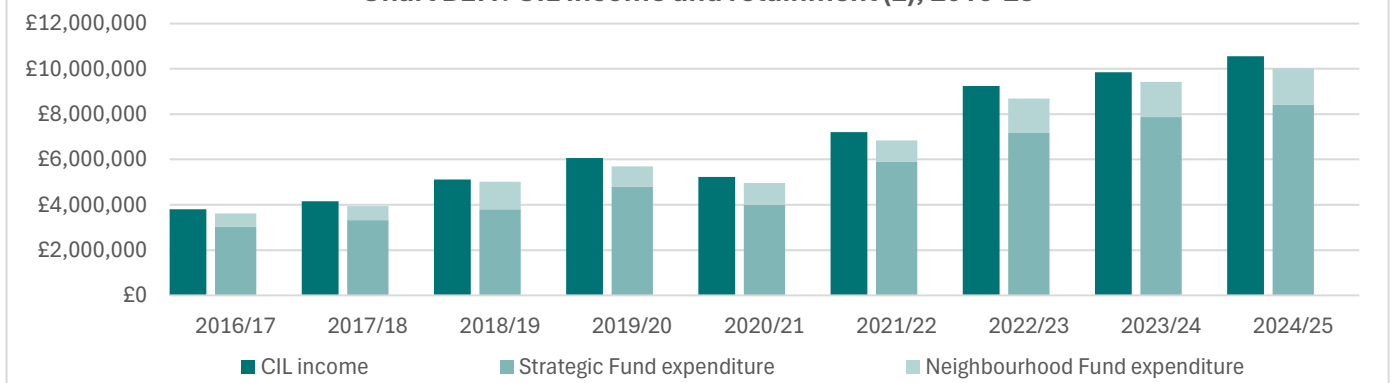
This increased CIL income has resulted in increasing money set aside for the Strategic Fund and being paid toward the Neighbourhood Fund to be spent locally, with both of these also seeing year-on-year increases and reaching peaks in expenditure in the current year showing positive short and long term progress. However, overall CIL expenditure significantly decreased by 80% from last year following the completion of the Flood Alleviation Scheme.

**Table BE1: CIL income and retainment (£); 2016/17-25**

Year	Total amounts of CIL receipts	Amount retained by Council (Strategic Fund)	Amount paid to Parish/Town Councils or Community Committees (Neighbourhood Fund)
2016/17	£3,800,571	£3,042,491	£570,426
2020/21	£5,222,994	£3,995,175	£968,271
2021/22	£7,206,730	£5,898,388	£941,785
2022/23	£9,236,458	£7,191,553	£1,500,321
2023/24	£9,848,175	£7,865,612	£1,562,418
<b>2024/25</b>	<b>£10,557,386</b>	<b>£8,409,890</b>	<b>£1,616,580</b>

Source: LCC Data & Intelligence Monitoring

**Chart BE1: CIL income and retainment (£); 2016-25**



Source: LCC Data & Intelligence Monitoring

## Section 106 income and expenditure:

Section 106 obligations are obtained under the provisions of Section 106 of the Town & Country Planning Act 1990 (commonly referred to as planning obligations or developer contributions) when it is considered that a development will have impacts that cannot be mitigated through conditions in the planning permission, and are used to fund the provision of supporting on-site or off-site infrastructure which is required as a result of such development.. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.

Obligations are often drafted so that certain infrastructure is specified which is to be provided or upon which the monetary in-lieu contribution is to be spent. Correspondingly, obligations can often be tied to a particular geographical location. Contributions can be paid over several years and triggers for payment are often dependent on phases of the development being commenced or completed. Therefore, contributions collected each year do not necessarily relate to planning permissions granted, developments commenced or sites / works completed in the same year. Examples of obligations include green space provision, traffic calming measures or road improvements, providing educational facilities, public transport contributions, affordable housing and local employment initiatives. More details on S106 agreements can be found [here](#).

### Current Position (2024/25)

A total of £17.3m was received in 2024/25 from S106 planning obligations from planning applications dated within this year and historical planning permissions. from last year. £4.7m of this was received for green space and play, reaching a significant peak. For planning permissions granted this year, planning obligations totalled £4m (although money will only be received where development commences / completes).

£8.7m of S106 funds was spent on infrastructure in 2024/25. Appendix 1 of the IFS sets out detailed expenditure of S106 funds, with £3.2 being spent on highway projects (37%), £2.8m on an affordable housing project (32%), £1.7m on greenspace projects (20%), £156,100 on one education project (2%) and £147,600 for monitoring and reporting of S106 contributions.

The total balance of S106 funds as of the end of 2024/25 stood at £49m, with the majority of this having already been allocated to specific projects.

### Trends

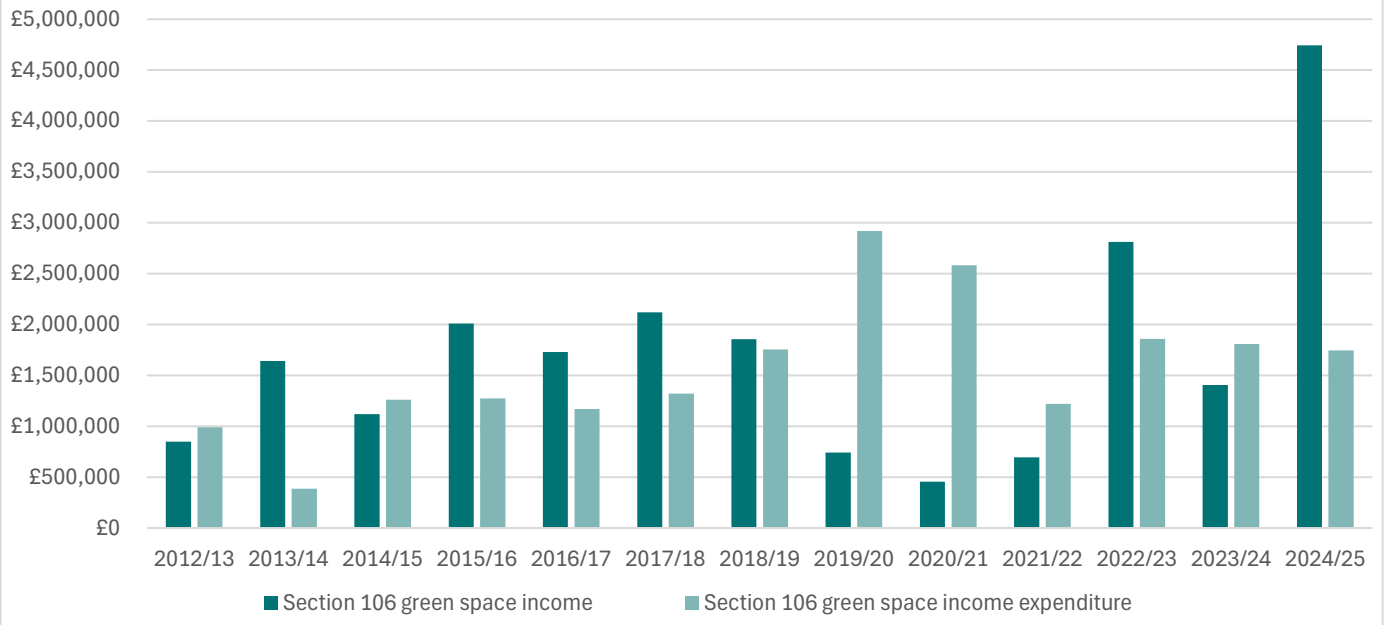
Long term data on S106 income and expenditure has not been able to be collected due to how reporting has been conducted in the past. However, S106 income increased significantly by nearly double from last year and up 29% from 2022/23, with total S106 expenditure increasing by 9% in the last year but down 16% from 2022/23.

Data on S106 income and expenditure specifically for green space and play is available from 2012 onwards. This shows money received for green space contributions continues to significantly increase, by 233% in the last year and a total increase of 460% since 2012. However, expenditure continued to decrease slightly in the short term by 3.5% but has increased by 76% since 2012. Since 2012, a total of £22,180,178 has been collected for green space, with £20,285,295 (91.5%) of this spent.

Year	Amount received	Amount spent
2012/13	£848,665	£991,087
2020/21	£456,969	£2,582,660
2021/22	£694,549	£1,218,860
2022/23	£2,813,392	£1,859,847
2023/24	£1,424,486	£1,807,226
<b>2024/25</b>	<b>£4,744,824</b>	<b>£1,744,422</b>

Source: LCC Data & Intelligence Monitoring

**Chart BE12: Section 106 green space and play area income and expenditure (£); 2012-25**



Source: LCC Data & Intelligence Monitoring

**Overall performance against target**

Whilst no set targets are made, a green score has been provided against both the short and long terms given the continued and significant increases in income from CIL receipts and S106 agreements. This has resulted in increasing spending on various infrastructure projects across Leeds in line with the Infrastructure Delivery Plan, including on greenspace, highways, housing, education and flood risk projects.



AMR 2024/25

# POPULATION & HEALTH




Mid-year population of **845,189**,  
up **1.4%** in the last year

Life expectancy of **78.6 years** for  
males and **82.5 years** for females 

Mortality rate of **369.9** from all causes

Infant mortality rate of **5.2** per 1,000

**118.5** KSI road casualties

**17%** neighbourhoods in most deprived  
decile, **down 5%** and **ranking #51** most  
deprived nationally (up from #33) 

Overall Social Progress Index score of **55.1**  
(out of 100), **down 5%**

<b>62</b> for Basic Human Needs	<b>54</b> for Foundations of Wellbeing	<b>49</b> for Opportunity
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### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- No specific relevant Local Plan policies

### Targets:

- No set target

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Census 2021

The census is undertaken by the Office for National Statistics (ONS) every 10 years and gives us a picture of the population and households in England and Wales. The census asks a broad range of questions on individuals, households and homes which helps to build a detailed snapshot of society. Information from the census can then help the government and local authorities to plan and fund local services, such as education, doctors' surgeries and roads. More information on the Census 2021 can be found [here](#).

The most recent census was undertaken in 2021, with the one prior having been conducted in 2011.

## Population growth

### Current Position (2024)

The mid-year population estimate for 2024 is 845,189, an increase of 1.4% in the last year, with an estimated median age of 36.1, down from 36.3 in the last year.

The 2021 Census provides the latest breakdown of population characteristics. As of 2021, Leeds population was 812,000, an increase of 8.2% from 751,500 in 2011. Breaking this down by age, the largest population change has been for the 70-74 (+31%) and 55-59 (+26%) age groups, with decreases seen in the 45-49 (-3%), 0-4, 15-19, 20-24 (-2%) and 40-44 (-1%) age groups from 2011. This equates to an increase of 15.7% for people aged 65+, an increase of 5.3% for people aged 15-64 and 12.4% for children aged 15 and under. The median age in Leeds sits at 36, up from 35 in 2011.

As for household composition, the largest group was for one-person households at 20.8%, down from 21.3% in 2011. The proportion of households with children (co-habiting and lone parent families with dependent and non-dependent children) increased by 1% from 33.8% to 34.8%.

### Trends

Since the last Census in 2021, Leeds' population has estimated to have grown by 4.4%, attributed primarily through net international migration and births surpassing deaths, although with a loss in internal migration.

Leeds population continues to grow decade-on-decade, seeing considerable increases in the last thirty years, with the current period seeing the largest population increase in the last fifty years. However, over the longer term, there has only been a slight increase of 2.9% in the total population from 1971, with 1981 and 1991 having seen considerable decreases in the population.

Table PH1: Change in Leeds population; Census 1971-21

Census Year	Estimated population	% decade change
2021	812,000	+8.2%
2011	751,500	+5.0%
2001	715,400	+5.1%
1991	680,700	-1.1%
1981	688,600	-12.7%
1971	789,000	-

Source: Office for National Statistics

## Regional/national comparison

Leeds' population is the second highest in England being behind Birmingham (1,114,900).

Leeds' population growth of 8.1% compares to 3.7% for Yorkshire & Humber and 6.6% for England. Leeds is the 3rd largest growing population in Yorkshire, behind Selby (10.2%) and Wakefield (8.4%). Nationally, Leeds has the 101th largest population growth out of 309 other authorities. The recent estimated population growth of 1.4% compares to 1.2% nationally.

The population change seen in Leeds by age group shows there is an ageing population in Leeds, although this is not unique to just Leeds. In fact, comparing this to the national figures, Leeds has seen a significantly higher increases for children and the working age population. The median age of 36 in Leeds is the joint lowest in Yorkshire & Humber (alongside Kingston upon Hull and Bradford) and is lower than the median age of 40 for all of England.

## Ethnicity and religion

### Current Position (2021)

Leeds is made up of diverse and multicultural communities., with 79% of Leeds' population identifying as "White", 9.7% as "Asian, Asian British or Asian Welsh", 5.6% as "Black, Black British, Black Welsh, Caribbean or African", 3.3% as "Mixed or Multiple ethnic groups", and 2.3% as "other ethnic groups" in 2021.

As for religious composition, 40.2% described themselves as identifying with "No religion", with 42.3% as Christian, 7.8% as Muslim, 1.2% as Sikh, 1.1% as Hindu, 0.8% as Jewish and 0.4% as Buddhist, and 5.8% providing no answer. The largest increase from 2011 was seen for those identifying with no religion (+12%) with a slight increase in Muslim (+2.4%), with decreases or no change in all other reported religions, particularly for Christianity which saw a decrease of 13.6%. English remains to be the main language spoken in Leeds at 90.9%, similar to the national figure.

### Trends

The proportion of Leeds' white population has decreased by just over 6% since 2011, with subsequent increases in "Black, Black British, Black Welsh, Caribbean or African" (+2.2%), "Asian, Asian British or Asian Welsh" (+1.9%), "other ethnic groups" (+1.2%) and mixed or multiple ethnic group (+0.8%) categories.

For changes in religion since the last census, the largest increase from 2011 was seen for those identifying with no religion (+12%) and a slight increase in Muslim (+2.4%), with decreases or no change in all other reported religions, particularly for Christianity which saw a decrease of 13.6%.

Ethnicity	Leeds Census 2011	Leeds Census 2021	Leeds Change 2011-21	England Census 2021	Leeds / England Difference
"Asian, Asian British, Asian Welsh"	7.7%	<b>9.7%</b>	+2.0%	9.6%	+0.1%
"Black, Black British, Black Welsh, Caribbean or African"	3.5%	<b>5.6%</b>	+2.1%	4.2%	+1.4%
"Mixed or Multiple"	2.7%	<b>3.3%</b>	+0.6%	3.0%	+0.3%
"White"	85.0%	<b>79.0%</b>	-6.0%	81.0%	-2.0%
"Other ethnic group"	1.1%	<b>2.3%</b>	+1.2%	2.2%	+0.1%
Religion	Leeds Census 2011	Leeds Census 2021	Leeds Change 2011-21	England Census 2021	Leeds / England Difference
Buddhist	0.4%	<b>0.4%</b>	0.0%	0.5%	-0.1%
Christian	55.9%	<b>42.3%</b>	-13.6%	46.2%	-3.9%
Hindu	0.9%	<b>1.1%</b>	+0.2%	1.7%	-0.6%
Jewish	0.9%	<b>0.8%</b>	-0.1%	0.5%	+0.3%
Muslim	5.4%	<b>7.8%</b>	+2.4%	6.5%	+1.3%
Sikh	1.2%	<b>1.2%</b>	+0.0%	0.9%	+0.3%
Other religion	0.3%	<b>0.4%</b>	+0.1%	0.6%	-0.2%
No religion	28.2%	<b>40.2%</b>	+12.0%	37.2%	+3.0%
Not answered	6.8%	<b>5.8%</b>	-1.0%	6.0%	-0.2%

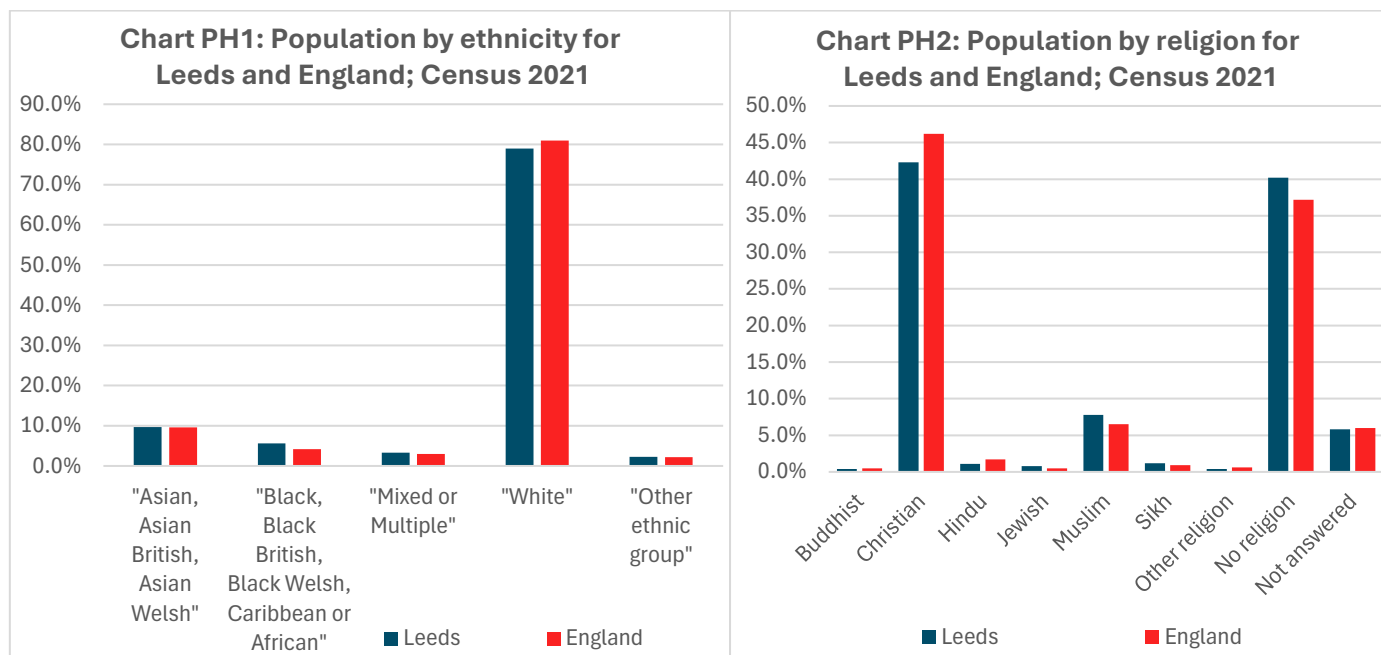
Source: Office for National Statistics



## Regional/national comparison

Leeds' has a slightly lower population identifying as "White" than the national figure, with a slightly higher proportion of Leeds' population identifying as "Black, Black British, Black Welsh, Caribbean or African" (+1.4% difference), "Mixed or Multiple ethnic groups" (+0.7%), "Asian, Asian British or Asian Welsh" (+0.1%) and "other ethnic groups" (+0.1%).

In addition, more of Leeds' population identifies with no religion compared to the national figure (+3% difference), with a higher proportion of Leeds' population identifying as Muslim (+1.3%), Hindu (+0.6%), Sikh (+0.3%), Buddhist (+0.1%) with less identifying as Christian (-3.9%).



Source: Office for National Statistics

## Overall performance against target

No score has been provided for the change in population characteristics due to the lack of any indicator, policy approach or targets to assess population changes against, and monitoring is instead for contextual purposes.



### Relevant Monitoring Indicators:

- Indicator 30 - Performance as measured by the Index of Multiple Deprivation

### Relevant Local Plan Policies:

- Spatial Policy 4: Regeneration Priority Programme Areas
- Spatial Policy 5: Aire Valley Leeds Urban Eco-Settlement

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Index of Multiple Deprivation (IMD):

The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. The latest Indices of Deprivation was released October 2025: IoD25. It measures the relative deprivation across 33,755 small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOA), across all 296 Local Authority Districts in England. To note, due to changes in statistical and administrative geographies, the IoD19 was made up of more LADs (317) but less LSOAs (32,844). As of 2025, Leeds is made up of 488 LSOAs, up from 482 in the last IoD19.

It ranks each LSOA from most deprived (1) to least deprived (33,755) based on 55 separate indicators organised into the following 7 domains which are combined and weighted to calculate the IMD. IoD25 has created 20 new indicators, with 14 having been significantly modified and 21 updated to more recent timepoints.

Table PH3: Indices of Multiple Deprivation (IMD) domains

Domain	Brief description	Weighting
Income	Measures the proportion of the population experiencing deprivation relating to low income	22.5%
Employment	Measures the proportion of working age population involuntarily excluded from the labour market	22.5%
Education	Measures the lack of attainment and skills in the local population	13.5%
Health	Measures the risk of premature death and impairment of life quality through poor physical/mental health	13.5%
Crime	Measures the risk of personal and material victimisation at local level	9.3%
Barriers to Housing and Services	Measures the physical and financial accessibility of housing and local services	9.3%
Living Environment	Measures the quality of both the 'indoor' and 'outdoor' local environment	9.3%

A summary of the IoD25 results is provided below, with more detailed analysis expected in the 2025/26 AMR.

## Indices of Deprivation 2025 (IoD25)

### Current Position (2025)

Out of Leeds' 488 Lower-layer Super Output Areas (LSOAs), 84 (17%) are in the most deprived 10% nationally (decile 1; lower-tier authorities) – down by 30 (5%) from 2019. This ranks 51<sup>st</sup> most deprived nationally, an improvement from 33<sup>rd</sup> in 2019.

Out of the seven domains, Leeds performs best against barriers to housing and services (ranking 268<sup>th</sup> most deprived nationally, remaining relatively unchanged), but less well against crime (27<sup>th</sup> most deprived, with very slight improvement), living environment (50<sup>th</sup>, with considerable improvement) and income (95<sup>th</sup>, considerable decrease). The worst progress made against the last IoD were in economic-based domains: education / skills, employment and income.

**Table PH4: IMD ranking in Leeds by decile; 2019 and 2025**

IMD decile	IoD19 ranking (1 = most deprived out of 317 local authorities)	IoD25 ranking (1 = most deprived out of 296 local authorities)	Change
Income	116	95	-21
Employment	131	108	-23
Education, Skills and Training	130	102	-28
Health Deprivation and Disability	69	100	+31
Crime	24	27	+3
Barriers to Housing and Services	270	268	-2
Living Environment	32	50	+18

Source: Ministry of Housing, Communities and Local Government (2025)

### Regional/national comparison

In relation to the proportion of neighbourhoods in the most deprived 10% nationally, Leeds is ranked the 51<sup>st</sup> most deprived out of 296 local authorities. Leeds compares relatively well out of the Core Cities, having the highest average rank and second highest rank for both average scoring and LSOAs in the most deprived decile (behind Bristol for both). Leeds also has seen the second biggest improvements in all three rankings.

**Table PH5: IMD rankings for England Core Cities; 2019 and 2025**

Core City	Rank of LSOAs in most deprived 10%			Rank of average rank			Rank of average score		
	IoD19	IoD25	Change	IoD19	IoD25	Change	IoD19	IoD25	Change
<b>Leeds</b>	<b>33</b>	<b>51</b>	<b>+18</b>	<b>92</b>	124	<b>+32</b>	<b>55</b>	86	<b>+31</b>
Nottingham	15	18	+3	10	18	+8	11	20	+9
Bristol	60	84	+24	82	123	+41	65	110	+45
Manchester	5	5	+ / -	2	2	+ / -	6	4	-2
Liverpool	2	12	+10	4	12	+8	3	9	+6
Sheffield	30	31	+1	93	90	-3	57	56	-1
Newcastle upon Tyne	23	22	-1	74	82	+8	41	48	+7
Birmingham	7	2	-5	6	8	+2	7	5	-2

Source: Ministry of Housing, Communities and Local Government (2025)

Spatially, Leeds shows a concentric ring of deprivation in certain suburbs (such as Carr Crofts, New Wortley, Hunslet, Cross Green, Burmantofts, Harehills, and Gipton are among the most deprived) which surround the city centre which is much less deprived.

### Trends

The proportion of LSOAs in the 10% most deprived nationally has increased for each IMD between 2010 and 2019 but reached the lowest levels in 2025 indicating relative improvement in deprivation levels in Leeds.

**Table PH6: LSOAs in 10% most deprived nationally in Leeds; 2010, 2015, 2019 and 2025**

Type	IoD10	IoD15	IoD19	IoD25
Percentage of LSOAs	19%	22%	24%	17%
Number of LSOAs	92	105	114	84

Source: Ministry of Housing, Communities and Local Government (2025)

However, caution should be had when comparing real changes in deprivation over time as some changes will result in variation in scores, including changes to indicators, changes to administrative or statistical geographies, and revisions to population estimates. However, a consistent approach and methodology which has been retained does allow for comparisons of relative rankings over time and to other areas.

Leeds' ranking for the proportion of LSOAs in the most deprived decile has improved for each period since 2015 compared to other authorities. This is most apparent in the latest IoD25 where the rankings of the average score and rankings of all LSOAs in Leeds also improved relative to other authorities.

**Table PH7: Change in IMD rankings in Leeds; 2010, 2015, 2019 and 2025**

IMD rankings	IoD10	IoD15	IoD19	IoD25
Rank of proportion of LSOAs in most deprived 10% nationally	-	31	33	51
Rank of average rank	97	100	92	124
Rank of average score	68	70	55	86

Source: Ministry of Housing, Communities and Local Government

It is important to note that the indices do not measure changes in the *absolute* level of deprivation in places over time but instead changes in *relative* deprivation and changes in the pattern of deprivation. Due to the breadth and complexity of indicators and the fact that the data is relative to other local authorities, it is difficult to analyse exactly why the relative levels of deprivation have changed in Leeds. This could be due to changes within Leeds and/or changes within other local authorities.

### **Overall performance against target**

A green score has been given over the short term due to the general decrease in neighbourhoods in the most deprived decile and a general increase in the relative ranking of Leeds compared nationally and against other Core Cities within the latest IoD25 to the last IoD19. It is worth noting that whilst general improvements have been made, ranking against the economic domains considerably worsened in the latest IoD25. A green score has also been given over the long term as this is a trend which has been seen against IoD10 baseline, with 2025 seeing the lowest proportion of neighbourhoods in the highest levels of deprivation.



### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Policy P9: Community Facilities and Other Services

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

## Context

### Local Authority Health Profiles:

The local authority health profiles provide an overview of health for each local authority in England. They pull together existing information and data on a range of indicators for local populations, highlighting issues that can affect health in each locality. The aim of the profile is to help local government and health services make plans to improve the health of their local population and reduce health inequalities.

The latest and detailed data and reports for the Leeds Local Authority Health Profile can be accessed [here](#).

## Latest Health Profiles for Leeds

The tables below provide the latest and previously available data across a range of health indicators. Data is updated periodically, with the **bold** data in the tables below reflecting where there has been a change from the last AMR. This provides the count (actual value) for each indicator in Leeds, as well as a local, regional and national value of the indicator to allow for spatial comparisons. Cells for the latest data have also been coloured to indicate whether the indicator has improved, stayed the same or worsened from the last period. A trend has also been provided from Public Health England which typically refers to the last five-year trend, being colouring based upon the national value, as per the key below:

Table PH8: Health Profile Table Key			
Recent Trend		Value Colouring	
	Decreasing / increasing & getting better		Better 95% of the national value
	No significant change		Similar to the national average
	Increasing / decreasing and getting worse		Worse 95% of the national value
-	Could not be calculated		

### Life expectancy and causes of death

Life expectancy fell slightly in the current period, like the national trend. This continues to be slightly higher than the regional figures, but considerably less than the national figure.

The mortality rate has increased for all causes (+3.7%) and for all cardiovascular diseases (+6.6%), contrary to slight decreases in the comparable regional and national figures. Continued reductions have been seen in the cancer mortality rate, like the regional and national trend. The suicide rate in Leeds has decreased slightly, compared to slight increases regionally and nationally.

Table PH9: Leeds Health Profile - life expectancy and causes of death									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Life expectancy at birth (Male)	2023	-	-	78.7	78.6	78.1	78.1	79.3	79.1
Life expectancy at birth (Female)	2023	-	-	82.7	82.5	82.0	82.1	83.2	83.1
Under 75 mortality rate from all causes / 100,000	2023	2,315	→	356.7	369.9	383.9	379.7	342.3	341.6
Under 75 mortality rate from all cardiovascular diseases / 100,000	2023	479	→	73.0	77.8	89.6	88.1	77.8	77.4
Under 75 mortality rate from cancer / 100,000	2023	771	→	127.7	126.1	130.3	128.9	122.4	120.8
Suicide rate (10+ yrs) / 100,000	2021-23	248	-	11.9	11.6	12.1	12.3	10.3	10.7

Source: Public Health England

### Injuries and ill health

Those killed and seriously injured on roads have considerably decreased in Leeds from the last period (-12.5). This was a greater percentage decrease than seen nationally albeit remaining at a higher rate.

Self-harm hospital admissions have increased in the current period by 8.5% in Leeds, compared to decreases seen regionally and nationally. Hip fractures and dementia diagnoses grew again in Leeds, with hip fractures comparing unfavourably to decreases seen regionally and nationally and dementia being like those trends. Cancer and diabetes diagnoses increased in their last period in Leeds, similar to the comparable regional and national picture.

Table PH10: Leeds Health Profile - injuries and ill health									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Killed and seriously injured (KSI) casualties on England's roads	2023	493	→	135.4	118.5*	114.1	119.8*	94.5	91.9*
Emergency Hospital Admissions for Intentional Self-Harm	2023/24	750	↓	80.5	88.0	120.6	114.2	126.3	117.0
Hip fractures in people aged 65 and over	2023/24	750	→	554	564	572	564	558	547
Percentage of cancers diagnosed at stages 1 and 2	2021	1,718	→	52.7%	53.4%	50.7%	52.6%	52.3%	54.4%
Estimated diabetes diagnosis rate	2018	-	-	75.8%	77.2%	80.6%	81.9%	77.1%	78.0%
Estimated dementia diagnosis rate (aged 65 and over)	2025	6,883	→	68.3%	73.6%	65.1%	68.2%	63.0%	65.6%

\*Data based upon modelling or projections

Source: Public Health England

### Child health

Data has been updated for the current period for infant mortality, which increased slightly from the previous period, like the regional and national trend, although the rate in Leeds is higher than both.



Smoking status at time of birth decreased by 15% from the last period, like the regional and national figures. Smoking rates remained higher than the national figure but lower than the region. Prevalence of obesity for 10-11yrs decreased by 4.7%. It remained lower than the regional value and about the same as England.

The conception rate for under 18s remained much higher in Leeds compared to the national and regional values, although a decrease was seen from the previous period compared to slight increases elsewhere.

Table PH11: Leeds Health Profile - child health									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Under 18s conception rate / 1,000	2021	246	-	19.8	19.3	16.5	17.1	13	13.1
Smoking status at time of delivery	2023/24	600	↓	10.0%	8.5%	11.6%	9.3%	8.8%	7.4%
Infant mortality rate / 1,000	2021-23	134	-	5.0	5.2	4.7	5.0	4.0	4.1
Year 6 prevalence of obesity (including severe obesity)	2023/24	2,055	↑	23.3%	22.2%	24.1%	23.6%	22.7%	22.1%

Source: Public Health England

### Health protection

Data has been updated for new STI diagnoses (excluding chlamydia under 25), seeing a considerable decrease in the last year (-24%), more than the decreases seen regionally and nationally.

The winter mortality index significantly decreased everywhere from the previous period, remaining well below regional and national values. TB incidences decreased in Leeds from the previous period but are higher than for Yorkshire and England.

Table PH12: Leeds Health Profile - health protection									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Winter mortality index	2021-22	110	-	18.7%	4.6%	21.3%	6.9%	36.2%	8.1%
New STI diagnoses (excluding chlamydia aged under 25) / 100,000	2024	3,535	↑	563	426	384	343	512	482
TB incidence (three year average)	2021-23	198	-	7.6	8.1	5.6	6.0	7.6	8.0

Source: Public Health England

### Behavioural risk factors

Alcohol-specific admissions for under-19s continues to be much lower in Leeds than Yorkshire and England following a further significant decrease of 19% in the current period. Increases have been seen for narrow alcohol-related conditions in Leeds (+14%), comparing unfavourably to the lower increases seen regionally and nationally.

The percentage of physically active adults decreased in Leeds and is now lower than the national figure and about the same as the regional figure. The percentage of obese and overweight adults increased slightly in Leeds, although less than the increases seen regionally and nationally. Obesity remains lower than the regional and national averages.

There has been no update to the adult smoking rates in the current period. The latest data shows rates are lower than the regional and national figures.

Table PH13: Leeds Health Profile - behavioural risk factors									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Admission episodes for alcohol-specific conditions - Under 18s	2021/22 - 23/24	63	-	15.0	12.2	21.5	19.0	26.1	22.6
Admission episodes for alcohol-related conditions (Narrow)	2023/24	3,229	↓	388	444	508	548	475	504
Smoking Prevalence in adults (18+) - current smokers (APS)	2023	-	-	12.4%	11.1%	13.1%	12.7%	12.7%	11.6%
Percentage of physically active adults	2023/24	-	-	69.0%	67.7%	65.7%	66.3%	67.1%	67.4%
Overweight and obesity prevalence in adults (18+)	2023/24	-	-	63.6%	63.9%	66.6%	67.2%	64.0%	64.5%

Source: Public Health England

### Inequalities

Data has been updated for the inequality in life expectancy at birth for male and females, with the rate increasing for males and decreasing slightly for females in Leeds, furthering the disparity between male and females. This rate for males compares unfavourably where the rate remained the same regionally and decreased nationally, with the trend for females matching that seen elsewhere.

There has been no update to the data for smoking prevalence in routine and manual workers, which increased in Leeds by 3.9% from the last period and which compared to slight decreases regionally and nationally. The rate remained lower than elsewhere.

Table PH14: Leeds Health Profile - inequalities									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Smoking prevalence in adults in routine and manual occupations (18-64) - current smokers (APS)	2023	-	-	17.9%	18.6%	21.7%	21.6%	22.5%	19.5%
Inequality in life expectancy at birth (Male)	2021-23	-	-	12.5	13.0*	12.0	12.0*	10.7	10.5*
Inequality in life expectancy at birth (Female)	2021-23	-	-	10.9	10.7*	9.9	9.7*	8.5	8.3*

\*Value based on provisional population projections

Source: Public Health England

## Wider detriments of health

Under 16s in relative or absolute low incomes families increased slightly in Leeds from last year similar to the trend across Yorkshire and England. This rate remains lower than the regional but higher than the national average. Homelessness increased slightly in Leeds similarly to elsewhere, but the rate in Leeds remains higher than elsewhere.

The percentage of people in employment decreased in Leeds by 2.9%, which compares unfavourably to the decrease seen across Yorkshire (-1.3%) and to the unchanged national figure. There has been no update to the data for average Attainment 8 score. The most recent data shows attainment scores were higher than the regional value and similar to the national value.

Hospital admissions for violent crime continues to fall in Leeds, similarly to that seen nationally and better than the regional increase. The rate in Leeds is lower than elsewhere.

Table PH15: Leeds Health Profile - wider detriments of health									
Indicator	Latest Period	Count	Recent Trend	Leeds Value		Regional Value		National Value	
				Previous	Latest	Previous	Latest	Previous	Latest
Children in relative low income families (under 16s)	2023/24	44,849	↑	27.7%	28.8%	29.4%	30.4%	21.3%	22.1%
Children in absolute low income families (under 16s)	2023/24	39,169	↑	22.9%	25.2%	24.5%	26.6%	17.4%	19.1%
Average Attainment 8 score	2022/23	-	-	48.5	46.1	46.9	44.7	48.7	46.2
Percentage of people in employment	2023/24	378,900	→	76.4%	73.5%	74.4%	73.1%	75.7%	75.7%
Homelessness - households owed a duty under the Homelessness Reduction Act	2023/24	5,273	↓	15.2	15.7	12.7	13.2	12.4	13.4
Violent crime - hospital admissions for violence (including sexual violence)	2021/22 - 23/24	750	-	29.8	29.1	39.0	40.1	34.3	34.2

Source: Public Health England

## Overall performance against target

A wide range of health-related indicators are reported on within the Health Profile, although on the whole indicators over the short term have worsened across numerous indicators in Leeds and compare generally unfavourably against the regional and national values (particularly on life expectancy and mortality rates) hence a red score being given, although noting some indicators have improved. No score has been given over the long term given the lack of consistent data over a broad range of topics reported on over this time.



### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of Development
- Spatial Policy 4: Regeneration Priority Programme Areas
- Spatial Policy 6: The Housing Requirement and Allocation of Housing Land
- Spatial Policy 8: Economic Development Priorities
- Policy P9: Community Facilities and Other Services
- Policy T2: Accessibility Requirements and New Development

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

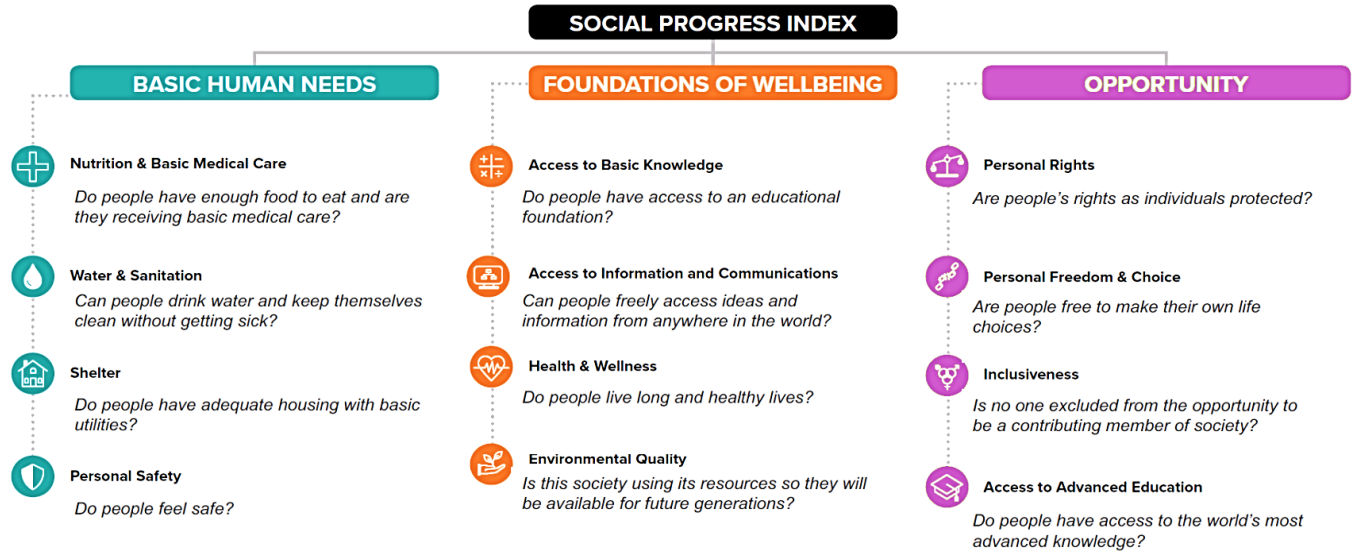
## Context

### Social Progress Index:

The Social Progress Index (SPI) is a framework designed by a global non-profit organisation called the [Social Progress Imperative](#) as a method of providing a comprehensive measure of the real quality of life across communities that measures outcomes or the lived experience. This has been adapted to help measure social progress in Leeds, providing an indication of how well Leeds is progressing on inclusive growth, and helps build a better understanding of what is happening across all wards in the District.

Composed of three dimensions (Basic Human Needs, Foundations of Wellbeing, and Opportunity), it can be used to benchmark success and provide a holistic, spatial, transparent, outcome-based measure of wellbeing that is independent of economic indicators. Each dimension comprises of four components whose underlying concepts relate to, and are guided by questions in the framework to answer with available data:

Figure PH1: Leeds Social Progress Index framework

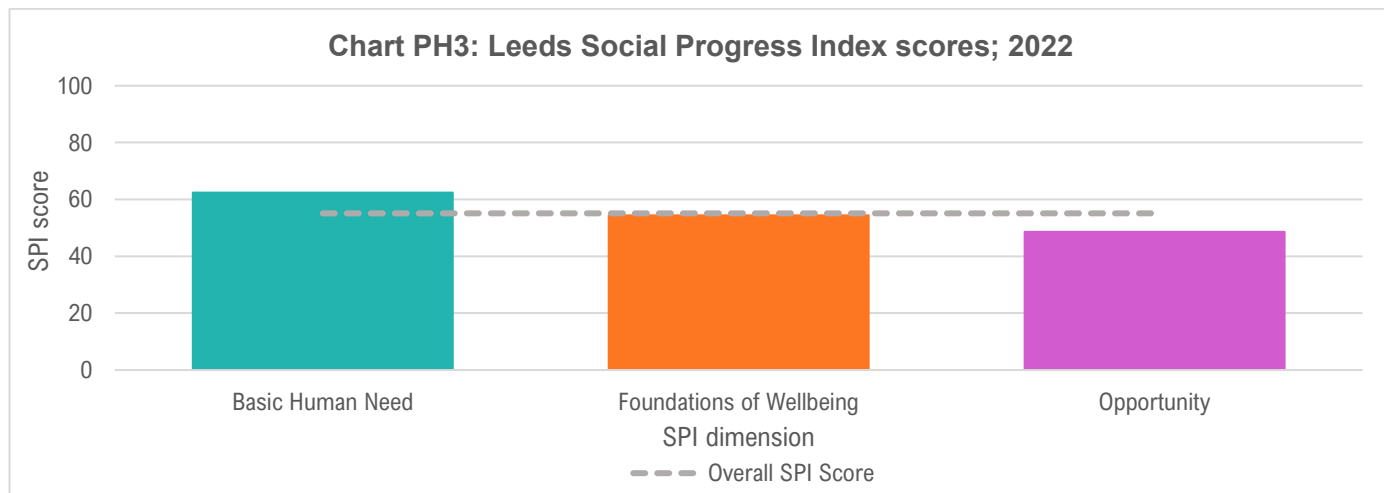


Each component is further defined by a selection of 45 outcome-based indicators that have been identified and set locally for Leeds. The component, dimension, and overall index scores are scaled from 0 to 100 to provide an intuitive index for the interpretation of absolute performance, benchmarked against the best and worst-possible scenarios in terms of social progress performance, where 100 corresponds to the most desirable outcome.

## Social Progress Index

### Current Position (2022)

The latest Social Progress Index (2022) demonstrated the overall SPI score for Leeds was 55.1 (out of 100, with higher the score representing a desirable outcome). This is broken down by the three dimensions: Basic Human Need – 62.4, Foundations of Wellbeing – 54.4, and Opportunity – 48.6.

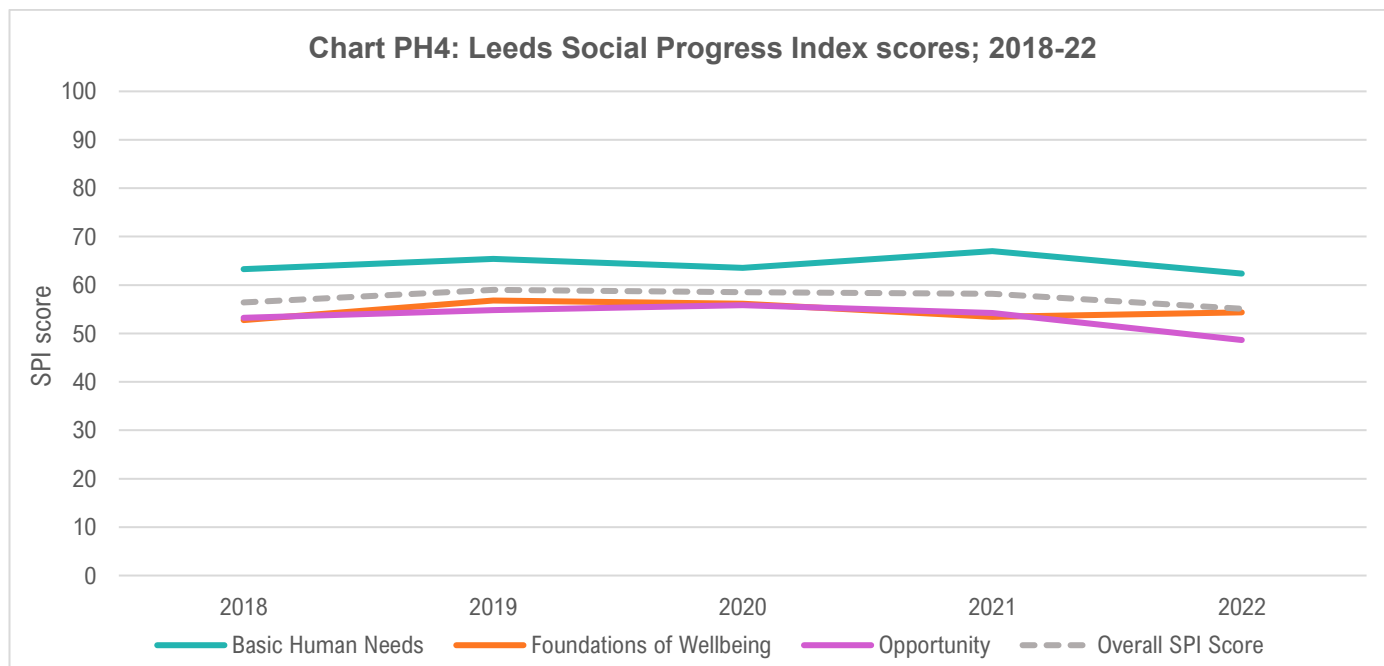


Source: Inclusive Growth Leeds

### Trends

SPI data for Leeds is available for each year from 2018 onwards. Chart PH8 shows the overall SPI score for Leeds increased in 2019, with a slight decrease between 2019 and 2021, and a more considerable decrease in 2022. This represented an overall decrease of 5.3% from the previous year and 2.3% since 2018.

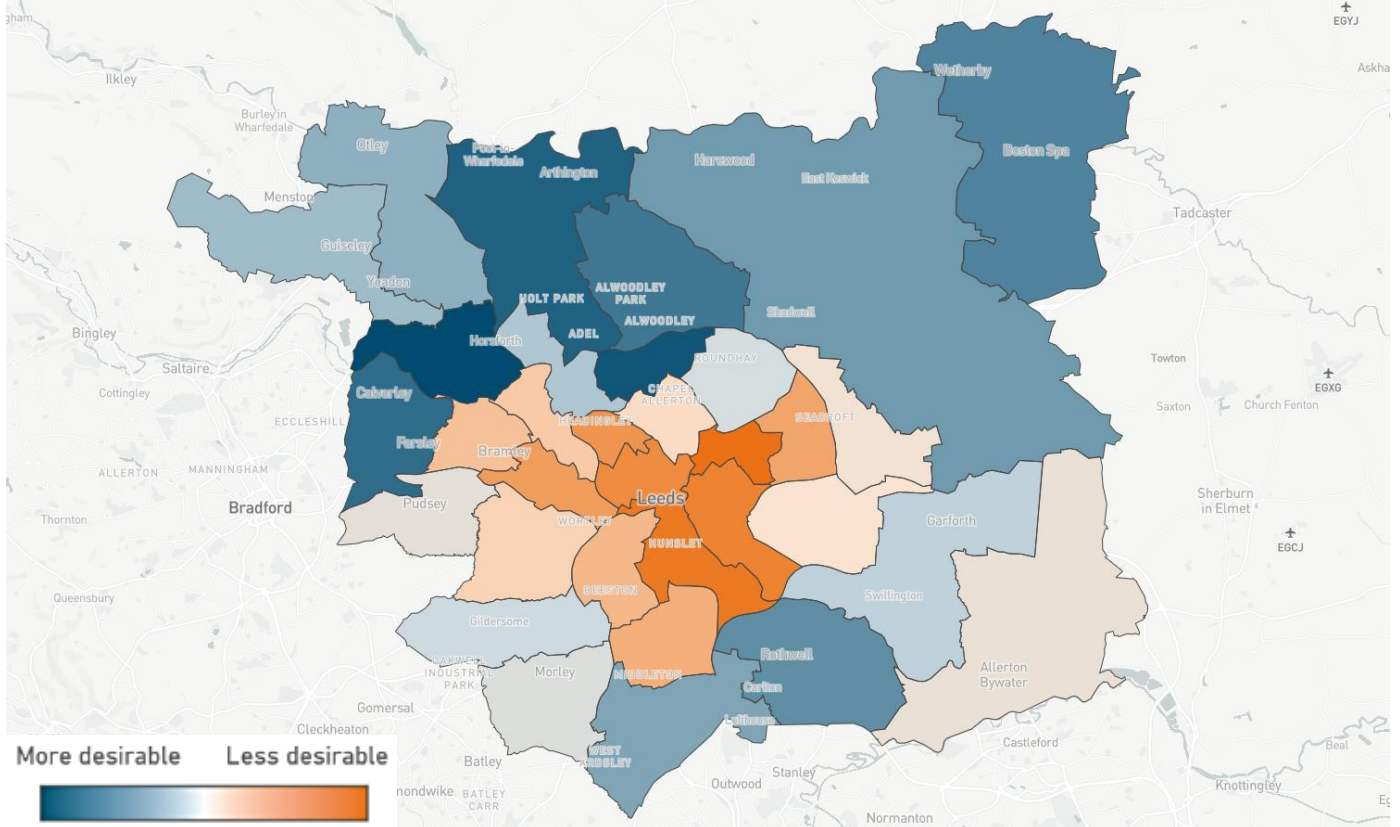
The largest decrease in scoring for the three dimensions in the previous year was for Opportunity which decreased by 10.3%. Basic Human Needs also saw a considerable decrease of 6.9% in the previous year, although with Foundations of Wellbeing actually seeing a slight increase of 1.8%. Looking longer term at the dimensions, Basic Human Needs and Foundations of Wellbeing have remained somewhat similar to their respective 2018 baseline figure (although with year-on-year fluctuations), with Foundations of Wellbeing increasing by 3% and Basic Human Needs decreasing slightly by 1.4%, although with Opportunity having seen a 8.7% decrease since 2018.



Source: Inclusive Growth Leeds

Looking geographically, the inner-city wards typically have a lower SPI score than those on the outer edges of the District. Horsforth, Moortown and Adel & Wharfedale rank the highest in the District, with Gipton & Harehills, Hunslet & Riverside and Burmantofts & Richmond Hill ranking the lowest.

**Figure PH2: Overall SPI score for all wards in Leeds; 2022**



Source: Inclusive Growth Leeds

### Overall performance against target

No score has been provided over the short term as the last data is available from 2022 with an amber score provided over the long term as the decrease was lower against the 2018 baseline.

### Emerging Local Plan policies – Population & Health:

#### Leeds Local Plan (LLP) 2042

Leeds City Council is preparing a further comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042. This includes new and updated policies which will need to account for population and demographic changes, as well as economic policies to support inclusive growth and design policies to create healthy places.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# CENTRES & NEIGHBOURHOODS





**921sqm** non-residential development in Town & Local Centres

**12.8m** City Centre visitors, **up 4%**

**56%** of non-residential development was within centres (including City Centre), and **68%** within or on the edge of

**5ha** of employment land delivered in Aire Valley, with no office completions

**2,366** homes delivered in City Centre, **up 50%** 

**647** homes delivered in Aire Valley, **up 422%** 

**37,800sqm** non-residential development completed in City Centre

Regeneration Areas delivered **1,625** homes and **54,000sqm** of non-residential development

Delivery of Aire Park progresses





# Centres & Neighbourhoods

## Town & Local Centres

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 21 - % of A1-A5, B1a, C1 & D1-D2 development within and edge of Town & Local Centres
- Indicator 22 - % of development within and on the edge of Town and Local Centres dividing between schemes of units larger or smaller than 372sqm

### Relevant Local Plan Policies:

- Spatial Policy 2: Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
- Policy P1: Town and Local Centre Designations
- Policy P2: Acceptable Uses in and on the edge of Local Centres
- Policy P3: Uses in Local Centres
- Policy P4: Shopping Parades & Small Scale Stand Alone Food Stores Serving Local Neighbourhoods and Communities
- Policy P5: Approach to Accommodating New Food Stores Across Leeds
- Policy P6: Approach to Accommodating New Comparison Shopping in Town and Local Centres
- Policy P8: Sequential and Impact Assessments for Town Centre Uses

### Targets:

- For the majority of retail, non-retail, community and leisure uses (A1/A2/A3/A4/A5/D1/D2) to be located in centres in line with Policy P8 thresholds and new food stores in line with Policy P5
- For the majority of office development to be located in the City Centre
- For Town and Local Centres to provide some small scale office development

### Triggers / Interventions:

- Review of application of sequential test when determining planning policies
- Review to see if sufficient locations are available in the City, Town and Local Centres to accommodate uses

## Context

### *Hierarchy of Centres*

The Core Strategy (Policy SP2) sets out a hierarchy of centres to ensure development is directed to the appropriate level of centre based on its scale and catchment: firstly the City Centre, then Town Centres, and lastly Local Centres. Policy CC1 defines the extent of the City Centre boundary (carried forward from the UDP) which also contains four Local Convenience Centres, and Policy P1 designates the relevant Town and Local Centres across the District: 27 Town Centres, 12 Higher Order Local Centres and 21 Lower Order Local Centres.

### *Economic Land Availability (ELA)*

Non-residential completions are recorded within the Economic Land Availability (ELA) dashboard, which monitors the availability of land, starts and completions for all economic development uses - offices, industrial, waste, mixed commercial, retail, food and beverage, leisure, hotels, community and other (typically sui generis uses). Industrial and waste completions have not been shown within this topic as the spatial strategy does not direct this type of development toward centres, and caution should be had with community and other uses as these are not necessarily always directed within centres. Consistent monitoring for hotel, community and 'other' uses only began in 2020/21, and whilst some completions have been backdated, this cannot be accurately compared with previous years.

The ELA only captures completions recorded through approved planning decisions, with a threshold of proposed development creating more than 500sqm of each non-residential use. Therefore, not all completed development under these categories can be picked up and monitored (i.e. those developments not requiring planning permission such as changes of use within Class E, or very small proposals).

The Economic Land Availability interactive dashboard can be viewed and filtered [here](#).



## Non-residential development within centres

### Current Position (2024/25)

56% of all non-residential development (excluding industrial and waste uses) in Leeds was located within all centres in 2024/25, down slightly from last year. This equated to just over 38,500sqm across all of Leeds' centres (including the City Centre), with the majority of this being for offices (37%) and hotels (36%), which was all located within the City Centre. 68% was located within or on the edge of all centres. Nearly a third of development was located outside of centres.

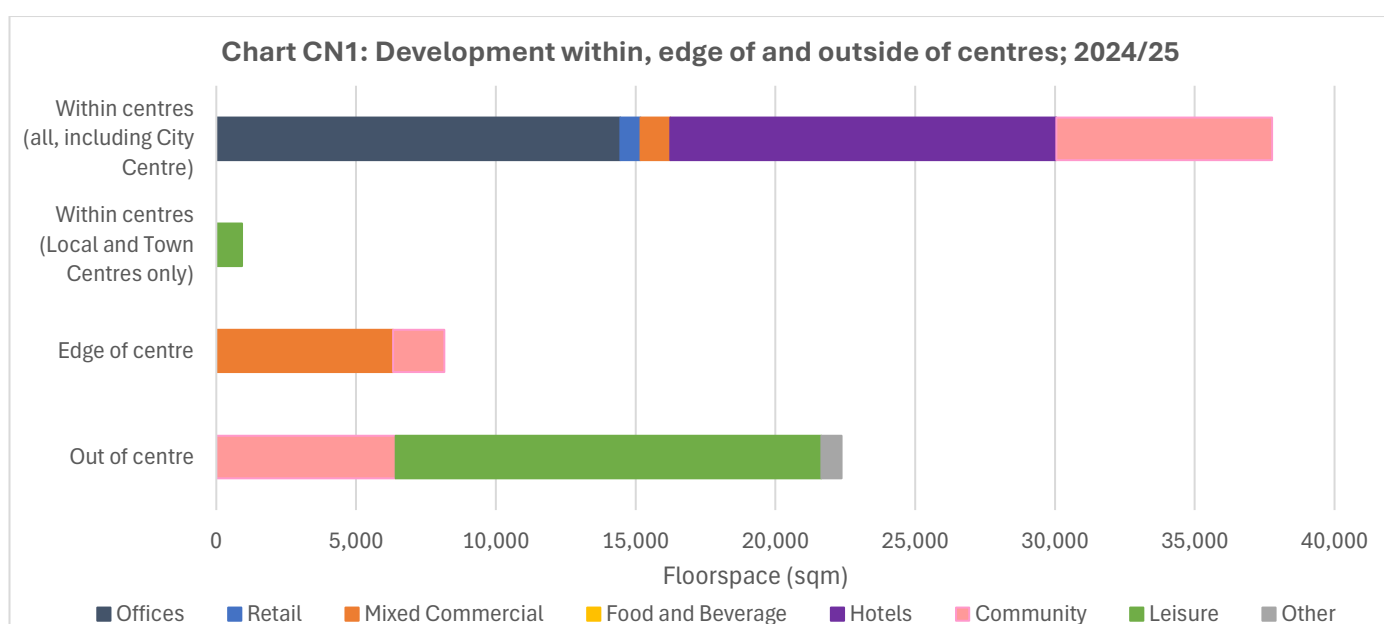
Breaking this down further for Local and Town Centres only (i.e. excluding the City Centre), there was a total of 921sqm of completed non-residential floorspace (a gym in Bramley) equating to just 1% of all non-residential development, although with a further 8,100sqm completed on the edge of local centres equating to 13%.

This demonstrates a considerable proportion of non-residential development being completed within or on the edge of centres in 2024/25, albeit mostly in the City Centre, but with nearly a third still being located outside of centres. The City Centre provided all office development this year with local centres providing no small-scale office development.

Table CN1: Non-residential development (sqm) within, edge of, and outside centres; 2024/25				
Use	Within centres		Edge of centre*	Out of centre
	All centres (including City Centre)	Local and Town Centres only		
Offices	14,453	0	0	0
Retail	727	0	0	0
Mixed Commercial	1,058	0	6,330	0
Food and Beverage	0	0	0	0
Hotels	13,809	0	0	0
Community	7,716	0	1,823	6,414
Leisure	0	921	0	15,230
Other	0	0	0	719
<b>TOTAL</b>	<b>37,763</b>	<b>921</b>	<b>8,153</b>	<b>22,363</b>
<b>%</b>	<b>55%</b>	<b>1%</b>	<b>12%</b>	<b>32%</b>

\*Edge of centre refers to a location that is well connected to and within easy walking distances (i.e. up to 300 metres) of the Primary Shopping Area for retail purposes. For all other main town centre uses, this is within 300 metres of the town centre boundary taking into account local circumstances (or for offices 500 metres from a centre's public transport interchange).

Source: LCC Data & Intelligence Monitoring



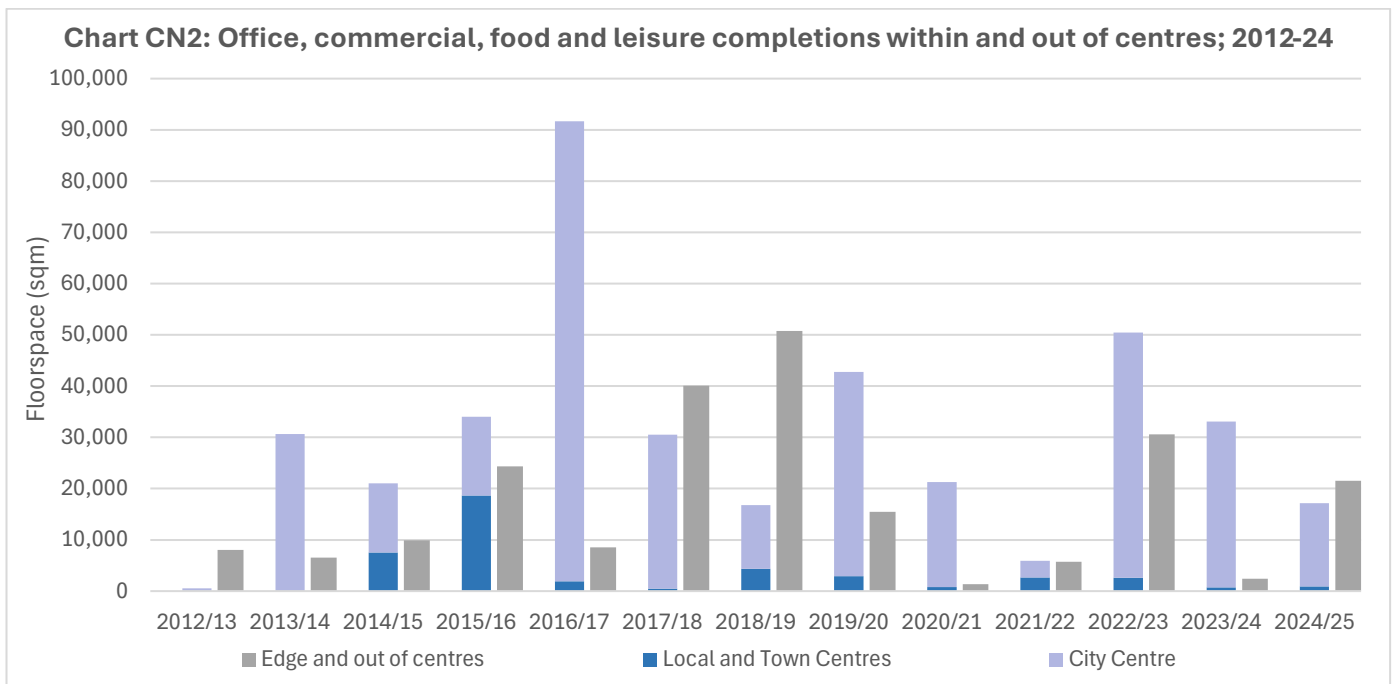
Source: LCC Data & Intelligence Monitoring

## Trends

Monitoring for office, mixed commercial, retail, food and beverage and leisure uses have taken place since 2012, with hotel and community completions have only been consistently monitored since 2021/22. Therefore, in order to accurately establish long-term trends and compare this against the short-term trend, hotel and community uses will not be included as part of the trend analysis below.

In the short term, only 44% of all office, commercial, food and leisure development was located within centres in 2024/25, with the remaining being located on the edge or outside of centres. This follows last year which saw nearly all development in centres. Looking longer term, there has been fluctuations in the proportions of non-residential development being located within or outside of centres (e.g. 2016/17 having a far higher proportion of development within centres although 2018/19 seeing the reverse with a higher proportion outside centres). Nevertheless, 64% of all office, commercial, food and leisure completions since 2012 have been within centres.

Specifically for offices, the majority have been completed within the City Centre since 2012 (77%), with a small proportion (2%) being located with local and town centres across the District. With no set target for office development within local centres, this figure broadly aligns with the aims set out within the Local Plan which seeks for town and local centres to provide some small-scale office development, although with a considerable portion of offices either being built on the edge or outside of centres.



Source: LCC Data & Intelligence Monitoring

## Overall performance against target

An amber score has been given over the short-term due to the decrease in non-residential development in the last year and a considerable proportion of this being located outside of centres. An amber score has also been given over the longer term due to the generally higher delivery of non-residential development within centres than outside of centres, although noting the continued lack of delivery of small-scale office development in local centres and several years of high delivery outside of centres.



# Centres & Neighbourhoods

## City Centre

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 1 - % of development activity to the south of the river in the City Centre as compared to north of the river
- Indicator 2 - Vibrancy, character and cultural appeal of the City Centre
- Indicator 31 - Delivery of a City Centre park

### Relevant Local Plan Policies:

- Spatial Policy 2: Hierarchy of Centres & Spatial Approach to Retailing, Offices and Intensive Leisure & Culture
- Spatial Policy 3: Role of Leeds City Centre
- Policy CC1: City Centre Development
- Policy CC2: City Centre South
- Policy P8: Sequential and Impact Assessments for Town Centre Uses
- Policy P9: Community Facilities and Other Services
- Policy G5: Open Space Provision in the City Centre

### Targets:

- Increasing and exceeding development activity in the southern part of the City Centre
- Increase in footfall, hotel occupancies, residential developments and environmental enhancements.
- Increase of developments such as cinema screens, theatres, live music venues, restaurants and bars/pubs
- Assumed annual delivery target of 31,000sqm office floorspace
- 31,000sqm additional retail space over Plan Period
- Annual delivery of 520 net dwellings
- Delivery of a City Centre Park of at least 3ha

### Triggers / Interventions:

- Review mechanisms for bringing forward development opportunities to identify any barriers preventing southern development e.g. preparation of planning frameworks
- Work with other council services, to help support and facilitate opportunities and promotional events

## Context

### Leeds City Centre

Policy CC1 defines the extent of the City Centre boundary which also contains four Local Convenience Centres, and alongside Policy SP3, sets out the expected delivery targets for within the City Centre: 655,000sqm of office floorspace (31,000sqm annually without margin of choice), 31,000sqm of net additional retail space and updated CS Policy SP7 sets a minimum target delivery of 8,312 dwellings (520 annually). Policy CC2 also sets out priorities to direct new development to the south of the City Centre to better integrate and balance the City Centre alongside the delivery of a new City Centre park (Aire Park).

## Total City Centre development

### Current Position (2024/25)

Leeds saw a total of 2,366 homes delivered in the City Centre in 2024/25, an increase of 50% from last year and reaching a new peak of delivery. 75% of these was delivered to the north of the River Aire (+4% from last year) and 25% to the south. As for non-residential uses, there was a total of just under 38,000sqm completions across eight completions in the City Centre, a slight decrease of 6% from last year. All of this was located to the north of the River Aire, with no completions to the south. Most of this development was for offices (38%), hotels (37%) and community uses (20%), with some small-scale completions for mixed commercial (3%) and retail (2%).

**Table CN2: Total City Centre development north and south of the River Aire; 2024/25**

Development type	North of the River Aire		South of the River Aire		City Centre total
	Residential units / non-residential floorspace (sqm)	North / South %	Residential units / non-residential floorspace (sqm)	North / South %	
<b>Residential</b>	<b>1,763</b>	<b>75%</b>	<b>603</b>	<b>25%</b>	<b>2,366 units</b>
<b>Non-residential total</b>	<b>37,763</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>37,763sqm</b>
Office	14,453	100%	0	0%	14,453
Retail	727	100%	0	0%	727
Mixed Commercial	1,058	100%	0	0%	1,058
Food and Beverage	0	-	0	-	0
Leisure	0	-	0	-	0
Hotels	13,809	100%	0	0%	13,809
Community	7,716	100%	0	0%	7,716
General Employment	0	-	0	-	0
Other	0	-	0	-	0

Source: LCC Data & Intelligence Monitoring

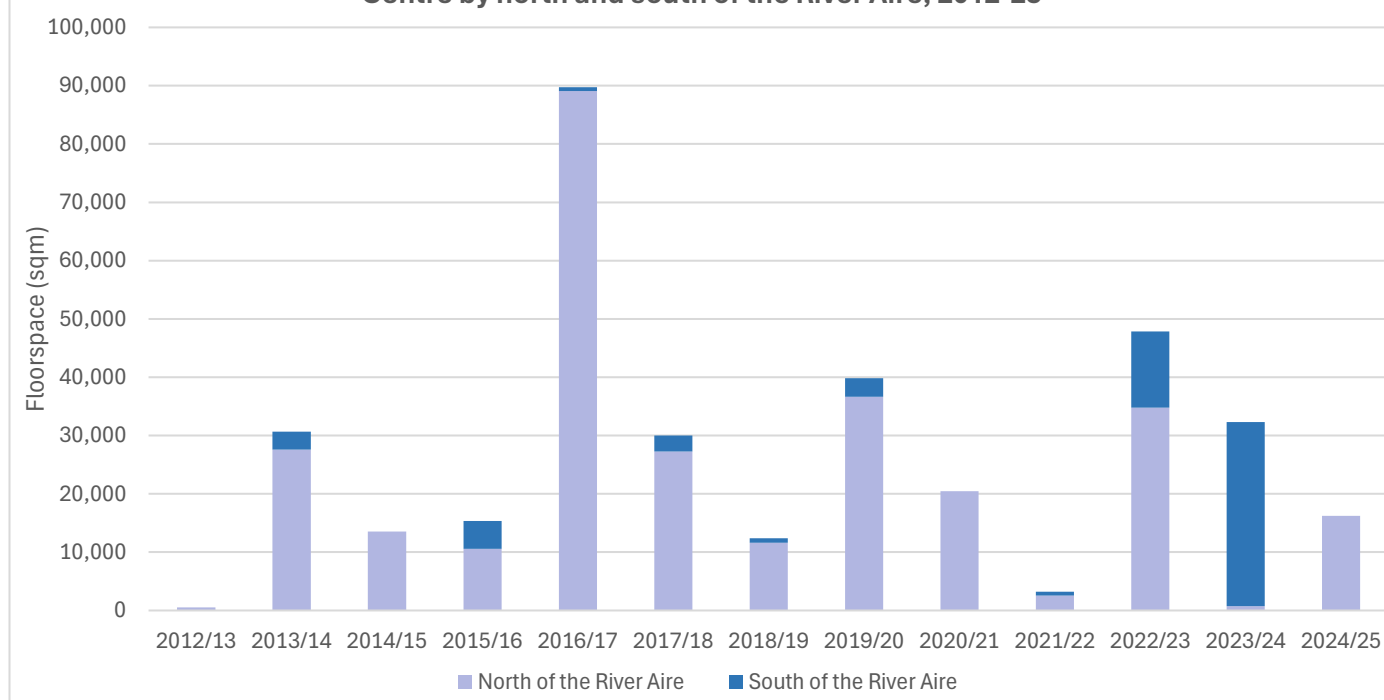
### Trends

Monitoring for office, mixed commercial, retail, food and beverage and leisure uses have taken place since 2012, with hotel and community completions have only been consistently monitored since 2021/22. Therefore, to accurately establish long term trends and compare this against the short-term trend, hotel and community uses will not be included as part of the trend analysis below.

As for the split for development to the north and south of the River Aire in the City Centre, there is a clear trend over the long term that development has been focused to the north of the river, with the current year representing the first year all development has been located to the north since 2020, although with last year representing the largest proportion to the south. Since 2012, 83% of non-residential development was located to the north and just 17% to the south.

As for the level of total non-residential development in the City Centre, the short term has seen the lowest level of development post-Covid. The long term has seen generally consistent levels of development, roughly between 10,000sqm - 30,000sqm albeit with some fluctuations, although with some years (2012/23 and 2021/22) seeing very low levels of development. An average of 24,000sqm has been completed over the last five years, and 28,000sqm over the current Plan Period.

**Chart CN3: Total office, commercial, food and lesiure completions in the City Centre by north and south of the River Aire; 2012-25**



Source: LCC Data & Intelligence Monitoring

## City Centre residential development

### Current Position (2024/25)

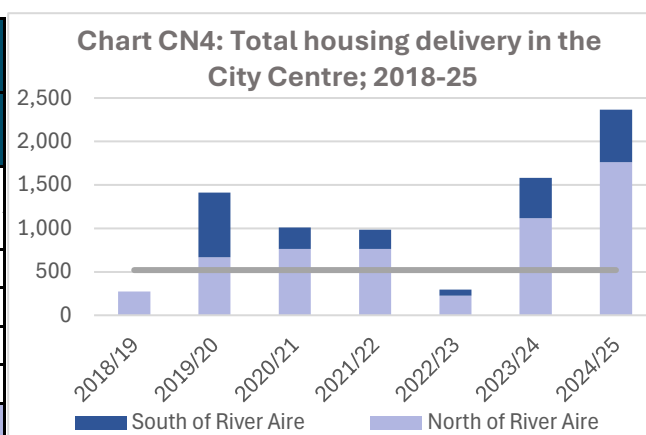
Leeds saw a total of 2,366 residential units completed in the City Centre in 2024/25, with 75% of these being located to the north of the River Aire and 25% to the south.

### Trends

Data showing the split of housing completions in the City Centre is available from 2018 onwards. Over the short term, total housing completions within the current period increased again from the previous year by 50%, far exceeding the expected annual delivery target of 520 net dwellings for the City Centre, and once again reaching peak delivery in the current Plan Period. Looking longer term, a total 7,919 homes have been delivered in the City Centre since 2018/19, exceeding the 3,640 expected homes (Chart CN4).

Most housing has been delivered to the north of the river each year, except for 2019/20 which saw a slightly higher proportion completed to the south. The current year has seen a slight increase in the delivery to the north and matching the average level of delivery to the north / south over the last seven years, with three quarters to the north and just a quarter to the south. It is hoped this proportion shall improve as residential development comes forward within the South Bank / Aire Park.

Table CN3: Total residential units completed in the City Centre by north and south of the River Aire; 2018-24					
Year	North of River Aire		South of River Aire		City Centre total
2018/19	272	100%	0	0%	272
2020/21	765	76%	247	24%	1,012
2021/22	765	78%	220	22%	985
2022/23	226	77%	68	23%	294
2023/24	1,117	71%	463	29%	1,580
<b>2024/25</b>	<b>1,763</b>	<b>75%</b>	<b>603</b>	<b>25%</b>	<b>2,366</b>
<b>TOTAL</b>	<b>5,575</b>	<b>75%</b>	<b>2,344</b>	<b>25%</b>	<b>7,919</b>



Source: LCC Data & Intelligence Monitoring

## City Centre office development

### Current Position (2024/25)

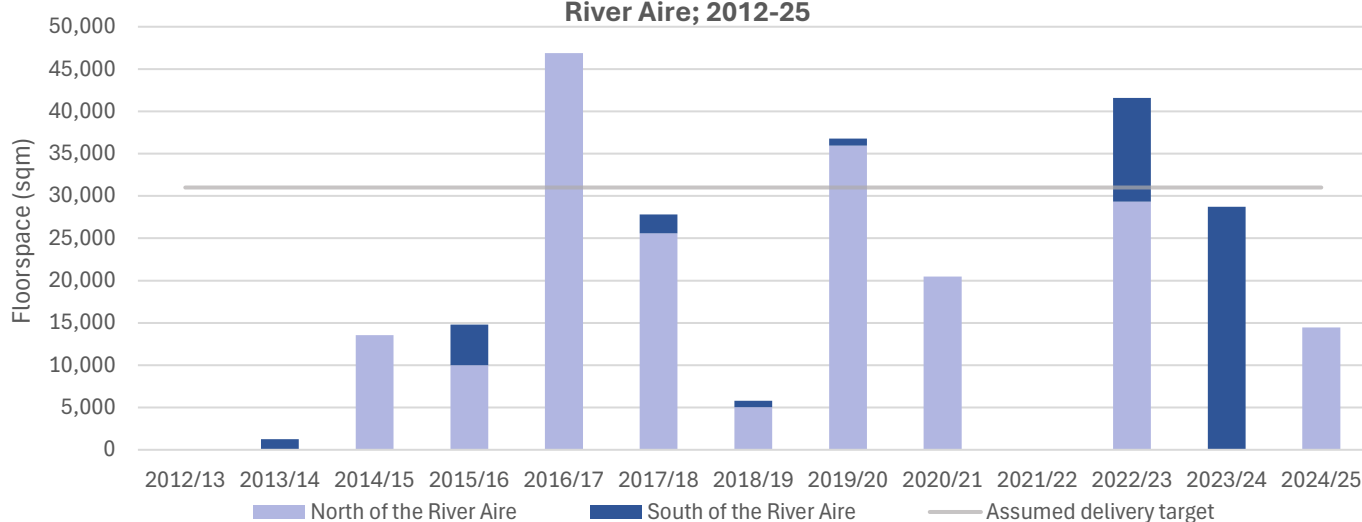
Leeds saw nearly 14,500sqm of office floorspace completions in the City Centre in 2024/25 across two schemes, down by half from last year. Both completions were to the north of the River Aire - City Square House and a change of use at The Electric Press.

### Trends

Office floorspace in the City Centre has fluctuated greatly during the Plan Period, with only three years having met the annual assumed delivery target of 31,000sqm (2016/17, 2019/20 and 2022/23) and with two years recording no completions (2012/13 and 2021/22). The current period provided under half of the assumed annual delivery target (47%). Looking at the longer term, only 68% of the assumed target has been met in the last five years and 63% over the current Plan Period. An average of 21,000sqm has been completed over the last five years, and 19,000sqm over the current Plan Period.

Since 2012, most office floorspace completions have been located to the north of the River Aire (80%) but this has reduced to only 61% over the last five years with the completed of office scheme at Aire Park in the South Bank.

**Chart CN5: Total office completions in the City Centre by north and south of the River Aire; 2012-25**



Source: LCC Data & Intelligence Monitoring

**Table CN4: Office floorspace completed in the City Centre compared to Core Strategy targets (sqm)**

Period	Assumed delivery target (sqm)	Total delivery (sqm)	% of planned floorspace	Performance Indicator
One year period (current) – 2024/25	31,000	14,453	47%	More than 10% below target
Five-year period (short term) - 2020-25	155,000	105,241	68%	More than 10% below target
Current Core Strategy plan period - 2012-25	403,000	252,099	63%	More than 10% below target

Source: LCC Data & Intelligence Monitoring

## City Centre commercial development

### Current Position (2024/25)

Leeds saw a total of 23,310sqm of commercial, leisure and community (retail, mixed commercial, food and beverage, leisure, hotel and community uses) completions in the City Centre in 2024/25, doubling from last year. The proportion of all commercial, leisure and commercial development across the entire District located in the City Centre also increased from 25% last year to 43% this year, primarily because of a large hotel development in the City Centre. The majority of mixed commercial and all leisure completions were located outside of the City Centre.

100% of commercial, leisure and community completions in the City Centre was completed to the north of the River Aire in 2024/25, with no completions to the south. This compares to the 65% north / 35% south split recorded last year.

**Table CN5: Commercial and leisure development within and outside the City Centre; 2024/25**

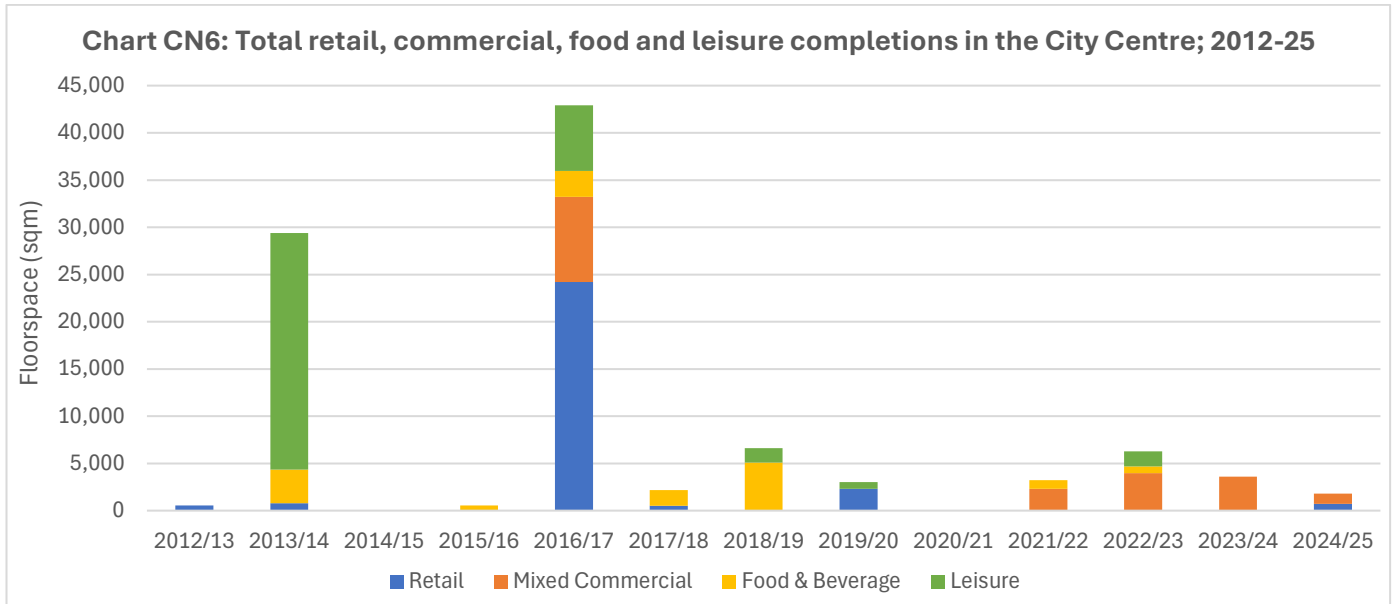
Year	Within City Centre				Outside City Centre	
	North of the River Aire		South of the River Aire		Outside City Centre	
	Floorspace (sqm)	%	Floorspace (sqm)	%	Floorspace (sqm)	%
Retail	727	100%	0	0%	0	0%
Mixed Commercial	1,058	14%	0	0%	6,330	86%
Food and Beverage	0	-	0	-	0	-
Leisure	0	-	0	-	16,151	100%
Hotels	13,809	100%	0	0%	0	0%
Community	7,716	48%	0	0%	8,237	52%
<b>TOTAL</b>	<b>23,310</b>	<b>43%</b>	<b>0</b>	<b>0%</b>	<b>30,718</b>	<b>57%</b>
	<b>23,310 (43%)</b>					

Source: LCC Data & Intelligence Monitoring

## Trends

Monitoring for office, mixed commercial, retail, food and beverage and leisure uses have taken place since 2012, with hotel and community completions have only been consistently monitored since 2021/22. Therefore, in order to accurately establish long term trends and compare this against the short term trend, hotel and community uses will not be included as part of the trend analysis below.

Total completions for commercial and leisure uses in the City Centre have generally remained low for each year during the Plan Period (under 7,500sqm), except for 2013/14 and 2016/17 which saw untypically high completions of 29,400sqm and 42,900sqm respectively. The majority of this in 2013/14 was for leisure uses (primarily the First Direct Arena) and for retail in 2016/17 (primarily Victoria Gate / John Lewis). The short term appears to be consistent with the trend seen otherwise during the Plan Period, albeit on the lower end.



Source: LCC Data & Intelligence Monitoring

As for retail specifically, delivery across the short and medium terms continues to remain significantly low and below annual assumed delivery targets, with a total need of 31,000sqm of additional retail space being identified within the Core Strategy. Only 38% has been met in the current year, and just 8% in the last five years with no completions between 2020 and 2023. However, looking longer term and across the current Plan Period (2012-2025), these assumed delivery targets have been met, with large-scale, planned retail development coming forward at the start of the Plan Period, particularly in 2016/17.

Whilst this demonstrates positive progress against this indicator for the long term, this significant under delivery of retail development in the short term may also be indicative of recent changes to the overall retail market with a move towards mixed commercial developments through the creation of Class E which allows for greater flexibility between uses rather than just retail. When including mixed commercial uses, the annual assumed delivery target of 1,938sqm would have nearly been met by 92% for the current year and met by 121% for the five-years, and nearly doubling the current Plan Period target.

It is also likely that monitoring would not be picking up most retail development in the City Centre given most changes of use of existing stock would not require planning permission. These changes to the retail and commercial market will be reflected as part of an ongoing update to the Leeds Local Plan.

Period	Assumed delivery target (sqm)	Total delivery (sqm)	% of planned floorspace	Performance Indicator
One year period (current) – 2024/25	1,938	727	38%	More than 10% below target
Five-year period (short term) - 2020-25	9,688	727	8%	More than 10% below target
Current Core Strategy plan period - 2012-25	25,194	29,067	115%	More than 10% above target

Source: LCC Data & Intelligence Monitoring

## Delivery of City Centre park

### Current Position (2024/25)

Plans to deliver a new 3.5 ha City Centre park (as part of the ‘Aire Park’ development in the South Bank) continued to progress at pace during 2024/25. Following the opening of the first public realm last year at Tetley Green and Theatre Gardens, Tetley Triangle was completed providing further public space around the Tetley building and part of the Hunslet Stray was reopened in 2024/25 providing connectivity through the site. Significant work was also made on Central Park, located to the southern end of Phase 1 and north of Crown Point Road, which is set to open summer 2025 when the completed landscaping matures and planting develop, which will provide 0.6ha of greenspace with lawns, gardens, mounds and new woodland with 73 new trees forming part of the flowering avenue. A new play area to the north of this is also set to open following this.

The first new buildings in Aire Park were also completed in the last year, providing further public realm and connectivity around these buildings. Phase Two of the Aire Park masterplan has also been submitted, which when approved and completed is set to provide the final hectare of the park and further public realm including the Flowering Avenue, extending the park to the south of Crown Point Road. When completed, the 8-acre park will be the largest new city centre green park in the UK providing 700 new trees.

Figure CN1: Aire Park from above; December 2024



Aerial image showing Aire Park from above, with The Tetley and Tetley Green central, Central Park to the left and Theatre Gardens and Meadow Lane landscaping to right  
Source / Credit: Aire Park

## City Centre footfall

### Current Position (2024)

Footfall in the City Centre, as measured along Briggate, reached 12.8m in 2024, up 4% from last year.

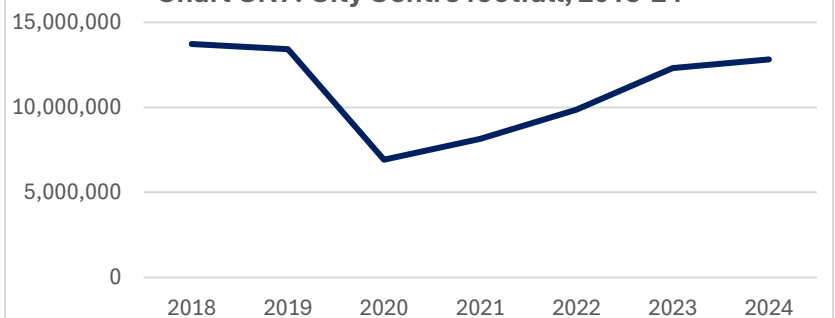
### Trends

Footfall has increased year-on-year post-Covid for a fourth consecutive year, with levels close to pre-Covid, indicating a strong and continued recovery. November 30<sup>th</sup> also saw the busiest day for five years with 76,000 people recorded.

Table CN7: Annual footfall measured along Briggate in Leeds City Centre; 2018-24

Year	Footfall
2018	13,728,045
2019	13,418,904
2020	6,925,501
2021	8,148,641
2022	9,870,490
2023	12,314,550
2024	12,812,937

Chart CN7: City Centre footfall; 2018-24



Source: LCC City Centre Management

## **Overall performance against target**

A green score has been provided for the short-term given the substantial level delivery of housing in the City Centre far exceeding expected targets and reaching a new peak, continued high levels of non-residential development (particularly retail and mixed commercial) and increasing levels of recorded footfall, although noting office delivery fell short of expected targets. An amber score has been given over long term due to the continued overall delivery of development within the City Centre and housing targets generally being achieved, although recognising that only 63% of planned City Centre office development has been achieved in the current Plan Period.

## Regeneration Programme Priority Areas

### Relevant Monitoring Indicators:

- Indicator 29 - Total development in Regeneration Priority Areas

### Relevant Local Plan Policies:

- Spatial Policy 1: Location of Development
- Spatial Policy 4: Regeneration Priority Programme Areas
- Spatial Policy 5: Aire Valley Leeds Urban Eco-Settlement

### Targets:

- No set target, although there is a priority for development to be located within regeneration areas
- Specific targets for Aire Valley (minimum of 6,500 homes and 250ha of employment land)

### Triggers / Interventions:

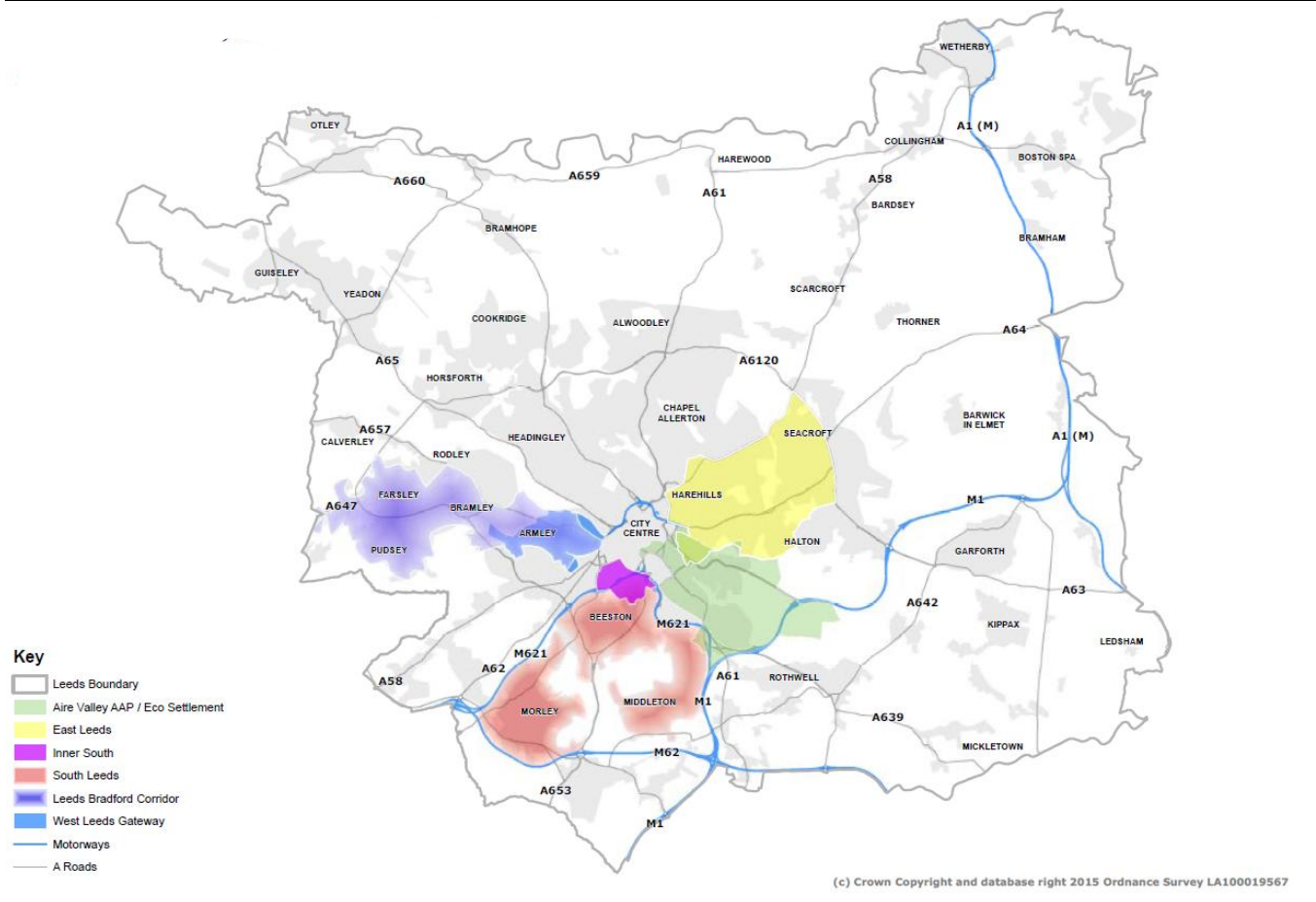
- No set triggers or interventions

## Context

### Regeneration Programme Priority Areas

Spatial Policy 4 within the Core Strategy identifies four Regeneration Programme Priority Areas to give priority for regeneration funding and resources and directing development opportunities toward these areas: East Leeds, Aire Valley Leeds, Leeds Bradford Corridor and South Leeds. These areas are shown on Map 5 of the Core Strategy, extracted below in Figure CN4:

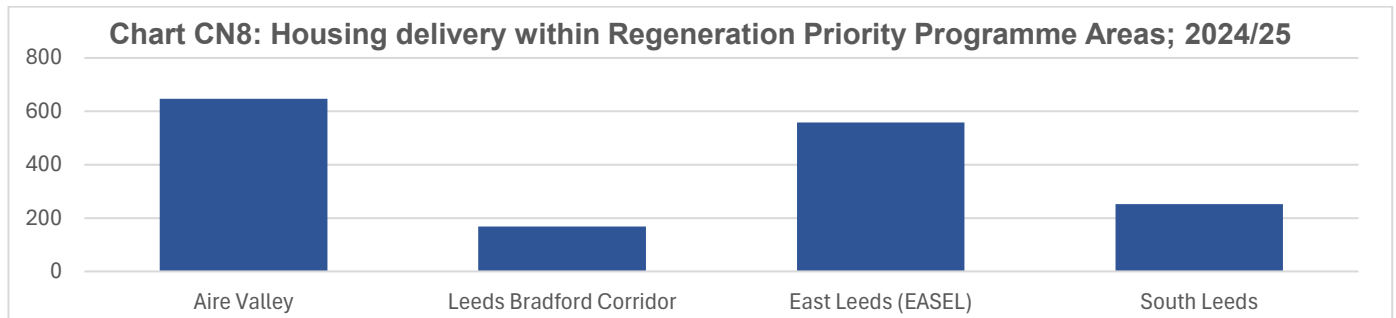
**Figure CN2: Map of Regeneration Priority Programme Areas within the Core Strategy**



## Residential development within Regeneration Programme Priority Areas

### Current Position (2024/25)

A total of 1,625 dwellings were completed in all of Leeds' four Regeneration Programme Priority Areas, with Aire Valley (40%) and East Leeds (34%) providing the majority of these homes, with moderate completions in South Leeds (16%) and Leeds Bradford (10%).



Source: LCC Data & Intelligence Monitoring

### Trends

Housing completions data for each of the Regeneration Programme Priority Areas has only been provided since 2021, meaning no longer term analysis can be made. The current year has seen an increase of 55% from last year, primarily as a result of increased delivery in the Aire Valley, with minor increases in East Leeds and South Leeds. Longer term, East Leeds continues to provide the majority of housing within the regeneration areas (40%), and now to a lesser extent within Aire Valley (23%), South Leeds (20%) and Leeds Bradford (17%).

**Table CN8: Total residential units completed within Regeneration Priority Programme Areas; 2021-25**

Year	Aire Valley	Leeds Bradford Corridor	East Leeds (EASEL)	South Leeds	Total
2021/22	172	182	303	222	879
2022/23	165	173	543	237	1,118
2023/24	124	290	474	234	1,122
<b>2024/25</b>	<b>647</b>	<b>168</b>	<b>558</b>	<b>252</b>	<b>1,625</b>
<b>TOTAL</b>	<b>1,108</b>	<b>813</b>	<b>1,878</b>	<b>945</b>	<b>4,744</b>

Source: LCC Data & Intelligence Monitoring

## Non-residential development within Regeneration Programme Priority Areas

### Current Position (2024/25)

There was a total of just over 54,000sqm of non-residential development completed within all four of Leeds' Regeneration Programme Priority Areas, down by 38% from last year. The majority of this continues to be completed within the Aire Valley (48%; down 57% from last year), with some development in East Leeds (27%; up 779%) and South Leeds (19%; up 656%), with some small-scale development in the Leeds Bradford Corridor (5%; down 89%).

The majority of this was for general employment uses (50%), with the majority of this being provided in the Aire Valley and small developments in both Leeds Bradford Corridor and South Leeds, and leisure (12%) in South Leeds, with small-scale mixed commercial (12%) and community (11%) completions.

**Table CN9: Non-residential development (sqm) within Regeneration Priority Programme Areas; 2024/25**

Use	Aire Valley	Leeds Bradford Corridor	East Leeds (EASEL)	South Leeds	Total
Office	0	0	0	0	0
General Employment	21,883	2,825	0	2,600	27,308
Retail	0	0	0	0	0
Mixed Commercial	0	0	0	6,330	6,330
Food and Beverage	0	0	0	0	0
Leisure	0	0	14,660	0	14,660
Hotels	0	0	0	0	0
Community	4,294	0	0	1,622	5,916
<b>TOTAL</b>	<b>26,177</b>	<b>2,825</b>	<b>14,660</b>	<b>10,552</b>	<b>54,214</b>

Source: LCC Data & Intelligence Monitoring

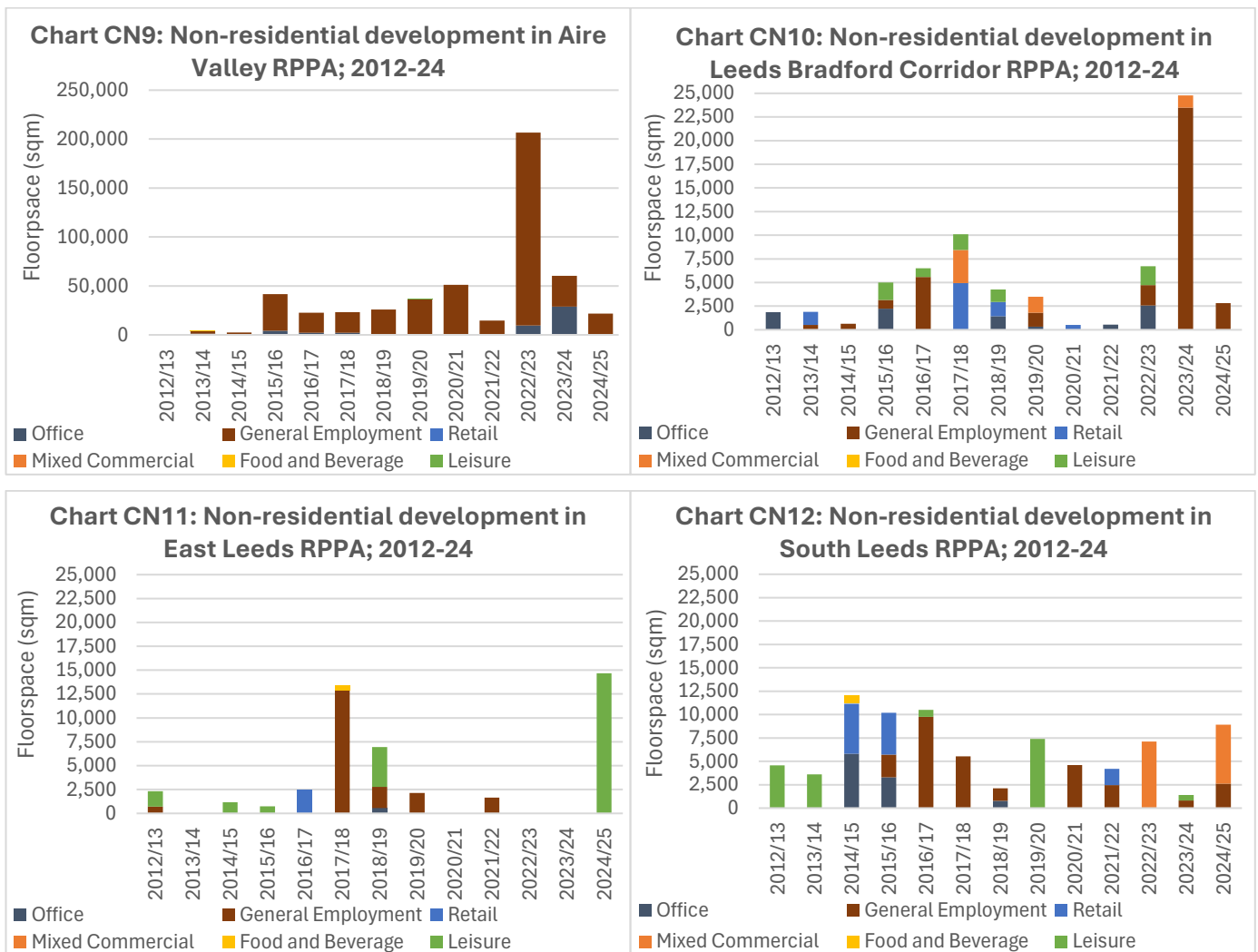
## Trends

Monitoring for office, general employment (industry and waste uses), mixed commercial, retail, food and beverage and leisure uses have taken place since 2012, with hotel and community completions have only been consistently monitored since 2021/22. Therefore, in order to accurately establish long term trends and compare this against the short term trend, hotel and community uses will not be included as part of the trend analysis below.

Looking across the current Plan Period, the majority of development has been for general employment (550,000sqm; 77%), which is to be expected with the completion of the large Amazon distribution hub in the Aire Valley in 2022/23. When removing this, 363,000sqm was still for general employment (69%). Elsewhere, 68,000sqm of office floorspace was delivered (10%), 48,000sqm for leisure (7%), 22,300sqm for retail (3%), 20,000sqm for mixed commercial (3%) and 1,900sqm for food and beverage (0.3%).

General employment development has been significant for all regeneration areas, with this use having the highest proportion for each area since 2012, with 90% of all development in Aire Valley being for general employment, 54% in Leeds Bradford, 43% in East Leeds and 36% in South Leeds. Leisure is also an important use for East Leeds and South Leeds, with some office development being seen in Aire Valley, South Leeds and East Leeds as well as retail / mixed commercial development.

Most development has been located in Aire Valley (72%). 12% of development has been located in South Leeds, 10% in Leeds Bradford and 6% in East Leeds.



Source: LCC Data & Intelligence Monitoring

## Overall performance against target

Whilst there are no set targets for development within Regeneration Programme Priority Areas, and thus no score has been given, there has been a considerable level of development completed in each of the areas over the Plan Period. The Aire Valley has a focus on delivering industrial employment, East Leeds on residential and Leeds Bradford and South Leeds bringing a mixture of residential, employment and commercial uses.

## Aire Valley Leeds

### Relevant Monitoring Indicators:

- Indicator 4a - Net additional dwellings (new and converted units) in Aire Valley
- Indicator 9a - Mix of net housing (new and converted units) delivered each year by housing type and number of bedrooms in Aire Valley

### Relevant Local Plan Policies:

- Spatial Policy 4: Regeneration Priority Programme Areas
- Spatial Policy 5: Aire Valley Leeds Urban Eco-Settlement
- Policies contained within the Aire Valley Leeds Area Action Plan (AVLAAP)

### Targets:

- Minimum delivery of 6,500 new homes (assumed annual delivery of 310 net dwellings)
- Minimum delivery of 250ha of land for employment uses (assumed annual delivery of 11.9ha)

### Triggers / Interventions:

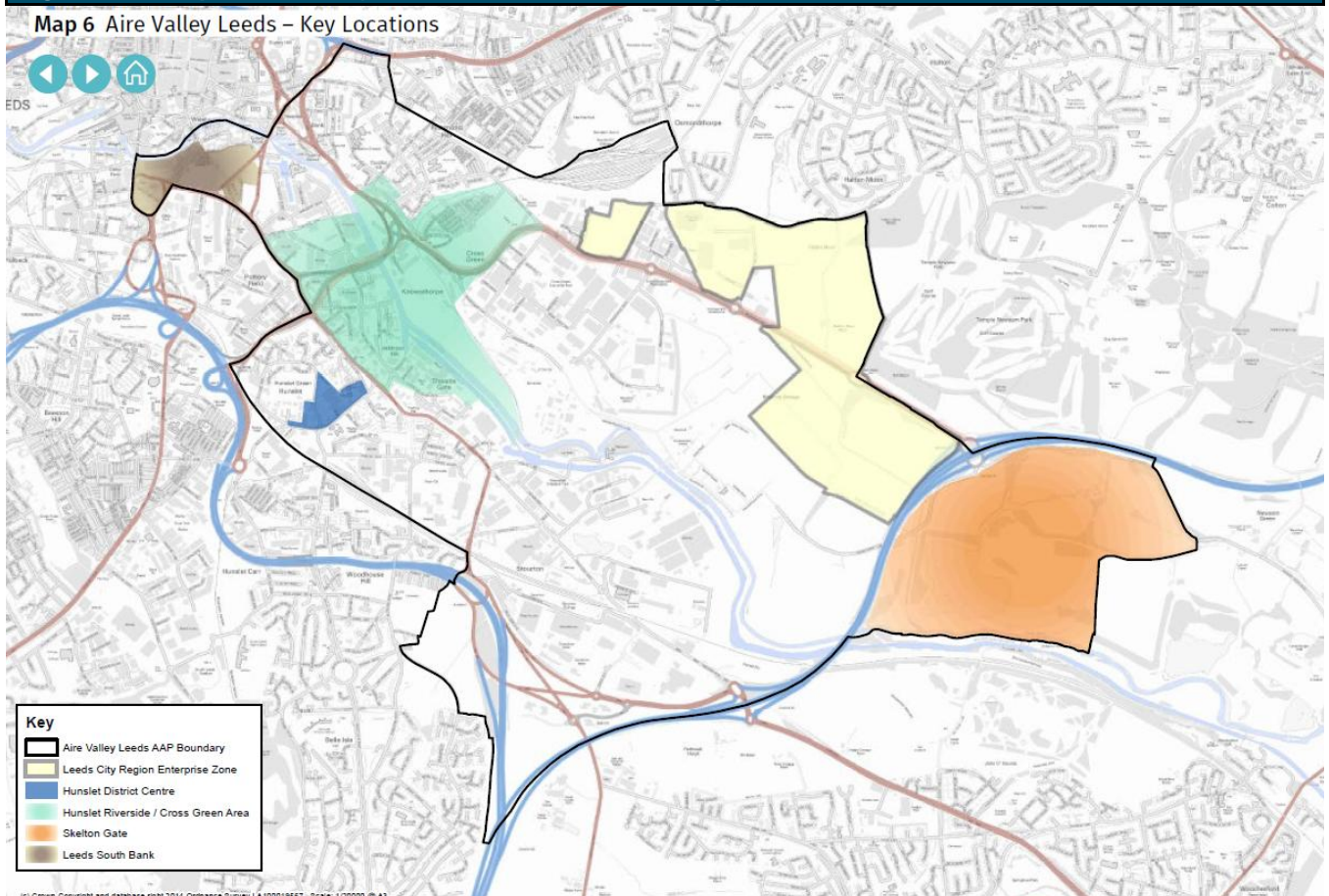
- No set triggers or interventions

## Context

### Aire Valley Leeds

Aire Valley Leeds has been identified as a major economic development and regeneration area, primarily guided through Spatial Policy 4, as well as more specifically through Spatial Policy 5 and the Aire Valley Leeds Area Action Plan (which was adopted in 2017) and identifies the area to provide a minimum of 6,500 homes, 250ha of employment land and new retail services. The Aire Valley Leeds area boundary is shown on Map 6 of the Core Strategy, extracted below in Figure CN4:

**Figure CN3: Map of Aire Valley Leeds within the Core Strategy**



## Residential development within Aire Valley Leeds

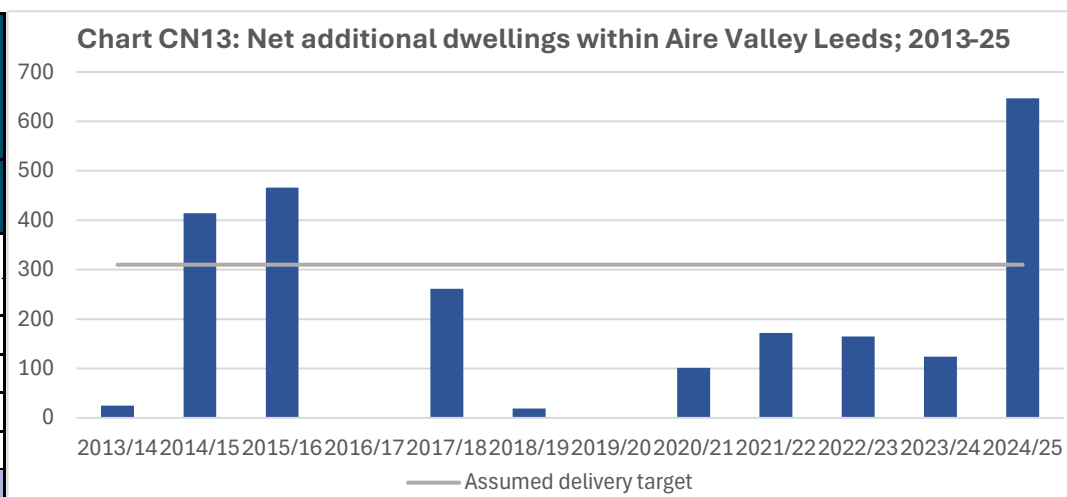
### Current Position (2024/25)

The Aire Valley Leeds area saw a total delivery of 647 residential units completed in 2024/25, exceeding the assumed annual delivery target of 310 for the first time since 2015 and reaching a new peak year. This was primarily due to a completion of two 21 and 17-storey towers at Saxton Lane (19/01010/FU) providing 364 units.

### Trends

Housing completions increased significantly by 422% from the previous year, representing a peak record of delivery within the Aire Valley. The Core Strategy sets out an overall target of 6,500 new homes for the area equating to an annual delivery of 310 dwellings, with the current year representing a third year of this target being achieved, following multiple years of little or no housing delivery.

Year	Units completed
2013/14	25
2020/21	101
2021/22	172
2022/23	165
2023/24	124
<b>2024/25</b>	<b>647</b>
<b>TOTAL</b>	<b>2,394</b>



Source: LCC Data & Intelligence Monitoring

This delivery is best seen when looking at the current, short and longer term trends. The short term target has been met, with closer progress being met over the five-year short term, but with 64% of housing only being delivered across the current Plan Period. It is expected that residential delivery will continue to increase as development continues on the edge of the City Centre, such as that at Saxton Lane.

Period	Assumed delivery target	Total delivery	% of planned housing units	Performance Indicator
One year period (current) – 2024/25	310	647	209%	More than 10% above target
Five year period (short term) - 2020-25	1,550	1209	78%	More than 10% below target
Current Core Strategy plan period - 2013-25	3,720	2,394	64%	More than 10% below target

Source: LCC Data & Intelligence Monitoring

## Employment development within Aire Valley Leeds

### Current Position (2024/25)

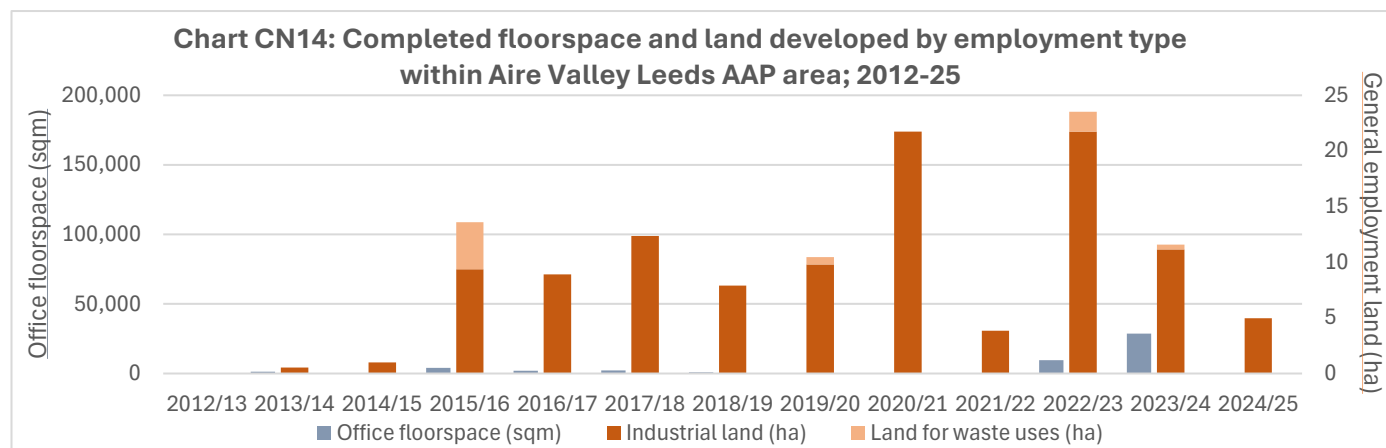
The Aire Valley saw a total of 4.98ha of general employment land (industrial and waste) completions in 2024/25 across two industrial sites, down 57% from last year. There was no recorded office completion in the current year.

### Trends

General employment completions were very low between 2012 and 2014, with moderate levels of completions between 2015 and 2019 with an average of 10.6ha each year within this five-year period. More recently, general employment completions have been much higher, except for 2021/22 which saw the lowest levels of completed employment land since 2014. which is likely to have been a result of stalled construction and market uncertainty because of Covid-19.

The current year has seen considerably low levels of delivery, the lowest since 2014 and similar to 2021/22 which was significantly impacted by Covid-19. Only 42% of planned land was delivered in the current year, although with 110% having been met in the last five-year period, which was more or less a result of the large Amazon completion at Gateway 45. Longer term, 78% of the plan target has been delivered across the current Plan Period (2012-2024), which is a result of slow delivery at the start of the period and potential constraints by HS2 safeguarded land.

Office delivery has remained low across both the short and long terms when compared to general employment delivery, although this is to be expected given the priority for industrial development set out in the Core Strategy and AVLAAP and the type of land that is available and in demand in the Aire Valley area. No office delivery was recorded in the current year, following two years of consecutive delivery of office floorspace in Hunslet and the South Bank.



Source: LCC Data & Intelligence Monitoring

**Table CN12: General employment land completions within Aire Valley Leeds against Core Strategy requirements (ha)**

Period	Expected delivery target (ha)	Total delivery (ha)	% of planned land	Performance Indicator
One year period (current) – 2024/25	11.9	5.0	42%	More than 10% below target
Five year period (short term) - 2020-25	59.5	65.7	110%	More than 10% above target
Current Core Strategy plan period - 2012-25	154.7	120.4	78%	More than 10% below target

Source: LCC Data & Intelligence Monitoring

### Overall performance against target

A green score has been given for the short term due to the high levels of homes completed in the current year and general employment completions over recent years. An amber score has been provided over the longer term given the continued under delivery of houses, and to a lesser extent general employment completions, across the current Plan Period, performing lower than Core Strategy targets, but with progress made in improving this over recent years.

### Emerging Local Plan policies – Centres & Neighbourhoods:

#### Leeds Local Plan (LLP) 2042

Leeds City Council is preparing a comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes reviewing the overall spatial strategy and approach to where and what type of development is located across the District (including updated needs and requirements), as well as reviewing the role of the City Centre and local and town centres, and regeneration areas and the Aire Valley.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



# AMR 2024/25 ECONOMY



Office supply of **663,000sqm**

General employment supply of **310ha**

**14,500sqm** office floorspace delivered,  
**down 50%** from last year

**7.1ha** general employment land delivered,  
**down 62%** from last year

Office floorspace stock of **1.75m sqm**

Industrial floorspace stock of **5.92m sqm**

**55,000sqm** commercial  
floorspace delivered  
**up 34%** from last year

Retail  
floorspace  
stock of  
**1.3m sqm**

Employment rate  
of **69%**, **down 4%**

**368,600** residents  
in employment

**14.9m** day and **2.2m** overnight trips made





# Economy

## Employment delivery

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 15 - Total amount of additional employment floorspace by type
- Indicator 16 - Total demand for employment land forecasted in the District until the end of the plan

### Relevant Local Plan Policies:

- Policy SP9: Provision for Offices, Industry & Warehouse Employment Land and Premises
- Policy EC1: General Employment Land
- Policy EC2: Office Development

### Targets:

- Offices – Assumed delivery of 33,600 sqm per annum (538,000 sqm over 2012-28 period).
- General employment – Assumed delivery of 23.5 ha of land & 88,000 sqm per annum (376ha & 1.4m sqm over 2012-28)

### Triggers / Interventions:

- Substantial over or under delivery over a sustained five year trend could trigger the need for an intervention either in relation to a review of the target or the quantity, quality or location of sites in the supply

## Context

### Core Strategy requirements

The Core Strategy sets out the requirements for offices and general employment land (industrial, distribution and waste uses) as part of Spatial Policy 9.

For offices, this sets out an allocation target of 1,000,000 sqm of office floorspace - allowing for a margin of choice and flexibility. This equates to an assumed delivery target of 538,000sqm new office floorspace over the 2012-2028 Plan Period (average of 33,600sqm annually). It is also worth noting that Policy CC1 sets out a requirement that 655,000sqm of the allocation target should be accommodated in Leeds City Centre. This is considered as part of the City Centre analysis within the 'Centres & Neighbourhoods' topic.

For general employment, this sets out an allocation target of 493 hectares of general employment land across the whole District. This equates to a delivery target of 376 hectares of new general employment land over the 2012-2028 Plan Period (average of 23.5 hectares annually).

### Economic Land Availability (ELA)

Employment completions are recorded within the Economic Land Availability (ELA) dashboard, which monitors the availability of land, starts and completions for all economic development uses.

This captures completions through approved planning decisions, with a threshold of proposed development creating more than 500sqm of additional office, industrial or waste use space. Therefore, not all completed development under these categories is monitored (i.e. those developments not requiring planning permission such as changes of use within Class E for offices or within the same use class for industrial premises, or smaller proposals).

The ELA interactive dashboard can be viewed and filtered [here](#).

## Office completions

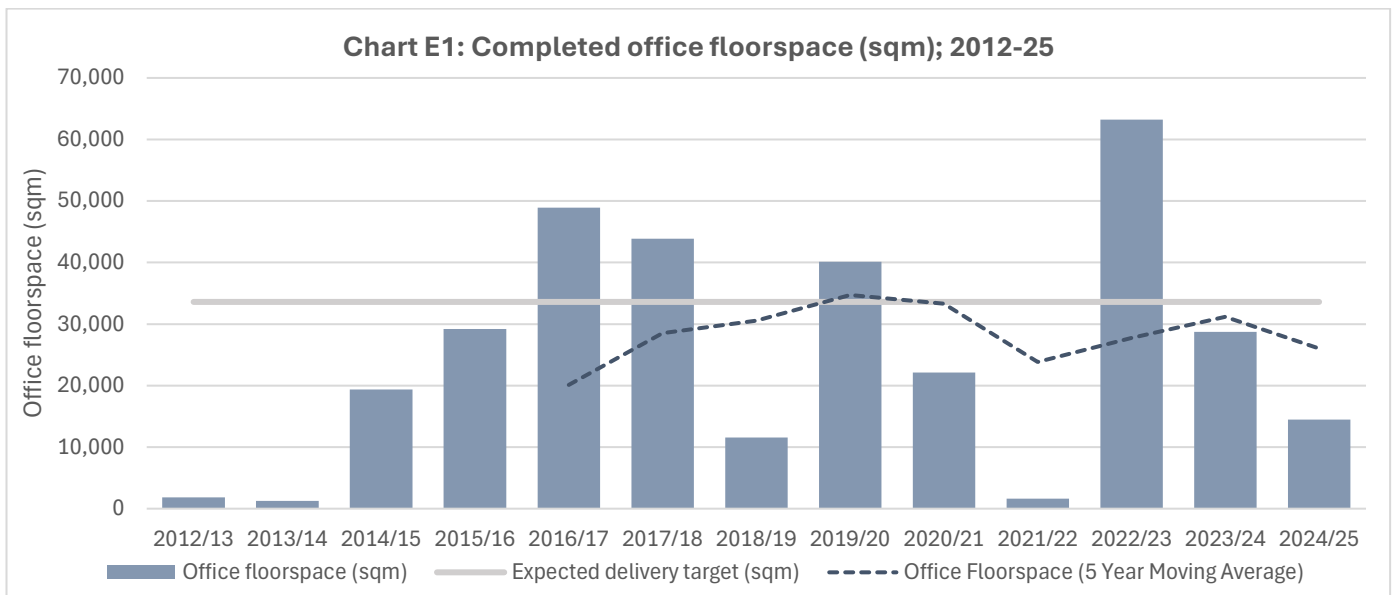
### Current Position (2024/25)

14,500sqm of additional office floorspace was developed across two completions in 2024/25, equating to just 43% of planned floorspace for the year and down half from the previous year.

### Trends

Chart E1 shows total office completions since 2012, with a five-year moving average, and against the annual expected delivery target of 33,600sqm. With another year of completions below expected delivery targets, office delivery remains below expected delivery over the short and longer terms as seen in Table E1, with 75% of expected floorspace being delivered over the current Plan Period (2012/13 - 2024/25), and 77% in the last five years.





Source: LCC Data & Intelligence Monitoring

Period	Expected delivery target (sqm)	Total delivery (sqm)	% of planned floorspace	Performance Indicator
One year period (current) – 2024/25	33,600	14,453	43%	More than 10% below target
Five year period (short term) - 2020-25	168,000	130,150	77%	More than 10% below target
Current Core Strategy plan period - 2012-25	436,800	326,239	75%	More than 10% below target

Source: LCC Data & Intelligence Monitoring

One-year trend (short term)			Five-year trend (medium term)		
2023/24	2024/25	Change (%)	2015-20	2020-25	Change (%)
28,725	14,453	-50%	155,798	130,150	-16%

Source: LCC Data & Intelligence Monitoring

## General employment completions

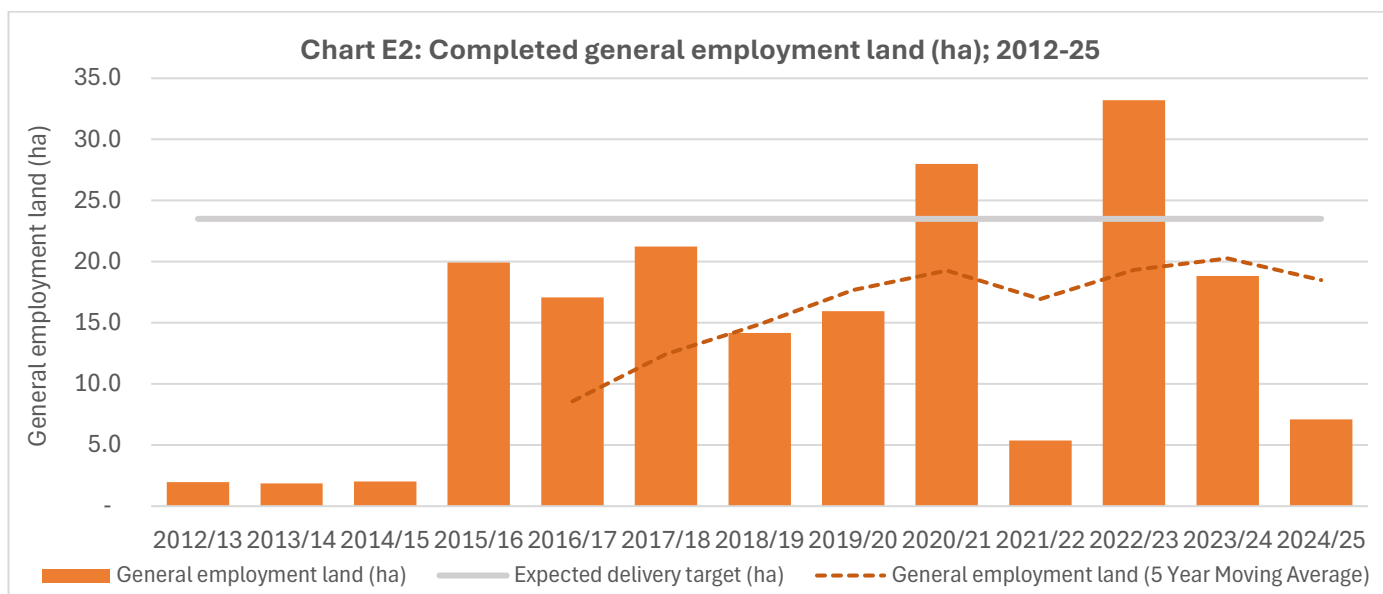
### Current Position (2024/25)

7 hectares of additional industrial and waste (general employment) land was developed across 10 developments in Leeds in 2024/25, equating to just 30% of planned land developed for the year. This was a decrease of roughly 12ha (or - 62%) from the previous year, a second consecutive year of delivery below expected targets.

### Trends

Chart E2 shows total general employment completions since 2012, with a five-year moving average, and against the annual expected delivery target of 23.5 hectares. With another year of completions below expected delivery targets, general employment delivery remains below expected delivery over the short and longer terms as seen below in Table E3, with 66% of planned development over the current Plan Period (2012/13 - 2024/25) and the last five years delivering 79% of expected development.

Delivery in the current five-year period compares slightly favourably to that of the prior period, with the five-year moving average generally increasing.



**Table E3: General employment land completions in Leeds against Core Strategy requirement (ha)**

Period	Expected delivery target (ha)	Total delivery (ha)	% of planned land	Performance Indicator
One year period (current) – 2024/25	23.5	7.1	30%	More than 10% below target
Five-year period (short term) - 2020-25	117.5	92.5	79%	More than 10% below target
Current Core Strategy plan period - 2012-25	282.0	186.6	66%	More than 10% below target

Source: LCC Data & Intelligence Monitoring

**Table E4: Trends in general employment land completions in Leeds (ha)**

One-year trend (short term)			Five-year trend (medium term)		
2023/24	2024/25	Change (%)	2015-20	2020-25	Change (%)
18.8	7.1	-62%	88.4	92.5	5%

Source: LCC Data & Intelligence Monitoring

### Overall performance against target

A red score has been given over the short term based on under-delivery of planned floorspace for office and general employment completions in both the current and short terms. A red score has also been given over the long term due to continued under-delivery of planned floorspace for both office and general employment completions across the current Plan Period, with 75% being seen for offices and 66% for general employment.



# Economy

## Employment supply

Overall sub-topic performance	<b>Short Term</b>	<b>Long Term</b>
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### Relevant Monitoring Indicators:

- Indicator 16 - Total demand for employment land forecasted in the District until the end of the plan
- Indicator 17 - Employment land available by sector

### Relevant Local Plan Policies:

- Policy SP9: Provision for Offices, Industry & Warehouse Employment Land and Premises
- Policy EC1: General Employment Land
- Policy EC2: Office Development

### Targets:

- Offices - Minimum of 706,250 sqm required (33,600 sqm estimated need plus margin of choice). Core Strategy requirement of 1,000,000 sqm to be identified
- General Employment - Minimum of 493 ha allocated (376 ha for new/relocated jobs plus margin for choice)

### Triggers / Interventions:

- Substantial over or under delivery over a sustained five year trend could trigger the need for an intervention either in relation to a review of the target or the quantity, quality or location of sites in the supply

## Office floorspace supply

### Current Position (30/03/2025)

Leeds has a current office floorspace supply of just under 663,000sqm as of 30<sup>th</sup> March 2025, which equates to 19.7 years of supply, down 43,600sqm in the last year. The current supply consists of allocations, sites with planning permission, and sites under construction for office uses. Whilst a decrease is generally expected as sites are developed during the Plan Period, this may also be a combined result of windfall sites with planning permissions expiring with no construction starting and thus being removed from the supply; a reduction in planning permissions for offices coming forward in the last year; sites being allocated as mixed-use not delivering the assumed office floorspace; and non-office permissions on existing sites.

The Plan Period office supply (current supply and completions since 2012/13) is 989,000sqm, representing a deficit of 11,000sqm against Core Strategy requirements. Despite this deficit in the Plan Period supply, the current 20-year supply position remains sufficient in meeting demand and targets, with a considerable surplus still in the overall supply position indicating a strong office site supply across Leeds.

Current supply (as of 30/03/2025)		Change from March 2024	
Floorspace	Years supply	Floorspace	Years supply
663,000 sqm	19.7	-43,600 sqm	-1.3

Source: LCC Data & Intelligence Monitoring

Plan Period Supply	Core Strategy requirement	Surplus / deficit
989,000 sqm	1,000,000 sqm	Deficit of 11,000 sqm

Source: LCC Data & Intelligence Monitoring

## General employment land supply

### Current Position (30/03/2025)

Leeds has a current general employment land supply of 310ha as of 30<sup>th</sup> March 2025, which equates to 13.2 years of supply. The current supply consists of allocations, sites with planning permission, and sites under construction for general employment and waste uses, but excludes land within the HS2 Safeguarded Area boundary as this land is not considered available for development. It is worth noting that HS2 Safeguarded land was revoked in July 2025 and the land supply position will be updated in the next AMR.



The Plan Period general employment supply (current supply and completions since 2012/13) is 496ha, providing a small surplus of 3.4ha against Core Strategy requirements indicating a broadly balanced position, which decreased slightly in the last year. The 13-year supply is considered sufficient in meeting current demand and targets, although this would need to be monitored longer term to ensure new sites within the supply are delivered and new sites continue to come forward.

<b>Table E7: Current general employment land supply position; March 2025</b>			
<b>Current supply (as of 30/03/2025)</b>		<b>Change from March 2024</b>	
<b>Land area</b>	<b>Years supply</b>	<b>Land area</b>	<b>Years supply</b>
310 ha	13.2	-6 ha	-0.2

Source: LCC Data & Intelligence Monitoring

<b>Table E8: Plan Period general employment land supply position; 2012-25</b>		
<b>Plan Period Supply</b>	<b>Core Strategy requirement</b>	<b>Surplus / deficit</b>
496.4 ha	493 ha	Surplus of 3.4 ha

Source: LCC Data & Intelligence Monitoring

### **Overall performance against target**

A green score has been provided over the short term given the strong current office and general employment supply positions, with 19 years supply for offices and 13 years supply for general employment. An amber score has been provided over the longer term due to a deficit in the office Plan Period supply position for the first time in recent years and the small surplus for general employment.



# Economy

## Changes to employment stock

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- Indicator 18 - Net change of employment land in Leeds

### Relevant Local Plan Policies:

- Policy EC1: General Employment Land
- Policy EC2: Office Development
- Policy EC3: Safeguarding Existing Employment Land and Industrial Areas

### Targets:

- Employment land supply accommodates demand for employment

### Triggers / Interventions:

- Depending on whether demand is more or less than supply, more stringent application of Policy EC3, which seeks to preserve current employment land from being lost to non-employment use

## Context

### Valuations Office Agency

There is no specific data available to measure change in employment land, but data from the Valuation Office Agency can be used to measure the net change in total floorspace for office and industrial properties to measure net change in space each year. This gives an indication of whether the space available for employment is growing or declining. This can be compared to regional and national trends to indicate whether the change is specific to Leeds or a more general economic trend.

To note, the Valuations Office Agency updated their methodology on business floorspace and properties in 2025, resulting in changes to previous data and the earliest data now available from 2011 (compared to 2001).

## Office floorspace stock

### Current Position (2024/25)

As of 31<sup>st</sup> March 2025, Leeds had 1.755 million square metres of office floorspace across 8,370 properties, an increase of 9,000sqm (+0.5%) in the past year. This indicates that more office space was gained through new development than what was lost through demolitions, redevelopment or changes of use.

### Trends

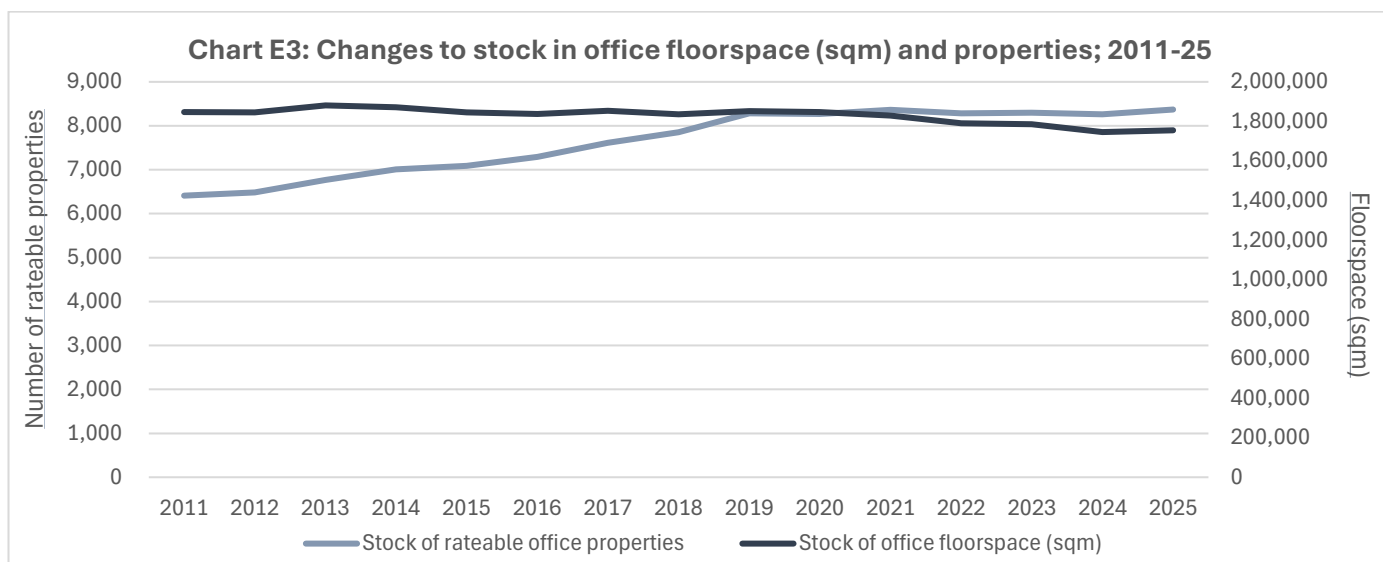
Whilst the short term has seen a slight increase in office floorspace in Leeds, this followed five consecutive years of decline seeing a 5% decline since Covid-19 in 2020. However, the number of office properties continues to increase: 1.3% in both the last year and last five years. Looking longer term, there has been a gradual and consistent decrease in office floorspace, with this loss most prevalent between 2021 and 2024.

Table E9: Stock and change in office properties and floorspace; 2012 and 2021-25

Year	Stock of rateable properties			Floorspace (sqm) stock		
	Stock of office properties	Annual change	Annual change (%)	Stock of office floorspace	Annual change	Annual change (%)
2012	6,480	+70	+1.1%	1,845,000	-3,000	-0.2%
2021	8,360	+90	+1.1%	1,830,000	-17,000	-0.9%
2022	8,280	-80	-1.0%	1,790,000	-40,000	-2.2%
2023	8,300	+20	+0.2%	1,785,000	-5,000	-0.3%
2024	8,260	-40	-0.5%	1,746,000	-39,000	-2.2%
<b>2025</b>	<b>8,370</b>	<b>+110</b>	<b>+1.3%</b>	<b>1,755,000</b>	<b>+9,000</b>	<b>+0.5%</b>

Source: Valuation Office Agency (2025)





Source: Valuation Office Agency (2025)

### Regional/national comparison

The stock of office space in Leeds increased by 0.5% in the last year, compared to decreases seen regionally and nationally (Table E10). Whilst decreases in the overall stock has been seen for other trend periods, this generally compares favourably against the comparable changes to stock across Yorkshire and England. This indicates somewhat strong resilience in the office market when compared elsewhere.

Area	One-year trend (2024-25)	Five-year trend (2021-25)	Ten-year trend (2016-25)	Fifteen-year trend (2011-25)
<b>Leeds</b>	<b>0.5%</b>	<b>-4.1%</b>	<b>-4.5%</b>	<b>-5.0%</b>
Yorkshire & Humber	-0.5%	-3.8%	-7.9%	-8.5%
England	-0.9%	-5.1%	-9.8%	-10.9%
<b>OVERALL TREND</b>				

Source: Valuation Office Agency (2025)

### Industrial floorspace stock

#### Current Position (2024/25)

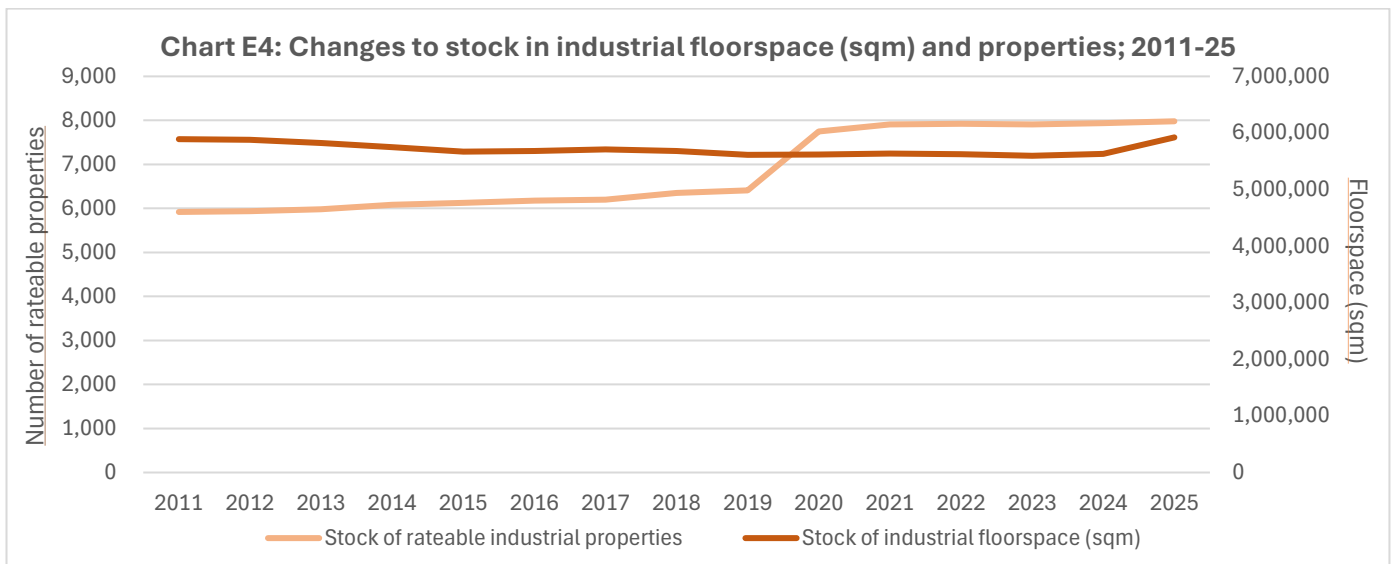
As of 31<sup>st</sup> March 2025, Leeds had 5.9 million square metres of industrial floorspace across 7,980 properties, an increase of 290,000sqm (+5%) in the past year. This indicates that considerably more industrial space was gained through new development than what was lost through demolitions, redevelopment or changes of use, likely as a result of capturing the completion of the Amazon distribution depot at Skelton Grange.

#### Trends

The short-term increase in industrial floorspace in Leeds has been underpinned by the completion of the large Amazon distribution, although this follows a previous year of increase and may be indicative of a general trend in increasing industrial floorspace. Looking longer term, there was a gradual and consistent decrease in industrial floorspace up until recent years.

Year	Stock of rateable properties			Floorspace (sqm) stock		
	Stock of industrial properties	Annual change	Annual change (%)	Stock of industrial floorspace	Annual change	Annual change (%)
2012	5,940	+20	+0.3%	5,882,000	-7,000	-0.1%
2021	7,910	+160	+2.0%	5,636,000	+14,000	+0.2%
2022	7,920	+10	+0.1%	5,626,000	-10,000	-0.2%
2023	7,910	-10	-0.1%	5,597,000	-29,000	-0.5%
2024	7,940	+30	+0.4%	5,632,000	+35,000	+0.6%
<b>2025</b>	<b>7,980</b>	<b>+40</b>	<b>+0.5%</b>	<b>5,922,000</b>	<b>+290,000</b>	<b>+4.9%</b>

Source: Valuation Office Agency (2025)



Source: Valuation Office Agency (2025)

### Regional/national comparison

The stock of industrial space in Leeds increased by 5% in the last year, comparing favourably to lesser increases regionally (+1.4%) and nationally (+0.8%) (Table E12). However, looking at the longer-term trend periods, Yorkshire and England have seen significantly higher increases to the industrial stock compared to relative modest increases in Leeds. Nevertheless, increases have been seen in Leeds for all trend periods indicating a growing industrial sector, but this is likely to be constrained when looking at the comparable regional and national changes.

Area	One-year trend (2024-25)	Five-year trend (2021-25)	Ten-year trend (2016-25)	Fifteen-year trend (2011-25)
Leeds	5.1%	5.1%	4.2%	0.6%
Yorkshire & Humber	1.4%	5.7%	10.3%	12.2%
England	0.8%	4.5%	8.1%	9.1%
<b>OVERALL TREND</b>				

Source: Valuation Office Agency (2025)

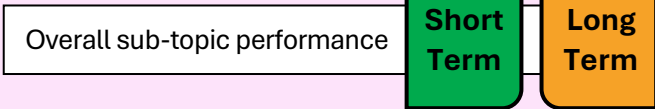
### Overall performance against target

A green score has been provided over the short term due to the increases in both the office and industrial floorspace stock in the last year, comparing favourably against the regional and national figures. An amber score has been provided over the longer term due to a drop in the office floorspace and a minor increase in the industrial floorspace stock since 2011.



# Economy

## Commercial & community uses



### Relevant Monitoring Indicators:

- Indicator 19: Retail land supply
- Indicator 20: Total leisure development delivered in District

### Relevant Local Plan Policies:

- Policy SP2: Hierarchy of Centres and Spatial Approach to Retailing, Offices, Intensive Leisure and Culture
- Policy SP3: Role of Leeds City Centre
- Policy P9: Community Facilities and Other Services

### Targets:

- For the forecasted demand for retail to be met by the availability of retail land supply
- No target for other uses

### Triggers / Interventions:

- If demand is greater than retail land supply, review of demand and sites or interventions may be needed
- Work with market and leisure providers to facilitate delivery of appropriate development

### Context

#### Commercial and community use monitoring

Commercial and community use completions are monitored and recorded within the ELA dashboard, which monitors the starts and completions for all economic development uses over 500 sqm (see office section for more details).

Consistent monitoring for hotels, community facilities and other non-residential uses only began in 2020/21, and whilst some completions have been backdated, caution should be had when comparing with data before 2021 for these uses.

The ELA interactive dashboard can be viewed and filtered [here](#).

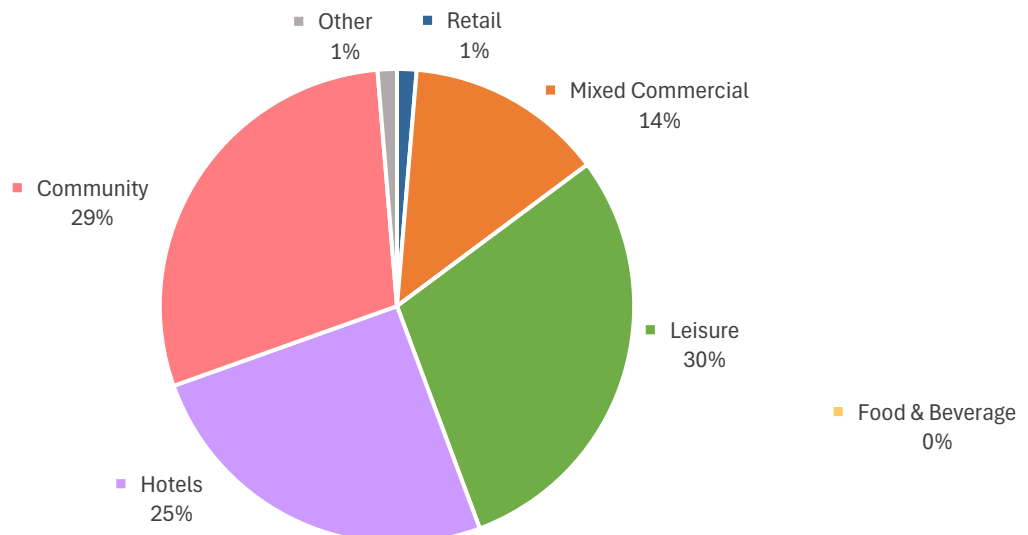
### Commercial and community completions

#### Current Position (2024/25)

Leeds had just under 55,000sqm of recorded completions under the retail, mixed commercial, food and beverage, leisure, hotels, community and 'other' (typically sui generis) categories in 2024/25. This was up by just under 14,000sqm (+34%) from the previous year. The highest proportion was for leisure (30%), community (29%), hotel (25%) and mixed commercial (14%) uses, with less floorspace completed for retail and other (car showroom) uses, with no recorded completions for food & beverage (Chart E5).

9,300sqm remains in the current retail supply across five sites with planning permission, four of these being for supermarkets.

Chart E5: Commercial and community completions in Leeds; 2023/24



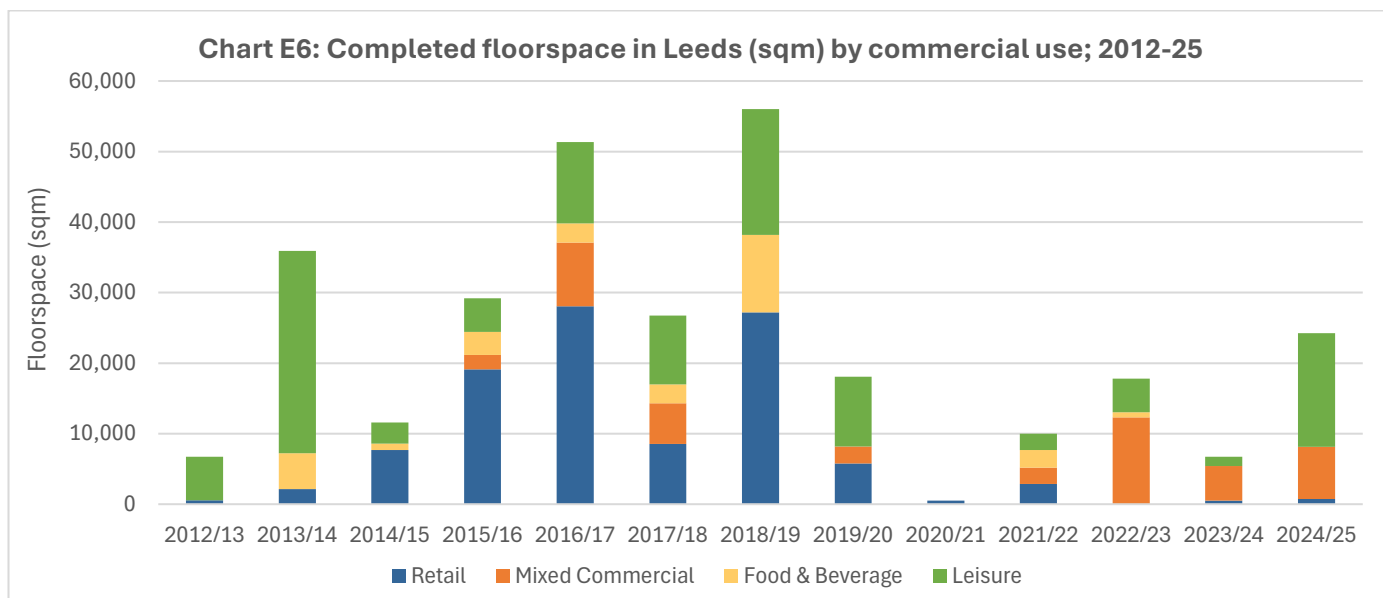
Source: LCC Economic Land Availability (ELA)



## Trends

With significant fluctuations in completion data year-on-year for each use, it is hard to establish clear trends and patterns, particularly in the short term. However, the trend of declining commercial completions (retail, mixed commercial, leisure and food & beverage) continues to be apparent, particularly post-Covid, seeing a 67% decrease in completions for these uses within the current five period compared to that previously. All uses have seen decreases within this same period, with the greatest being for retail (-95%) and food and beverage (-84%), although with an increase of 41% for mixed commercial uses.

This low level of recent commercial completions could be explained by the continued trend towards increased levels of online shopping. However, this could also be explained by limitations in monitoring of these uses, with the lack of retail completions not necessarily representing a declining market but instead not picking up changes of use that do not require planning permission under the new Class E. This also explains the higher proportion of new mixed commercial uses coming forward within new developments.



Source: LCC Economic Land Availability (ELA)

**Table E13: Trends in completed floorspace in Leeds (sqm) by commercial use**

Use	One-year trend (short term)			Five-year trend (medium term)		
	2023-24 (previous)	2024-25 (current)	Change (%)	2015-20 (previous)	2020-25 (current)	Change (%)
Retail	515	727	+41%	88,718	4,604	-95%
Mixed Commercial	4,895	7,388	+51%	19,149	26,919	+41%
Food & Beverage	0	0	-	19,724	3,206	-84%
Leisure	1,335	16,151	+1110%	53,756	24,572	-54%
Hotels	0	13,809	-	N/A - data not available for these periods as consistent monitoring for these uses began in 2021/22		
Community	34,225	15,953	-53%			
Other	14,179	719	-95%			
<b>TOTAL</b>	<b>55,149</b>	<b>54,747</b>	<b>-1%</b>	<b>181,347</b>	<b>59,301</b>	<b>-67%</b>

Source: LCC Economic Land Availability (ELA)

## Retail floorspace stock

The Valuation Office Agency can be used to measure the net change in total floorspace for retail properties to measure net change in space each year. This gives an indication of whether the space available for retail use is growing or declining. This can be compared to regional and national trends to indicate whether the change is specific to Leeds or a more general economic trend. To note, the Valuations Office Agency updated their methodology on business floorspace and properties in 2025, resulting in changes to previous data and the earliest data now available from 2011 (compared to 2001).

## Current Position (2024/25)

As of 31<sup>st</sup> March 2025, Leeds had 1.3 million square metres of retail floorspace across 7,010 properties, an increase of 1,000sqm (+0.1%) in the past year. This indicates little change in the overall retail floorspace.

## Trends

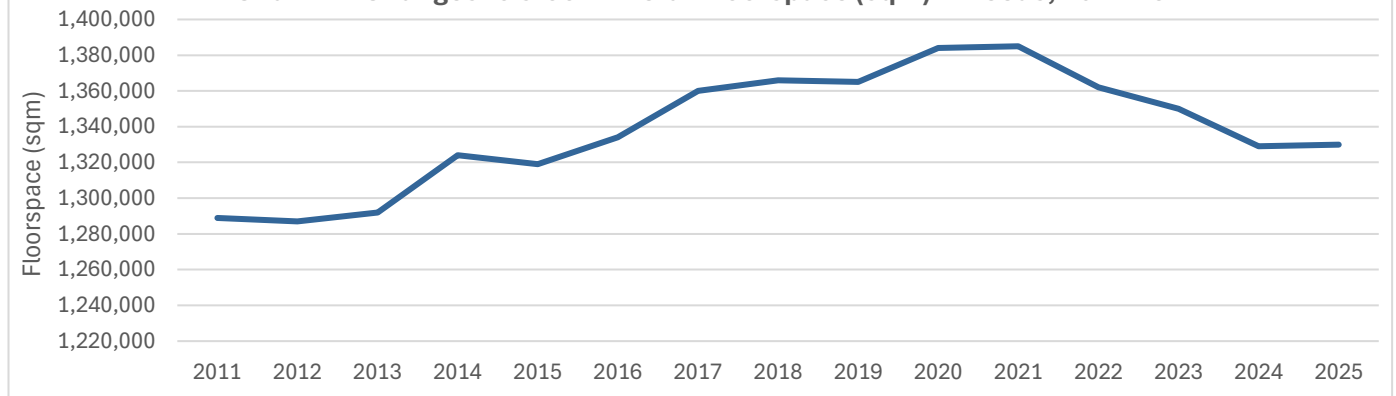
Whilst the short term has seen a slight increase in retail floorspace in Leeds, this followed three years of consecutive and considerable decline. This drop was likely a result of internet shopping trends. Longer term, there has been a 3.6% increase in the retail floorspace since 2011. The number of retail properties has remained largely unchanged since 2011, but slowly decreasing in the last five years.

**Table E14: Stock and change in retail properties and floorspace; 2012 and 2021-25**

Year	Stock of rateable properties			Floorspace (sqm) stock		
	Stock of retail properties	Annual change	Annual change (%)	Stock of retail floorspace	Annual change	Annual change (%)
2012	7,000	0	0.0%	1,287,000	-2,000	-0.2%
2021	7,140	+80	+1.1%	1,385,000	+1,000	+0.1%
2022	7,120	-20	-0.3%	1,362,000	-23,000	-1.7%
2023	7,100	-20	-0.3%	1,350,000	-12,000	-0.9%
2024	7,050	-50	-0.7%	1,329,000	-21,000	-1.6%
<b>2025</b>	<b>7,010</b>	<b>-40</b>	<b>-0.6%</b>	<b>1,330,000</b>	<b>+1,000</b>	<b>+0.1%</b>

Source: Valuation Office Agency (2025)

**Chart E7: Changes to stock in retail floorspace (sqm) in Leeds; 2011-25**



Source: Valuation Office Agency (2025)

## Regional/national comparison

This slight increase in the retail floorspace stock compares favourably to the retail floorspace stock in Yorkshire and England which both saw slight decreases. This positive comparison is also apparent in the ten and fifteen-year trend periods, with the Leeds stock seeing a 3% increase from 2011 compared to a 0.5% decrease nationally. However, the five-year trend shows that Covid-19 had a greater impact in Leeds than that regionally and nationally, but with the current trend showing a greater recovery.

**Table E15: Trends in retail floorspace stock in Leeds (sqm)**

Area	One-year trend (2024-25)	Five-year trend (2021-25)	Ten-year trend (2016-25)	Fifteen-year trend (2011-25)
<b>Leeds</b>	<b>0.1%</b>	<b>-4.0%</b>	<b>-0.3%</b>	<b>3.2%</b>
Yorkshire & Humber	-0.5%	-1.7%	-1.2%	2.0%
England	-0.6%	-2.4%	-2.7%	-0.5%
<b>OVERALL TREND</b>				

Source: Valuation Office Agency (2025)

## 'Other sector' floorspace stock

'Other' for the purposes of this data has been categorised by the Valuation Office Agency as those which could not be assigned to 'retail', 'office' or 'industry' and contains uses such as assembly and leisure, education, health, hotels and accommodation, non-residential institutions, offices and retail within a specialist property, residential institutions, storage & distribution, transport, utilities and other (e.g. car parks, cemeteries, film and TV studios). Caution should therefore be used when using this data, as whilst this does contain most commercial and community uses, this is not entirely the case.

### Current Position (2024/25)

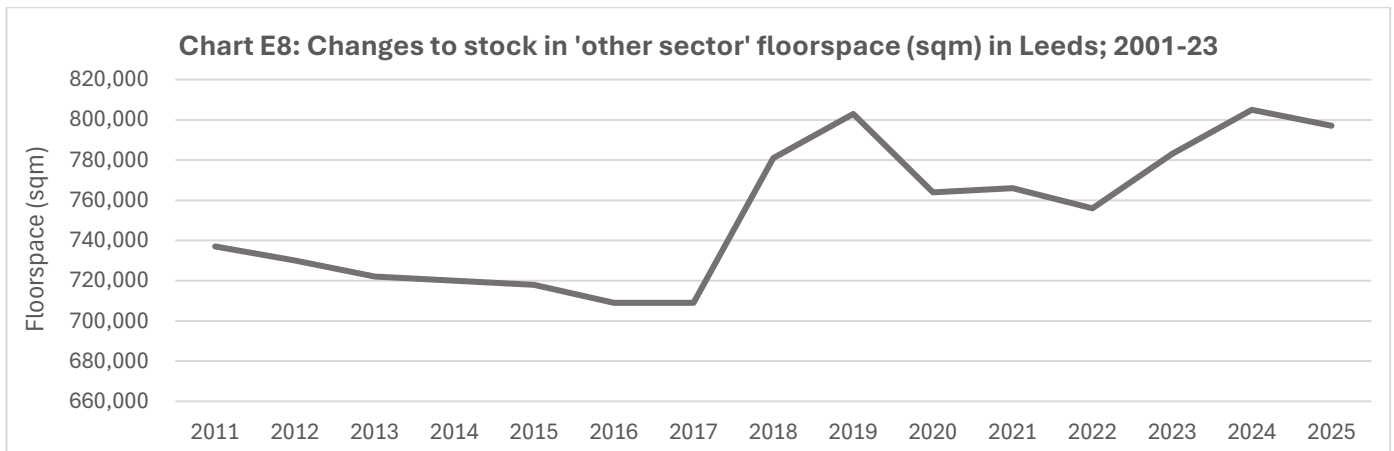
As of 31<sup>st</sup> March 2025, Leeds had 0.8 million square metres of 'other' floorspace across 8,460 properties, a slight decrease of 8,000sqm (-1%) in the past year.

### Trends

Whilst there has been a slight decrease in this type of floorspace in the last year, there has been a general increase from 2017 onwards with some fluctuation from 2020, showing a negative impact immediately following the pandemic but a recovery in recent years reaching pre-Covid levels. Whilst this sector does cover a multitude of uses, these are predominantly commercial, leisure and community uses, reflecting a growing sector within Leeds.

Year	Stock of 'other sector' floorspace	Annual change	Annual change (%)
2012	730,000	-7	-1.0%
2021	766,000	+2	+0.3%
2022	756,000	-10	-1.3%
2023	783,000	+27	+3.4%
2024	805,000	+22	+2.7%
<b>2025</b>	<b>797,000</b>	<b>-8</b>	<b>-1.0%</b>

Source: Valuation Office Agency (2025)



Source: Valuation Office Agency (2025)

### Regional/national comparison

This slight decrease in the 'other' floorspace stock compares similarly to Yorkshire but unfavourably to the slight increase seen across England. However, the longer-term trend has seen greater growth in this floorspace stock, exceeding or similar to the national level.

Area	One-year trend (2024-25)	Five-year trend (2021-25)	Ten-year trend (2016-25)	Fifteen-year trend (2011-25)
Leeds	-1.0%	4.0%	12.4%	8.1%
Yorkshire & Humber	-0.8%	1.9%	4.7%	1.5%
England	0.5%	3.7%	8.6%	8.3%
<b>OVERALL TREND</b>				

Source: Valuation Office Agency (2025)

## **Overall performance against target**

A green score has been given over the short term due to the increase in retail completions and floorspace stock and other commercial uses remaining relatively similar, noting completion levels remain low and the changes in stock are relatively minor but compare favourably to the regional and national trends. An amber score has been given for the long term due to the high levels of completion at the earlier stages of the Plan and overall increases in the commercial floorspace stock.



# Economy

## Tourism & visitor economy

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- Saved UDPR Policies LPT3, LT4, LT5, LT5a, LT5b, LT6, LT6a and LT6b
- AVLAAP Policies AVL15 – Tourism and Recreation in Aire Valley Leeds and SG4 – New Visitor Destination at Skelton Lake
- CS Policies SP3, SP8 and CC2

### Targets:

- No set target

### Triggers / Interventions:

- No set triggers or intervention

## Domestic visitors and spending

### Current Position (2021-2023)

Leeds had an average of just under 15 million domestic day trips (ranking fourth nationally) and 2 million overnight trips each year between 2021 and 2023, with a total spend of over £1.3bn. This was down from the previous period (2017-19), although caution should be made comparing with previous data due to a change in methodologies by Visit Britain. However, a drop in visitors is to be expected for this period emerging after Covid-19. Leeds also had 300,000 visitors for holiday reasons (ranking eighteenth nationally) with a total spend of £113m.

### Trends

Data on domestic day and overnight stays are available from Visit Britain from 2012/13 onwards (Tables E18 and E19), which has shown a general trend of gradually increasing day trips and subsequent spending and relatively stable overnight trips and spending prior to 2019. However, this data cannot be compared with the most recent data available for the 2021-2023 period due to a change in methodology (which uses a two-year annual average and records the one main destination stayed at for 2021-23 compared to a three-year annual average and records all destinations visited within one trip for previous data), thus trend analysis cannot be made. Data is also not available between 2019 and 2021 due to Covid-19.

Table E18: Domestic day trips to Leeds (annual average); 2013-23

Year	Total trips	National rank	Total spend
2013-15	21,710,000	#5	£737,000,000
2014-16	23,200,000	#5	£904,000,000
2015-17	24,800,000	#5	£931,000,000
2016-18	24,000,000	#5	£963,000,000
2017-19	22,700,000	#6	£857,000,000
<b>2021-23<sup>1</sup></b>	<b>14,900,000</b>	<b>#4</b>	<b>£823,000,000</b>

Source: Visit Britain

Table E19: Domestic overnight trips to Leeds (annual average); 2012-23

Year	Total trips	Total nights	Total spend
2012-14	1,510,000	3,168,000	£251,000,000
2013-15	1,547,000	3,632,000	£254,000,000
2014-16	1,480,000	3,516,000	£268,000,000
2015-17	1,555,000	3,695,000	£294,000,000
2016-18	1,548,000	3,431,000	£291,000,000
2017-19	1,504,000	3,277,000	£259,000,000
<b>2021-23<sup>1</sup></b>	<b>1,900,000</b>	<b>5,100,000</b>	<b>£489,000,000</b>

Source: Visit Britain

<sup>1</sup>N.B: Due to a change in methodology, the most recent data for 2021-23 (which uses two-year annual average) is not directly comparable with the previous data (three-year annual average). Data is also unavailable for 2019-21 due to Covid-19.



## Regional/national comparison

Leeds ranks fourth nationally in terms of number of domestic day trips, up from sixth previously in 2017-19, and fifth for overnight trips. For both day and overnight trips, Leeds has the highest visitors and spending out of all authorities within Yorkshire & Humber, although Leeds has lower holiday visitors than some regional authorities (i.e. Scarborough, York and East Riding of Yorkshire). This provides an indication of a strong, active and increasing visitor economy (particularly for day trips) in Leeds when viewed within this regional and national context.

## International visitors

### Current Position (2023)

Leeds had just over 290,000 international overnight trips in 2023, up by 1% the previous year (Table E20). This places Leeds 13<sup>th</sup> nationally in terms of overseas visitor numbers, a drop in two places from previously.

### Trends

Despite increases in overseas visitors to Leeds in the last two periods, these levels still remain lower than pre-Covid, although this is a trend seen for all other towns (with the exception of Inverness). Leeds' ranking has dropped two places in the last year, which is explained by increases in visitors to other towns, such as Cardiff seeing a 52% increase, with Leeds having one of the lowest growth in numbers, except for Newcastle which saw a decline. Over the longer term, Leeds has seen an increase of 55,000 annual overseas visitors from 2009.

The main reason for international travel to Leeds is for visiting friends and family (53%), holiday (21%), business (21%), study (0.3%) and 4% other. Highest proportion of overseas visitors live in Poland (33,000), Irish Republic (30,000) and USA (28,000). The majority for Polish and Irish visitors was for visiting friends and family, with American visitors primarily for holiday reasons.

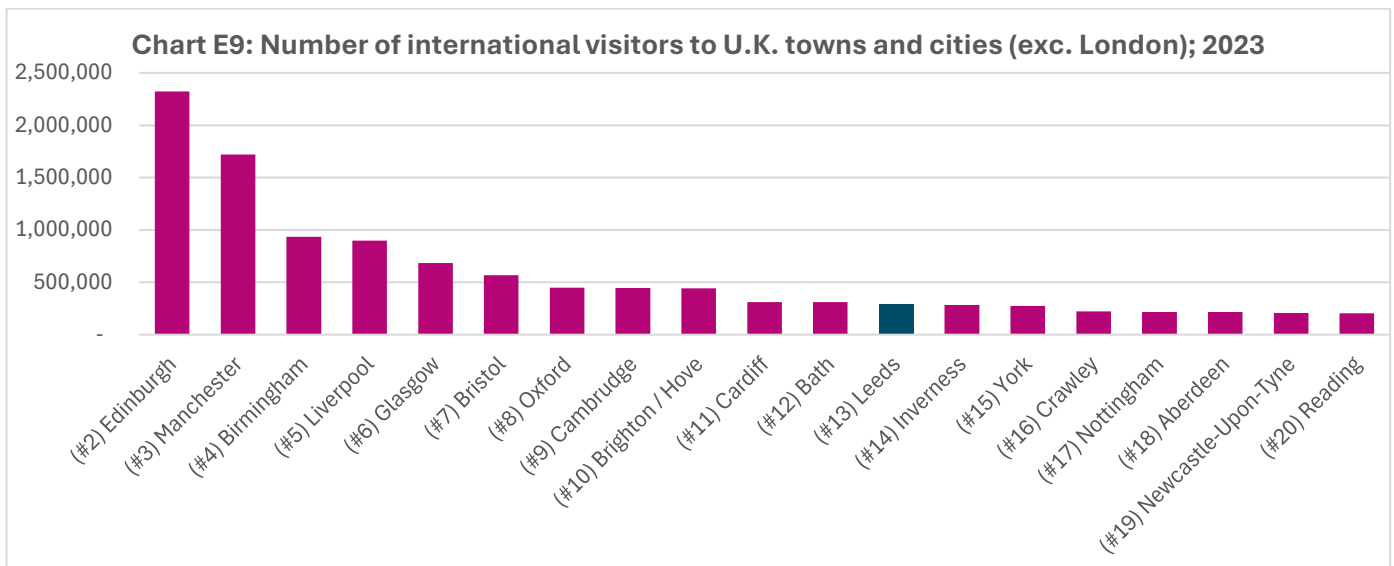
Year	Total international visitors		Leeds national rank for towns/cities	
	Number	Change from previous	Rank	Change from previous
2012	308,000	-5%	#11	+1
2017	304,000	-10%	#15	-1
2018	352,000	+16%	#13	+2
2019	338,000	-4%	#13	+/-
2020 <sup>2</sup>	No data available for this period due to COVID-19			
2021 <sup>2</sup>	53,000	-84%	#11	+2
2022 <sup>2</sup>	288,000	+443%	#11	+/-
<b>2023</b>	<b>291,000</b>	<b>+1%</b>	<b>#13</b>	<b>+2</b>

Source: Visit Britain

<sup>2</sup> N.B: No data is available for 2020 due to the impact of the COVID-19 pandemic, and some data regarding Eurotunnel arrivals (but not Eurostar) is partially missing for 2021 and 2022.

## Regional/national comparison

Leeds ranks 13<sup>th</sup> nationally in terms of number of international overnight stays, down two ranks from the previous year. This can be explained by more considerable increases in visitors to other towns, such as Cardiff seeing a 52% increase, with Leeds having one of the lowest growth in visitor numbers, except for Newcastle which saw a decline. Nevertheless, this still matches the ranking post-Covid, and visitor numbers are similar for towns in this range. No other Yorkshire & Humber town or cities are within the top twenty towns for international visitor numbers, which is likely a result of the proximity and connection of Leeds Bradford Airport, and being the largest metropolitan area near to this airport to encourage and allow international tourism.



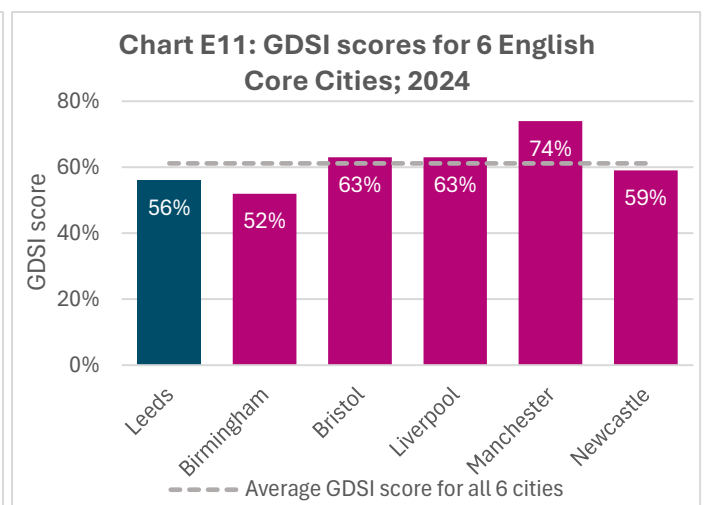
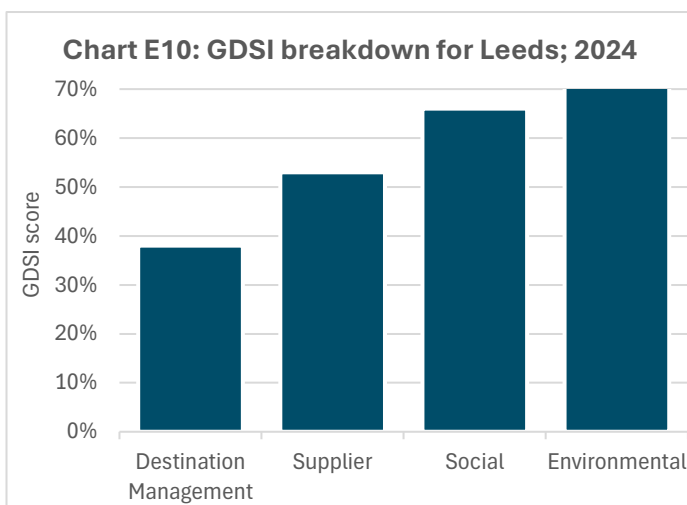
Source: Visit Britain

## Global Destination Sustainability (GDS) Index

### Current Position (2025)

The Global Destination Sustainability (GDS) Movement measures the sustainability performance of tourism destinations and has assessed Leeds Index since 2023. This helps show how well Leeds performs as a sustainable destination and provides recommendations for Leeds to improve upon its sustainable tourism offer. Details on the GDS Index, and its methodology, can be found [here](#).

Leeds has an overall GDSI score of 56%, up 8% from the previous year and up 3% from 2023. Leeds continued to score best for environmental (74%), social (66%) and supplier (53%) factors, although less so for destination management factors (38%) (Chart E10).



Source: Global Destination Sustainability Movement (2024)

### Regional/national comparison

Chart E11 shows the overall GDSI scores for seven English Core Cities that the GDS have assessed (Birmingham, Bristol, Leeds, Liverpool, Manchester and Newcastle), with the average score of all six cities being 61%, which increased by 8% from last year. Leeds remains ranked 5<sup>th</sup>.

### Overall performance against target

A green score has been given over the short term due to the recent increase in the overall GDSI score for Leeds and with the most recent data available showing high domestic and international day and overnight visitors to Leeds, comparing positively to other towns and cities across the country. An amber score has been given over the long term given visitor levels are still lower than pre-Covid and Leeds' GDSI ranking remains unchanged compared to other Core Cities.



# Economy

## Socio-economic indicators

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Targets:

- No set target

### Relevant Local Plan Policies:

- Spatial Policy 8: Economic Development Priorities

### Triggers / Interventions:

- No set triggers or interventions

## Employment rate

### Current Position (2024/25)

Leeds had a total of just over 369,000 people in employment between April 2024 and March 2025, down 5% from the previous year. The employment rate in Leeds for the same period is at 69.3%, down 4.2%. Unemployment rate stands at 3.8%, with 28% economically inactive (with 36% of this for studying, 22% for looking after family, 22% long term sick and 5% retired).

### Trends

Looking at the short term, employment figures have fallen for a second consecutive year, with the employment rate reaching the lowest levels since 2014. This follows a general trend of increasing employment pre-Covid and falling levels since, with the employment rate seeing greater year-on-year fluctuation. Table E22 shows poor performance against the short and long terms. It is unclear what has caused this considerable drop in employment in Leeds, although more recent data indicates this was a short term drop.

Table E21: Number of residents in employment and employment rates; 2012 and 2020-25

Year	Number of residents in employment (Leeds)	Employment rate (%)		
		Leeds	Yorkshire & Humber	Great Britain
2012/13	350,200	68.8	69.6	70.8
2020/21	412,300	78.3	73.8	74.8
2021/22	393,200	73.9	74.3	75.2
2022/23	401,000	76.4	74.4	75.5
2023/24	387,700	73.5	73.1	75.5
<b>2024/25</b>	<b>368,600</b>	<b>69.3</b>	<b>73.5</b>	<b>75.4</b>
<b>5 YEAR AVERAGE</b>	<b>392,560</b>	<b>74.3</b>	<b>73.8</b>	<b>75.3</b>

Source: Nomis Labour Market Profile

Chart E12: Number of Leeds residents in employment; 2004-25

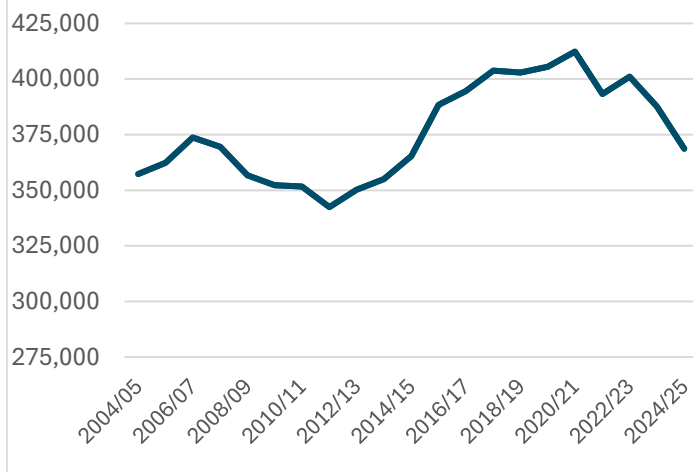
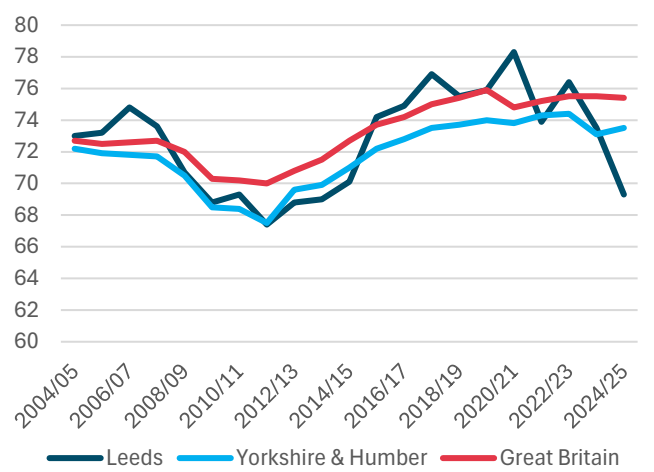


Chart E13: Employment rates (%) for Leeds, Yorkshire & Humber and Great Britain; 2004-25



Source: Nomis Labour Market Profile



**Table E22: Trends in employment and employment rates against regional and national figures**

Period	Change in number in employment in Leeds	Change in employment rate % in Leeds	Change in employment % in Yorkshire & Humber	Change in employment % in Great Britain	Overall Trend
One year period (current) - 2024/25	-19,100	-4.2%	+0.4%	-0.1%	-
Five year period (short term) – 2020-25	-36,900	-6.6%	-0.5%	-0.5%	-
Ten year period (medium term) – 2015-25	+3,300	-0.8%	+2.5%	+2.7%	-
Fifteen year period (long term) – 2010-25	-900	-4.3%	+1.8%	+2.7%	-

Source: Nomis Labour Market Profile

### Regional/national comparison

Table E21 and Chart E13 shows the employment rate in Leeds as well as for Yorkshire & Humber and Great Britain. Due to another considerable drop in the employment rate in Leeds, Leeds performs unfavourably to the regional and national figures over the current period, where Great Britain has seen a slight drop by 0.1% and Yorkshire & Humber has slight growth of 0.4%. Longer term, Leeds saw a drop of 4.3% in the last 15 years whereas moderate growth has been seen regionally and nationally.

However, the unemployment rate of 3.8% in Leeds is similar to the regional rate of 3.3% and national of 3.9%, therefore likely reflecting a higher proportion of economically inactive that are instead studying or caring for family. For example, 36% of economically inactive people are studying in Leeds, compared to 26% regionally and 27% nationally.

### Employment pay

#### Current Position (2024/25)

Leeds has a median gross weekly pay of £696.30, up by 4.6% from 2023. 10.3% of jobs in Leeds were paid below the hourly living wage in Leeds, a decrease of 1.9% from the previous year. Real Living Wage is defined by the Living Wage Foundation and is based upon the cost of living to help workers meet every day needs and is not the National Living Wage set by the Government which is the minimum wage for over 21s. The Real Living Wage rate for 2024/25 is £12.60 an hour (£13.85 in London).

#### Trends

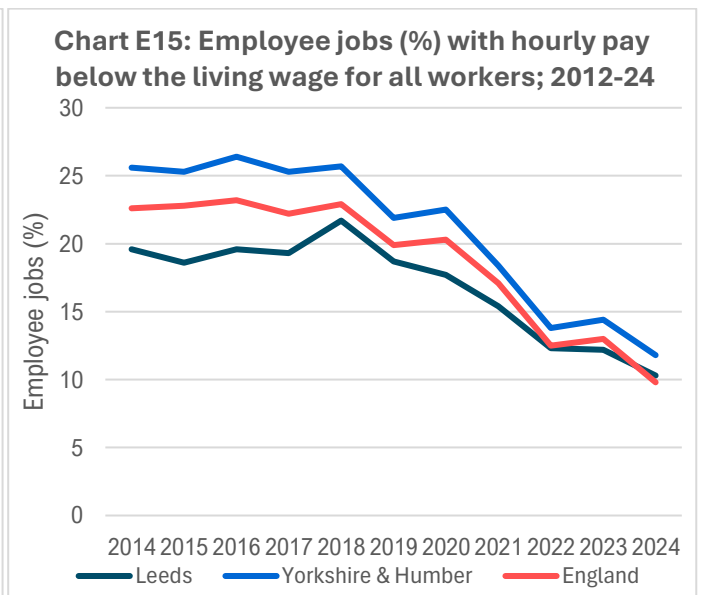
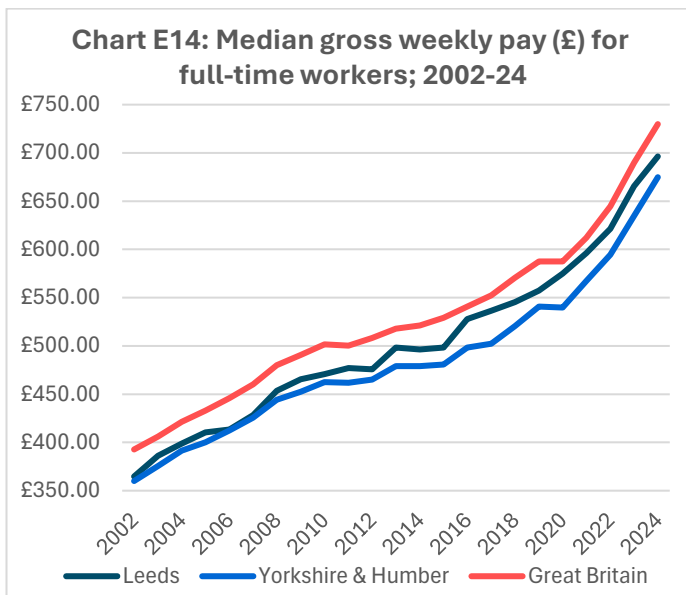
Looking at the short term, median pay for Leeds workers has continued to increase, seeing 19% growth in the last five years and 29% in the last ten years, with fluctuations and stagnation in pay being seen 2011 and 2015, with consistent and considerable growth in pay in more recent years.

As for hourly pay below the living wage in Leeds, this has fallen from the previous year indicating good progress in ensuring less working people are being paid less than the real living wage than previously, and with a drop of 9.3% since 2014 indicating more substantial improvement longer-term, although with this progress having been most prominent between 2018 and 2024 which saw consistent and considerable decreases.

**Table E23: Median gross weekly pay (full time workers; £) in Leeds; 2012 and 2019-23**

Year	Leeds	Yorkshire & Humber	Great Britain	Leeds as % of regional average	Leeds as % of national average
2012	481.10	464.50	512.60	103.6%	93.9%
2020	568.00	537.60	590.00	105.7%	96.3%
2021	591.90	563.00	613.30	105.1%	96.5%
2022	621.30	594.50	648.20	104.5%	95.9%
2023	665.40	634.70	689.70	104.8%	96.5%
<b>2024</b>	<b>696.30</b>	<b>674.80</b>	<b>729.80</b>	<b>103.2%</b>	<b>95.4%</b>
<b>CHANGE FROM PREVIOUS YEAR</b>	<b>4.6%</b>	<b>6.3%</b>	<b>5.8%</b>	<b>-1.6%</b>	<b>-1.1%</b>

Source: Nomis Labour Market Profile



Source: Nomis Labour Market Profile and Office for National Statistics; Ref. LWF.1 Table 7

### Regional/national comparison

The median weekly pay in Leeds for 2024 compares favourably against the regional average, representing 103% of the regional average. This may be indicative of Leeds having a higher proportion of skilled and professional jobs located within the City Centre compared to other regional towns and cities, where commuting into Leeds might be more common. The median pay in Leeds compares negatively against the national average, representing 97% of the national average, and may be reflective of generally higher pay in London and southern areas of England.

In terms of hourly pay below the living wage, Leeds has had a lower proportion compared to the regional and national figures for all years since 2014, except for 2024 where the national figure fell below Leeds.

### Overall performance against target

An amber score has been given over the short and long terms given the continued decreases in employment figures in the last year and with little change in the last ten years, which compares unfavourably to the regional and national figures, although which could be explained by higher proportion of students in Leeds, and with progress continuing to be made in relation to employment pay.

### Emerging Local Plan policies – Economy:

#### Leeds Local Plan (LLP) 2042

Leeds City Council is preparing a comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes reviewing employment delivery and requirement targets and the overall employment spatial strategy, and updating existing policies on safeguarding existing premises, retail and centres policies and on leisure and tourism.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).



AMR 2024/25

# HISTORIC ENVIRONMENT



**2,447** designated heritage assets:

**2,371** Listed Buildings, **60** Scheduled Monuments, **15** Registered Park and Gardens, **1** Battlefield  
**increase of 2** from last year

**69%** Conservation Areas appraised, **up 2%** from last year

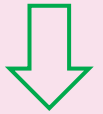
**No recorded demolitions** of any Listed Buildings or heritage assets, complying with targets

**31** non-designated heritage assets identified

**8** Listed Buildings at risk, **down by two** from last year



**84** Listed Buildings on local at risk list, **11% less** than last year





# Historic Environment

## Heritage designations

Overall sub-topic performance	<b>Short Term</b>	<b>Long Term</b>
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### Relevant Monitoring Indicators:

- Indicator 26 - Number of Conservation Area appraisals completed as a proportion of total Conservation Areas
- Indicator 28 - Number of Listed Buildings demolished

### Relevant Local Plan Policies:

- CS Policy P11: Conservation
- Saved UDPR Policies N14, N15, N16, N17, N18A, N18B, N19, N20, N28, N29

### Targets:

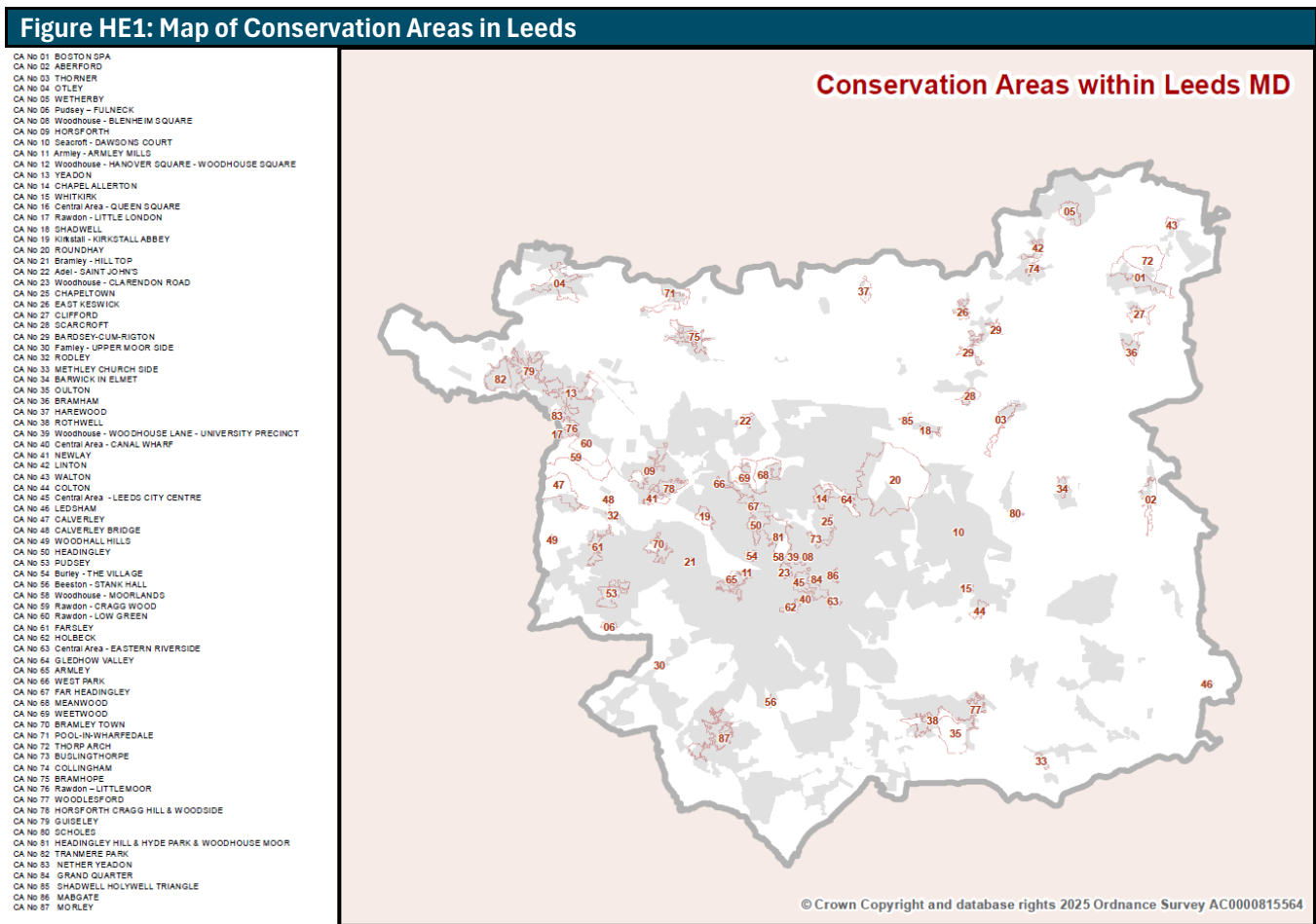
- 100% of Conservation Area Appraisals produced
- Zero Listed Buildings demolished

### Triggers / Interventions:

- Continued outstanding CAAs or an increased need for those not completed could necessitate a greater prioritisation for undertaking outstanding CAAs
- Demolition of listed buildings

## Conservation Areas

Leeds has a total of 80 Conservation Areas across the District, as set out in Figure HE1 below:



A list of all of the individual Conservation Area maps, as well as appraisal and design documents (wherever relevant), can be viewed [here](#).

### Current Position (2024/25)

Out of Leeds' 80 Conservation Areas, 55 (69% of the total) have Conservation Area appraisals.

### Trends

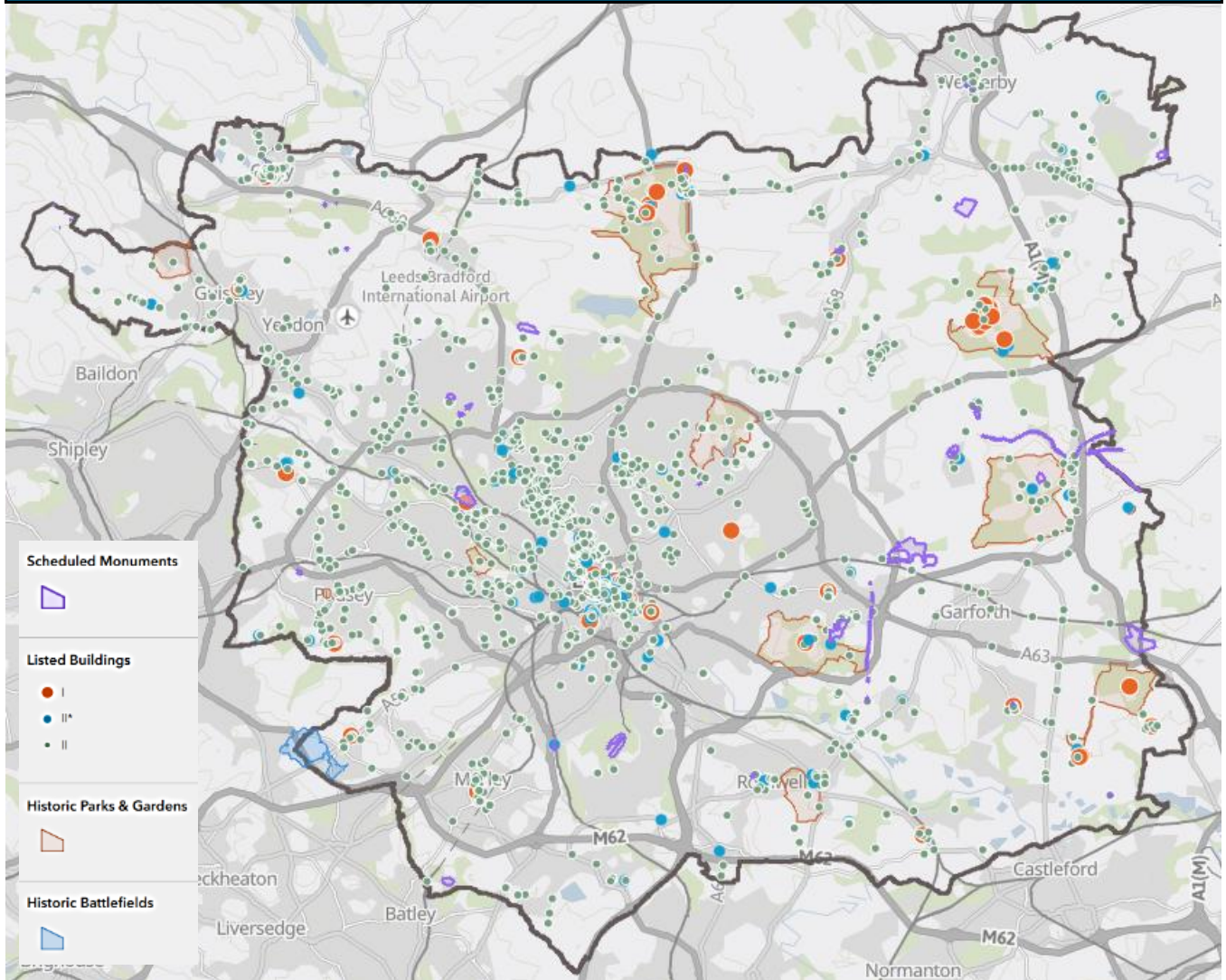
In the last year, the boundaries of the Morley Town Centre and Dartmouth Park Conservation Areas were expanded and consolidated into a new unified Morley Conservation Area, which was formally adopted in January 2025, alongside the adoption of a new Conservation Area Appraisal and Management Plan for this new Conservation Area.

This has resulted in an increase of 2% in the proportion of Conservation Areas appraised in the last year.

## Listed Buildings

A map of Leeds' designated heritage assets is set out in Figure HE2 below, including Listed Buildings (Grade I, II and II\*), Scheduled Monuments, Historic Parks & Gardens and Historic Battlefields:

**Figure HE2: Map of designated heritage assets in Leeds**



A current list of all of Leeds' designated Listed Buildings, Scheduled Monuments, registered Parks and Gardens, and Battlefields can be found by filtering by district in the National Heritage List for England (NHLE) [here](#).

### Current Position (2024/25)

There are currently 2,447 designated heritage assets in Leeds. This includes 2,371 Listed Buildings (Grade II – 2,221, Grade II\* - 104, Grade I – 46), 60 Scheduled Monuments, 15 Registered Park and Gardens (Grade II – 11, Grade II\* - 2, Grade I – 2) and 1 Battlefield. Two new Grade II buildings were listed in 2024/25: former office block of the Scotch Foundry and former warehouse of the Scotch Foundry, LS12 2HG (September 2024).

No Listed Buildings were lost in 2024/25.

### Overall performance against target

A green score has been given for the short term given no loss of Listed Buildings and improvements to the proportion of Conservation Areas being appraised in the last year. An amber score has been given over the long term due to the continued increases in heritage assets across the District but with limited progress towards having all Conservation Areas appraised over the current Plan Period.



# Historic Environment

## Heritage at risk

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

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

### Relevant Local Plan Policies:

- CS Policy P11: Conservation
- Saved UDPR Policies N14, N15, N16, N17, N28, N29

### Targets:

- For the number of buildings considered to be 'At Risk' in Leeds to be less in 2028 than at the start of the Plan. In 2011, there were 11 buildings at risk in Leeds

### Triggers / Interventions:

- A rise of buildings at risk to more than 11

## Heritage at Risk Register (Historic England)

The Heritage at Risk Register, produced annually by Historic England, includes historic buildings and sites that are at risk of being lost through neglect, decay or deterioration. It includes all types of designated heritage assets, including Conservation Areas, which are designated and assessed by Local Planning Authorities, but not Grade II buildings.

The aim of the Register is to focus attention on those places in greatest need. Historic England, in partnership with others, are able to help tackle heritage at risk, working with owners, friends groups, developers and other stakeholders to find imaginative solutions for historic places and sites at risk across England.

A list of all Heritage at Risk registers, including entries, additions and removals, can be viewed [here](#).

### Current Position (2024/25)

There were 8 Grade II\* or Grade I Listed Buildings on Historic England's 'Heritage at Risk register' in Leeds District in 2024, with a further four Places of Worship at risk. Of these 16, 6 are in 'poor' condition, 3 in 'very bad' condition and 3 in 'fair' condition. This represents good performance against the target of no more than 11 Listed Buildings on the Register, with a decrease of two Listed Buildings in the last year (one being for positive reasons and one due to demolition).

In addition to this, 5 Conservation Areas (Poor – 3, Very Bad – 2), 2 Registered Parks and Gardens, 9 Scheduled Monuments and 1 Battlefield are also on the Heritage at Risk register within or partially within the Leeds District boundary. To note, the 1 Battlefield is located within Bradford, Kirklees and Leeds, and two Scheduled Monuments are located within Leeds and North Yorkshire Council (UA).

A map showing on the 'Heritage at Risk' register is shown below:

**Figure HE3: Map of designated heritage assets on 'Heritage at Risk' Register in Leeds; 2024**



Source: Historic England

**Trends**

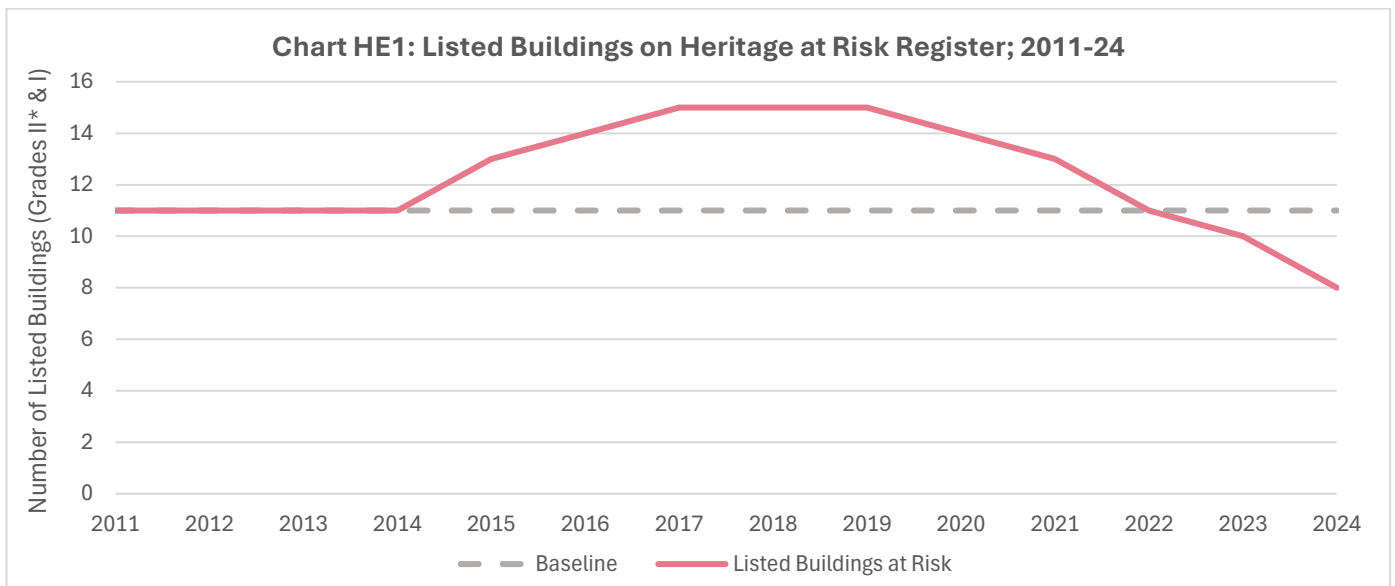
The short term has seen the removal of one Listed Building for positive reasons (Calverley Old Hall, 14-24, Woodhall Road) and the removal of another Listed Building (St Mary's Convent Church) due to partial demolition and redevelopment with no additions to the list.

Longer term, there has been a decrease of three Listed Buildings from the 2011 baseline, complying with the target set out in the Core Strategy. There have been reductions to the list since 2019, as shown in Chart HE1. There has also been a decrease of one Place of Worship and one Scheduled Monument, but the addition of a Conservation Area.

**Table HE1: Designated heritage assets on 'Heritage at Risk' Register in Leeds; 2023, 2022 & 2011**

Designated Heritage Asset	2023 (previous)	2024 (current)	Change from 2023	2011 (baseline)	Change from 2011
Listed Buildings (Grade II* and I)	10	8	-2	11	-3
Places of Worship	4	4	0	5	-1
Scheduled Monuments	9	9	0	10	-1
Registered Parks and Gardens	2	2	0	2	0
Registered Battlefields	1	1	0	1	0
Conservation Areas	5	5	0	4	+1

Source: Historic England



Source: Historic England

### Heritage at Risk List (Civic Trust)

The Leeds Civic Trust, working with the Council, also produces a local Heritage at Risk List on listed and unlisted buildings across the District that are considered in need of preservation. Unlike the Historic England’s Register, this includes Grade II buildings and non-designated heritage assets. Buildings on this list are assessed as being either ‘At Risk’ (vulnerable through neglect and decay) or ‘Urgent’ (in immediate structural danger).

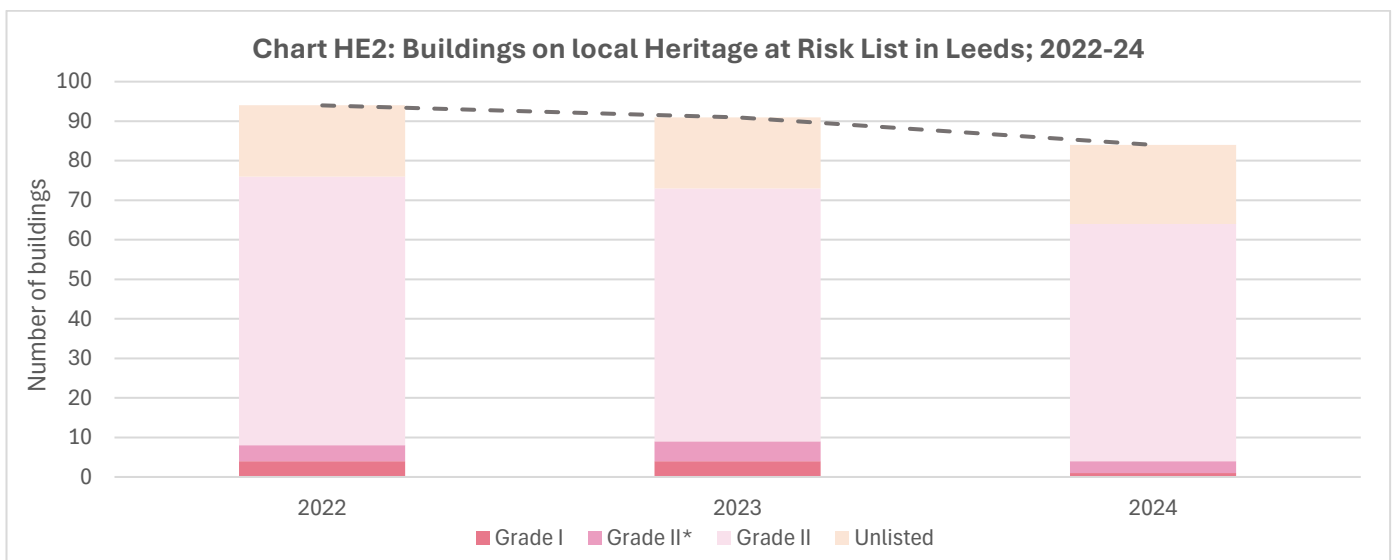
More details can be found on the Civic Trust Leeds website [here](#).

### Current Position (2024)

As of November 2024, there were 84 Listed Buildings on the list – 60 being Grade II, 3 Grade II\*, 1 Grade I and 18 Not Listed. Where multiple grades have been noted, the one of greatest significance has been used.

### Trends

Previous local Heritage at Risk lists are not available to access on the Leeds Civic Trust website but this data has been captured since 2022 through the AMR. In this time, there has been a decrease of 11% in the total buildings on this list, with a decrease of 8 Grade II, 3 Grade I and 1 Grade II\* Buildings, but an increase of 2 unlisted buildings.



Source: Leeds Civic Trust

### Overall performance against target

A green score has been given over the short term due to the continued decrease in the number of Listed Buildings on both the national and local Heritage at Risk register and list, with a green score also over the longer term given this has been decreasing consistently over recent years and the number of Listed Buildings on the national register remains below the 2011 baseline position, exceeding the target set out in the Core Strategy.





# Historic Environment

## Non-designated heritage assets

Overall sub-topic performance

Short Term

Long Term

### Relevant Monitoring Indicators:

- No relevant monitoring indicators

### Relevant Local Plan Policies:

- CS Policy P11: Conservation
- Saved UDPR Policies N14, N15, N16, N17, N28, N29

### Targets:

- No set targets

### Triggers / Interventions:

- No set triggers or interventions

## Local Non-Designated Heritage Assets (NDHA) List

The Council has been working to produce a list of non-designated heritage assets (NDHA), which incorporates sites identified in the Site Allocations Plan, the Aire Valley Leeds Area Action Plan and made Neighbourhood Plans, as well as any others - e.g. those identified through the planning applications process. This list is not exhaustive and will be continually updated wherever resources allow and published in each AMR.

### Current Position (2023/24)

22 NDHAs have been identified in the AVLAAP and 9 in the SAP. These are set out in the below table.

There has been no update to the NDHA list in the last year, although work is still underway in producing an updated list of suitably identified NDHAs in Leeds' made Neighbourhood Plans - these require checking due to changes to the National Planning Policy Guidance in 2019 in how these assets formally go on the NDHA list. This includes reviewing the evidence for these being identified as a NDHA within the Neighbourhood Plan, and once finished and if agreed, these assets will form part of our local NDHA list as well as form part of the Local Plan.

Table HE2: List of local Non-Designated Heritage Assets; 2023/24

NDHA Ref.	Assets Site Address
<b>Aire Valley Leeds Area Action Plan (AVLAAP)</b>	
1	54 Cross Green Lane, Cross Green
2	20 Crown Point Road, Hunslet
3	The Small Mill, Chadwick Street, Hunslet
4	The Malthouse, Chadwick Street, Hunslet
5	The Sun Public House, 134 Church Street, Hunslet
6	Crown Hotel, Crown Point Road, Hunslet
7	Ellerby House, 1-2 Ellerby Lane, Cross Green
8	Goodman House, Goodman Street, Hunslet
9	T F and J H Braime Holdings PLC, Hunslet Road, Hunslet
10	The Tetley, 17 – 33 Hunslet Road, Hunslet
11	315 – 329 Hunslet Road, Hunslet
12	331 – 333 Hunslet Road, Hunslet
13	St Josephs Convent, 5 Joseph Street, Hunslet
14	51 Low Road, Hunslet
15	34 Lupton Street, Hunslet
16	3 Sheaf Street, Hunslet
17	St Saviours Church Hall and Parish Building, 9 Upper Accommodation Road, Cross Green
18	21 Upper Accommodation Road, Cross Green
19	Hunslet Branch Library, Waterloo Road, Hunslet
20	13 Brookfield Street, Hunslet
21	The Brewery, Hunslet Road, Hunslet
22	Old Offices, Crown Point Road, Hunslet
<b>Site Allocations Plan (SAP)</b>	
<b>City Centre HMCA</b>	
MX2 -15	Leeds General Infirmary, Great George Street



MX2-20	Brotherton House, Westgate
<b>North HMCA</b>	
HG2-37	Brownberrie Lane, Horsforth
<b>Outer South HMCA</b>	
HG2-186	Main Street, Hunts Farm, Methley
<b>Outer South East HMCA</b>	
HG2-129	Ash Tree Primary School, Kippax
<b>Outer South West HMCA</b>	
HG2-155	Joseph Priestly College, School Street/Peel Street, Morley
HG2-158	Tingley Mills, Tingley Common, Morley
EG2-19	Land off Topcliffe Lane, North of Capitol Park, Morley
<b>Outer West HMCA</b>	
HG2-67	Owlcotes Farm/Owlcotes Gardens, Pudsey
<b>Made Neighbourhood Plans</b>	
See link for up-to-date list. The Council is currently reviewing all made Neighbourhood Plans and checking and identifying suitable assets in line with revised NPPG 2019 changes.	

### **Overall performance against target**

No score has been given for this sub-topic due to the lack of target or indicator to compare performance or change against.

### **Emerging Local Plan policies – Historic Environment:**

#### ***Leeds Local Plan (LLP) 2042***

Leeds City Council is preparing a comprehensive update to the Local Plan in order to review, update and / or replace all existing remaining policies contained within the Local Plan to ensure policies are effective, up-to-date and reflect needs up to 2042, as well as respond to the declared Climate Emergency. This includes updating policies on heritage and the historic environment, particularly those saved from the UDP, as well as more generally on design and landscape which seek to further protect Leeds' historic environment.

Further information on LLP, including latest news, past and upcoming consultation events and consultation material for each of the draft topics, can be viewed [here](#).