



JOINT PLANS PANEL

Meeting to be held in MeetingLocation on
Thursday, 30th November, 2017 at 1.30 pm

MEMBERSHIP

Councillors

Councillor Javaid Akhtar
Councillor Barry Anderson
Councillor Salma Arif
Councillor Jonathan Bentley
Councillor David Blackburn
Councillor Colin Campbell
Councillor Brian Cleasby
Councillor David Congreve
Councillor Mick Coulson
Councillor Robert Finnigan
Councillor Al Garthwaite
Councillor Ronald Grahame
Councillor Caroline Gruen
Councillor Peter Gruen
Councillor Sharon Hamilton
Councillor Asghar Khan
Councillor Graham Latty

Councillor Thomas Leadley
Councillor Richard Lewis
Councillor Christine Macniven
Councillor James McKenna
Councillor Stuart McKenna
Councillor Elizabeth Nash
Councillor John Procter
Councillor Rachael Procter
Councillor Kevin Ritchie
Councillor Brian Selby
Councillor Alice Smart
Councillor Christine Towler
Councillor Fiona Venner
Councillor Paul Wadsworth
Councillor Neil Walshaw
Councillor Gerald Wilkinson
Councillor Rod Wood

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A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			ELECTION OF THE CHAIR To formally nominate the Chair for the meeting	
2			APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Procedure Rules (in the event of an Appeal the press and public will be excluded) (*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)	
3			EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC 1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report. 2 To consider whether or not to accept the officers recommendation in respect of the above information. 3 If so, to formally pass the following resolution:- RESOLVED – That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows	

Item No	Ward/Equal Opportunities	Item Not Open		Page No
4			LATE ITEMS To identify items which have been admitted to the agenda by the Chair for consideration (The special circumstances shall be specified in the minutes)	
5			DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.	
6			APOLOGIES FOR ABSENCE	
7			MINUTES To confirm the minutes of the meeting held on 22 nd June 2017 as a correct record.	1 - 10
8			PLANNING SERVICES PERFORMANCE REPORT- QUARTERS 1 AND 2, 2017-18 To receive the report of the Chief Planning Officer covering Planning Services performance for quarters 1 and 2 of 2017-18. The report is presented for information and comment. (Report attached)	11 - 26
9	All Wards		UPDATE TO LEEDS SITE ALLOCATIONS PLAN To receive the report of the Director of City Development which sets out an update to the Leeds Site Allocations Plan (SAP) which plans for the delivery of 66,000 new homes throughout the District's 11 Housing Market Characteristic Areas. (Report attached)	27 - 36

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10			THE GRENFELL TOWER TRAGEDY AND LEEDS CITY COUNCILS RESPONSE To receive the report of the Chief Planning Officer to provide members with an update on the outcome of Grenfell, the new Building Regulations and the Leeds response to this. (Report attached)	37 - 38
11			VACANT BUILDING CREDIT To consider the report of the Director of City Development to provide an update on the vacant building credit and to set out issues in relation to its implementation for Leeds. The report considers if the VBC should be applied in Leeds, in particular given that Leeds has an adopted Core Strategy which sets out its affordable housing requirement and makes recommendations as to how it should be applied. (Report attached)	39 - 42
12	All Wards		UPDATE ON HOUSING MIX To receive the report of the Director of City Development to update Members on the achievement of housing mix policies in the Adopted Core Strategy. (Report attached)	43 - 46
13			DATE AND TIME OF NEXT MEETING The date and time of the next meeting to be confirmed.	

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			<u>Third Party Recording</u> Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda. Use of Recordings by Third Parties – code of practice a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title. b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.	

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Joint Plans Panel

Thursday, 22nd June, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors B Anderson, S Arif, M Coulson,
C Dobson, A Garthwaite, R Grahame,
C Gruen, P Gruen, S Hamilton, A Khan,
T Leadley, S McKenna, E Nash, K Ritchie,
C Towler, F Venner, P Wadsworth,
N Walshaw, G Wilkinson and R Wood

Councillor

1 Election of the Chair

Councillor J McKenna was elected Chair for the duration of the meeting.

2 Appeals Against Refusal of Inspection of Documents

There were no appeals against refusal of inspection of documents.

3 Exempt Information - Possible Exclusion of the Press and Public

There were no exempt items.

4 Late Items

There were no late items.

5 Declarations of Disclosable Pecuniary Interests

There were no declarations of disclosable pecuniary interests.

6 Apologies for Absence

Apologies for absence were received from Councillors D Blackburn, C Campbell, B Cleasby, and D Congreve.

It was noted that Councillor Garthwaite would be late.

7 Minutes

RESOLVED - Minutes of Joint Plans Panel held on 14th July 2016 were approved as a correct record.

The minutes of Joint Plans Panel held on 31st January 2017 were approved as a correct record with the addition of the following amendments:

- That apologies be added for Cllr. B Anderson

Draft minutes to be approved at the meeting
to be held on Thursday, 30th November, 2017

- Item 41 – Paragraph 10 to read ‘It was noted that some Members had been provided with a list of examples of what can and cannot be considered for planning. It was suggested that this may be useful to newer members of Plans Panels’.
- Typos on item 44 - Consideration of two storey side extensions to Domestic Properties;
 - Paragraph 7 - To replace Fall-ball position with Fall-back position
 - Paragraph 9 – to read that approval granted subject to conditions.

8 Matters arising

Minute 28 - Housing Land Supply – Implications of Grove Road Decision

- The Head of Development Planning to clarify if the PAS sites include medical centres and to respond to Members directly.

Minute 29 – 2015-16 Performance Report

- The Head of Development Management was unsure why the Building Services Team had not been included within the submitted report but he would check on Building Control and report back to Members.

Minute 39 – Planning Services performance report quarters 1 to 3, April to December 2016.

- Members were informed that a report is due to go to Executive Board in July 2017 in relation to CIL. Members requested that they would like to be informed how much CIL is being paid and how it is being used. They would like to see basic information on CIL allocation and spend in reports. It was noted that Agenda Item 8 – Planning Services end of year 2016-17, Performance Report – paragraph 3.6.4 provided a table which showed the breakdown of the CIL monies paid and received by the Council in comparison with year

Minute 41 – Member Training 2017-18

- It was noted that a tour of past sites which had received planning permission and been developed had taken place for sites located within the City. Planning Services were trying to arrange a tour of sites located in the outer areas.
- Members were informed that a visit requested by Members to a development at North Stainley, Harrogate was being organised but as yet an appropriate date has not been found. The Head of Development Management is to send an email to all Plans Panel members to find a suitable date.

9 Planning Services end of year 2016-17, performance report

The report of the Chief Planning Officer provided Members with planning performance and activity for the period 2016-17 financial year.

Members were informed that the service had received 4,966 applications which was a 5.6% increase on the previous year and 2% above the national average 3.6% above the national average of 2%.

Draft minutes to be approved at the meeting
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The number of decisions was up 9.3%. Determining time across the three categories reported had fallen slightly with the lowest at 89.4 % however it was still up compared with national average of 86%.

Members heard that the Planning Service was currently running with 6.6 Full Time Equivalent vacancies and two officers on long term sick leave.

Members noted that £776 had been refunded under Planning Guarantee there had been an unprecedented fee surplus of £457,000. This was due in part to some significant applications which attracted large fees.

The Panel were informed that the number of enforcement cases remained at a consistently high level of 1275 cases received. The workload through the service remained substantial with a significant number of complex cases being investigated. However, the number of cases had been maintained at approximately 1000 which was a long standing service objective. It was noted that Leeds continues to take more formal action than other surrounding authorities.

To release some of the pressure a temporary member of staff had been appointed in both Compliance and one area team and further temporary staff were being sought until permanent appointments can be made.

The Panel noted that 105 decisions had been taken at Plans Panels with 11 officer decisions being overturned.

Members were informed that there were 233 new appeals in 2016-17 with most in relation to appeals against refusal of planning consent. Of the total appeals 93 related to householder appeals where 42% of them were allowed. Members were advised that since the relaxation of the permitted development on larger house extensions, it appears from analysis of the Planning Inspectorate's decisions that more household extensions were being allowed which were 'marginal', given the permitted development fall-back position. It was noted that the service was committed to further analysis on these appeals and would make changes as appropriate.

Members heard that there had been an increase of 15% in the number of complaints received when compared to the previous year. The main theme of upheld complaints focused on the way planning applications had been advertised and that comments received from neighbours had not been taken into account by officers. It was noted that action had been taken to ensure the appropriate number of site notices were erected by printing additional notices for the planning case officer to erect on site. It was also noted that larger development sites were advertised in the newspaper however this was an expensive way to advertise.

The Panel were informed that in January 2017, an online survey had been sent to over 5,000 participants who had used the planning service. The response rate was 4% and although low common issues had been identified particularly from the

comments respondents made. The Panel noted that work would be undertaken to address the issues raised.

The Panel also noted that 17% of the comments made were constructive about the Planning Services with 16% being complimentary.

Members were informed that in March 2017, the service was successful in being recredited with Customer Services Excellence.

Members were also informed that the service had been inspected with the inspector also being inspected. The comments from the inspector were complimentary about the meeting room, customer services, the way the Chairs interacted with Members of the public, Members involvement, and Officers conduct at Panel.

With regards to the Community Infrastructure Levy Members were advised that £1.86 million had been paid to the City Council which was up on last year's figure.

It was noted that non-payment was being chased and that fines could be incurred with notices being sent. Members were advised that in some cases smaller builders were becoming savvy with regulations and were gaining planning permission then selling it on to individuals whom then claimed self build relief but re employed the builder to construct the house for them, thus avoiding paying CIL.

It was noted that non-payment was being chased and that surcharges were being imposed where reminder notices were triggered.

Members discussed the following points:

- Need for more resources to be put into enforcement
- Low return on customer survey and need to increase return to make the data more valid
- Size of notices on lamp posts - to consider use of A3 notices
- Send out letters advertising planning to a larger number of neighbours
- CIL payments and the request by Members for Ward Councillors to be informed. It was noted that this information was sent in a report on a six monthly basis to Ward Councillors but not by specific application.
- Challenging an Inspector's appeal decision – particular application was discussed where Members had not agreed with the Inspector's Decision.

Cllr. S McKenna thanked the Planning Services staff and paid tribute to them as they were always forthcoming with information, willing to help and meet to discuss any issues.

Cllr. P Gruen said that it was an excellent report in terms of achievement and performance and well done to all officers not just the planning officers but all those who feed into the process. He said that he was sympathetic to the fact that the Council had a duty of care and wellbeing to staff and was of the view that the workload balance was not where it should be and was encouraged that interviews were taking place for additional staff.

Cllr. Gruen requested that it be minuted that with the agreement of the Panel that the Joint Plans Panel had great concern that something needed to be done about enforcement. He said that there needed to be co-operation between Planning Services and Legal Services to get on and uphold the integrity of the planning system.

Cllr. Gruen also spoke about a couple of applications which had been brought to Plans Panels which had been deferred on the day of the meeting due to additional information being submitted at the last moment by the applicant. Cllr. Gruen said that it was not acceptable as many people had been in attendance at the meeting including Ward Councillors and members of the public some who had taken time off work.

Cllr. Gruen asked Legal Services if it was possible to have a cut-off date for the submission of additional information.

It was noted that the Chair of North and East Plans Panel had done an adequate job of explaining the situation and the reason behind the deferral.

It was noted that Planning Services and Legal Services had already discussed this issue and accepted the concerns of the Members and agreed to consider the issue again. However, there were difficulties of imposing such a requirement as an application must be assessed in light of all information (no matter how late it was submitted) as otherwise the Council could be open to challenge and at risk of costs.

The Chair asked for an update on the 20% increase in planning fees and was informed that the Chief Planning Officer had taken a report to Corporate Development Department for approval for spend of approximately £500,000 expected money from fees. The Chief Planning Officer has been slightly hesitant to go progress this proposal due to the national elections and the fact that changes to legislation and or government policy in relation to this issue may be made. It was also noted that other income from the increased fees may not be ringed fenced to the Planning Department.

The Panel requested extra training on the Planning Services Self-Serve so that they were able to check on applications for approval and decisions within their wards.

The Panel discussed issues in relation to the following points:

- Training for Members of Plans Panels
- Submission of late information from applicants and objectors
- Long term sick in Planning Services
- Prosecution outcomes and outstanding cases
- The need for a dedicated CIL officer
- Possibility of a pre meet prior to Plans Panel – similar to those held before Scrutiny Boards

RESOLVED – To note the report and to receive a further performance report in six months' time.

Cllrs, S Arif and R Grahame left the meeting during this item.

Cllr. A Khan left the meeting at the end of this item.

10 Planning and Schools Provision

The report of the Director of City Development provided the Panel with an overview and an update of the ongoing work being carried out by Planning Services and officers from Children Services in the delivery of new school place provision.

The Sufficiency Planning Manager informed the Panel that the provision for new school places arises from two principal considerations, the continued increase in the birth rate in Leeds and the increased demand arising from the new housing requirements identified in the submission draft Site Allocations Plan and Aire Valley Leeds Area Action Plan.

Members heard that the demand for new places was determined by Capacity and Sufficiency in Children's Services, using the latest demographic projection model and this establishes need. The projection model uses data obtained from GP's and health centres of births and tracks children through their health registration over time. This data is used to see the numbers of children in Leeds and where they are living when they are due to enter school at reception class, primary schools and year 7, secondary schools.

Members were informed that when planning school places for new houses there were many uncertainties such as when or if a development would come forward, the build rates per year and how long it would take to complete.

The officer explained that where an additional need would appear to be a short term requirement the options to create a bulge cohort would be considered. Where the need is likely to be longer term then permanent expansion of existing schools or a requirement for a new school was considered.

The Chair said that he had found the tables in the report very useful as Members were able to look at their own areas to see what the picture is and where the likely shortfalls might be.

Members thanked the officer for the report and for explaining the differences of a bulge cohort and the ongoing fluctuation of pupil numbers.

Members had asked for clarity in their role when deciding on planning applications. They were informed the sufficiency and capacity for school places should be with Children's Services. However, Plans Panels needed to ensure that there is the relevant infrastructure and resources within the area.

RESOLVED – To note the content of the report.

Cllr. Garthwaite joined the meeting during this item.

Cllr. Garthwaite had been at Aspire Community Benefit Society Awards where the company that she works for, Vera Media had been shortlisted for an award. Cllr. Garthwaite explained that the company had made a short film 'Hate and Mate Crime Rappers' had received an award for creativity, and that the company Vera Media had also won an award for the work that they do with organisations who help those with disabilities in the community.

The Plans Panel offered their congratulations.

11 Buildings at Risk

The report of the Chief Planning Officer provided Members with a list of buildings at risk and the efforts that are being made to address this issue by securing emergency repairs and securing new uses.

Members were informed that the list has been revised since the last report due to the ongoing building at risk survey being carried out by volunteers under the joint management of the City Council and Leeds Civic Trust which would be a to provide and up to date picture of the condition of listed buildings when it is finished at the end of the year. It was noted that it is intended to publicise the results of the survey and also to start an outreach programme with the owners of listed buildings highlighting the benefits of building maintenance.

Members heard that the Horsforth Corn Mill had been demolished.

The Panel were informed that since the last report the First White Cloth Hall one of Leeds' most important buildings had been bought by Rushbond who are developing a refurbishment scheme with the intention of applying for planning permission this year and starting on site early in the new year.

Members heard that J M Construction were due to start on site at Hunslet Mills and that hoarding was already in place.

Members were advised of enforcement action on the trustees of St John's Church which requires further emergency works. The urgent works notice specifies the repairs required.

Members noted that the refurbishment of the former Cookridge Hospital was tied by S106 agreement to the completion of the residential development. The developer had been asked to provide a schedule of emergency works, including improved security, while proposals for re-use of the vacant listed buildings are brought forward.

Members were informed progress on the following buildings:

- Old York Road Library is to be converted into a gym and fitness centre
- High Royds to be residential use
- The Majestic had a temporary roof put on. Hopeful that progress will be made with development and officers will have more to report next year.

It was noted that the statue of Queen Victoria on Woodhouse Moor was on the list of buildings at risk. Cllr. Towler asked what work was being undertaken given that it will

be the bicentenary of her birth in 2019. Members heard that an application had been submitted to the Heritage Lottery Fund and that fund raising was in progress as part of the restoration of this statue. Cllr. Towler said that Friends of Woodhouse Moor also wanted to assist with the restoration and suggested that she meet with the officer to discuss.

It was also suggested by Members that a group application be put forward for monuments and statues to the Heritage Lottery Fund as part of the European Capital of Culture bid.

Members discussed the long and ongoing issues in relation to Stank Hall Barn including new uses for the building and the possibility of moving the building. The officer suggested capitalising maintenance money that would have been spent on the building and use it as a reverse premium as an incentive to a developer.

Outstanding issues at High Royds development were discussed such as bus stops, lamppost etc. and the fact that there was still not a sustainable use for the building.

Cllr. Wood informed the Panel that Calverley Old Hall a grade 1 listed building owned and preserved by Landmark Trust had put the Hall forward for renovation. Prince Charles the patron of Landmark Trust had selected Calverley Old Hall for renovation to be undertaken. Cllr. Wood said that Landmark Trust were good at raising substantial amounts of money and had set up a small local committee. The Officer said that he would follow up on this.

Members were of the view that it should be noted that public money had been used to make repairs to St John's Church and that the trustees should be required to carrying out emergency repairs.

The Chair noted that 17 buildings on the list were owned by Leeds City Council and he suggested that some may be repaired through Community Committee funding to try and reduce the number on the at risk list.

RESOLVED – To note the content of the report in particular that work is progressing towards reducing the number of Buildings at Risk in the city; and to report to Derelict and Nuisance Sites Steering Group on the findings of the pilot Buildings at Risk survey.

12 Neighbourhood Planning Update

The report of the Chief Planning Officer provided an update on neighbourhood planning progress and issues across the city, including good practice.

Members were informed that there are 35 designated neighbourhood areas across Leeds, covering the diversity of the city's neighbourhoods with neighbourhood plans under preparation in villages, markets towns and inner city communities. It was noted that most groups involved were generally making good progress although some have struggled with the long and democratic process.

The first plan to be made in Leeds is the Clifford Neighbourhood Plan and sets a good standard for other areas.

The neighbourhood plans deal with a number of issues including design of houses, protection of local green spaces some are also looking at issues specific to the area including:

Clifford – Relocation of a village green next to the village hall

Walton – Proposal to allocate some housing sites to provide for local housing need.

Holbeck- a green corridor to improve the general environment, air quality and safe and attractive walking and cycle area

Hyde Park – a policy to protect key cultural assets

Members heard that other areas which included Farsley, Halton, Armley, Cross Green, Morley had expressed an interest in producing a neighbourhood plan. There were a number of factors as to why the plans had not gone forward however one of the main factors was due to the lack of local leadership that these plans had not progressed.

Members were informed that there were 2 main ingredients for a successful neighbourhood plan they were a good local leader who was trustworthy and collaboration with the Council working with both Officers and Members.

It was noted that leadership in the development of neighbourhood plans and their enthusiasm was key to the success of the plan going forward.

Members were advised that a leader was usually an individual who was prepared to bring people together and had the capacity and understanding of the needs of the community. It was noted that the individual is usually someone who already is undertaking work in the community.

Members discussed the following issues:

- Local leadership
- Capacity to include more inner areas in neighbourhood planning
- For communities to learn from each other with an opportunity to hold event workshops

Cllr. P Gruen spoke about his experience of working on an inner city neighbourhood plan. He said that it was a pleasurable experience because of the work being put forward. He thanked the Officer and his team for all the assistance and good work in helping people through the neighbourhood planning process.

The Chair suggested that Elected Members may be able to provide a little time to assist in capacity building even if it was only pointing people in the right direction.

A couple of mistakes were noted on Appendix 1 of the submitted report
Collingham Parish Council and Linton Parish Council are located in Harewood Ward.

A brief discussion took place about the location of the green linear walk into the city centre. It was agreed that the Head of Planning Services send details of this to Cllr. Nash.

It was agreed that officers would send the link to the Good Councillors Guide to Local Planning to all Members of the Panel.

RESOLVED – Members to note the progress on neighbourhood planning in Leeds and the issues highlighted in the submitted report.

13 Date and Time of Next Meeting

The next meeting of Joint Plan Panel will be Thursday 30th November at 1.30pm.



Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 30 November 2017

Subject: Planning Services performance report- quarters 1 and 2, 2017-18

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

Summary of main issues

1. In quarters 1 and 2 there has been a small increase in the number of applications submitted to the authority; this continues the trend seen over the last five years.
2. Performance on determining applications within the statutory or agreed timescale has slipped a little since the position reported at the end of 2016-17, but is still above the thresholds for designating an authority as poorly performing. Nonetheless, the service is under some pressure to determine applications in time, given the current resources.
3. The rate of appeals dismissed is 1% higher than the 2016-17 year end position, but is significantly lower than the rate of seen over the last few years. The service has noticed a trend for the Planning Inspectorate to take a more pragmatic view on applications which are "marginal" given the permitted development fall-back position. A close watch is required to ensure that the service maintains appeals performance above the designation thresholds.
4. A number of service improvement activities have taken place in the first two quarters of 2017-18 with opportunities for working more effectively with partners to deliver good growth in Leeds.

Recommendations

1. Members are asked to note the report and comment as they feel appropriate and to receive a further performance report in six months' time.

1 Purpose of this report

- 1.1 At the last Joint Plans Panel meeting on 31 January 2017 members received and noted a year end performance report for planning services for 2016-17. It was resolved that the Joint Plans Panel would receive a report covering quarters 1 and 2 of 2017-18 at its next meeting. This report is presented for information and comment.

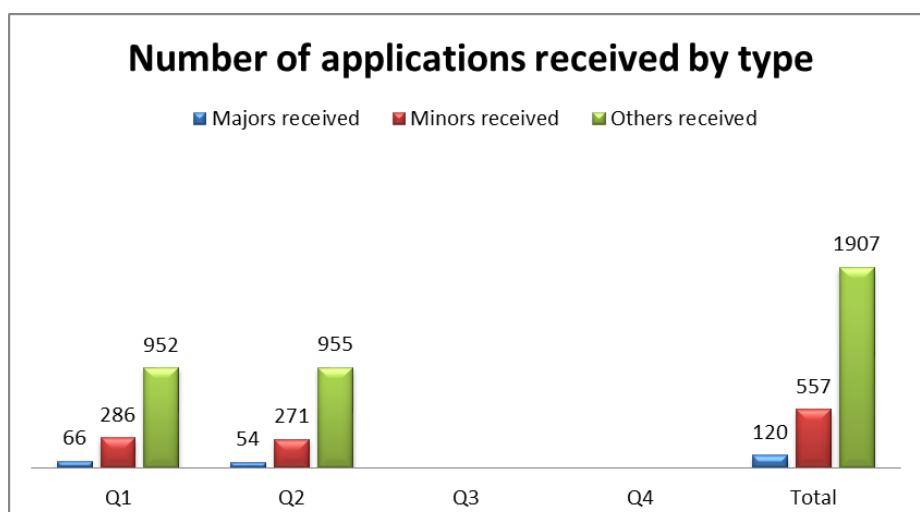
2 Background information

- 2.1 The number of planning applications received in quarters 1 and 2, 2017-18 continue to rise, albeit at a low rate; however this is the fifth successive year that numbers have been slowly rising. Although this is nothing like the numbers received pre economic crash, neither is the level of staff resource.
- 2.2 Applications determined in time have decreased in these two quarters, but performance is still above the threshold set by the Government and the service currently is not at risk of being designated a poorly performing planning authority, but, it continues to be a challenge for the service to maintain performance within resource constraints. The Government has now laid a draft order before parliament for the 20% fee increase; local authorities who committed to investing additional resources for their planning service will be able to retain the extra fee generated. The additional resources will greatly assist in boosting staffing levels in delivering planning services.
- 2.3 The service uses several measures to determine the quality of decision making including lost appeals, number of complaints and upheld complaints. There has been a drop in the number of complaints received in the reporting period, compared with the same time last year and just one more Ombudsman case has been received than in q1 and 2, 2016-17. Appeals performance in terms of numbers dismissed stands at 64%, better than the position at the end of 2016-17, but short of previous years.
- 2.4 The service has an ongoing commitment to service improvement and a number of activities have taken place in quarters 1 and 2 to improve processes and deliver expeditious decisions to support growth in Leeds.

3 Main issues

3.1 Planning performance and workload

- 3.1.1 In the reporting period there have been 2,584 applications submitted, a 1% increase compared with the same period last year. Whilst this is only a small increase, it represents the continuous trend of applications rising in number over the last five consecutive years. The chart below shows the workload breakdown.



- 3.1.2 There were 2,586 decision made, with 97.5% of decisions made by officers under the delegation scheme. The delegation rate has remained steadily around this mark for a number of years.
- 3.1.3 There have been 120 major applications submitted in quarters 1 and 2, representing 4.6% of the total workload of the service. The national average for major applications as a proportion of the total workload is around 3%; therefore Leeds continues to receive a greater number of major schemes than the national average.
- 3.1.4 Household applications account for around half of the workload with 1,359 submitted. The anticipated reduction in numbers of household applications due to the permitted development changes has not occurred in Leeds, with numbers remaining steadily around 50% of the total workload.
- 3.1.5 The table below shows that performance on determination of applications has slipped a little from the 2016-17 year end position. However, the latest national figures for the period April to June 2017 show that LPAs decided 87% of major applications within 13 weeks or within the agreed time, up from 84% a year earlier¹, therefore Leeds' performance is above the national average determination rate.

	% Majors in time	% Minors in time	% Other in time
Q1 and 2 2017-18	89.9%	85.2%	87.5%
2016-17	93.1%	89.4%	93%
2015-16	96.6%	90.6%	93.5%
2014-15	93.6	87.2	92.7
2013-14	73.3	70.3	83.3
2012-13	61.3	77.4	88.9

- 3.1.6 It is crucial for the service to maintain its good performance as the government extended in 2016 the designation regime to applications in time for non-major development as well as major development. The threshold had initially been set at

¹ Department Communities and Local Government Planning applications April- June 2017 Statistical Release 14 September 2017

65% but will increase to 70% for the following designation round in 2018. The threshold for majors determined in time will be raised from 50% to 60%, again taking effect at the next round of designations in early 2018.

- 3.1.7 After six months a total of £2.9 million has been received in planning fees, £91k above the quarter end target.

3.2 Pre-application enquiries

- 3.2.8 In the reporting period, the service received 339 pre application enquiries including 84 enquiries for major proposals, many of these were for residential schemes. However there has been a resourcing issue in delivering the pre-application service, with responses taking longer than the published timescales. This has been due to officer capacity to deal with increasing application caseloads. This has implications going forward on the income generated from pre-application enquiries and a risk of a loss of confidence in the service.

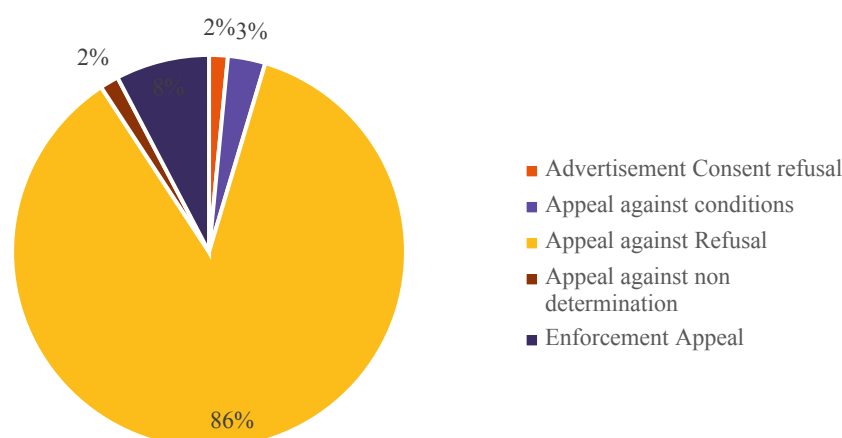
3.3 Panel decision making and decisions not in accordance with the officer recommendation

- 3.3.1 In the first two quarters of 2016-17, 66 decisions have been made by the three Plans Panels. Three decisions were contrary to officer recommendation; one was at the North and East Panel for 71 Hill Top Mount for dormer windows, which was recommended for refusal but Members granted permission and two at South and West Panel. Both of these at South and West Panel were for change of use to House of Multiple Occupation (HMO): The Omnibus, Throstle Road North and 20 Conference Road. Both were recommended for approval but Members refused them.

3.4 Appeals

- 3.4.1 In the reporting period, the service has received 130 new appeals, this is the same as quarter 1 and 2 of 2016-17. The profile and type of appeals are shown in the chart below.

Profile of appeals received



- 3.4.2 In the reporting period the Planning Inspectorate made 75 decisions; 64% of appeals were dismissed. The table below shows that performance on the number of appeals dismissed is holding steady in comparison with the reported year end position for 2016-17. However, this was significantly down on the previous year. There are no clear themes emerging from the analysis of the appeal decisions, except perhaps in relation to HMO, where the Inspectorate has largely upheld these types of appeals and more household extension appeals are being upheld which are “marginal”, given the Permitted Development fall-back position.

Year	Appealed Decisions	Dismissed	Costs awarded against Council	Costs awarded to Council
Q1 and 2	75	64%	0	0
2016-17	260	63%	0	0
2015-16	177	73.4%	1 full, 3 partial	1 partial
2014-15	237	66%	5	0
2013-14	251	71%	4	0
2012-13	187	67%	3	0
2011-12	254	69%	7	2

- 3.4.3 Appeals is a key area where the service needs to maintain its performance; DCLG also revised the criteria to extend the designation regime for the quality of decision making for major developments to 10% of decisions being over turn at appeal and introduce a threshold of 10 % for non-major development decisions being over turned at appeal. However, the new thresholds do not come into effect until the designation round in early 2018.
- 3.4.4 There is just one cost claim in progress for £15,726 which is not yet settled for 84 Kirkstall Road.

3.5 Community Infrastructure Levy

- 3.5.1 Executive Board, in February 2015, made key decisions around spending of the future Community Infrastructure Levy (CIL) income, directing it into two main funding streams; a strategic fund and a neighbourhood fund, plus up to 5% for administrative costs. Executive Board agreed that the Strategic CIL Fund will be 70-80% of the total CIL received, and that priorities for its spending will be decided on an annual basis as part of the Council’s budget setting process, in line with the Regulation 123 List, and taking into account the impact of specific and cumulative infrastructure needs arising from new developments. The total monies paid to the Strategic Fund is currently £2.8million.
- 3.5.2 In relation to the Neighbourhood CIL Fund, Executive Board agreed that this is to be 15% in an area without a Neighbourhood Plan, and 25% in an area with an adopted Neighbourhood Plan. In town and parish council areas the CIL neighbourhood fund is to be passed directly to those local councils, as required by

national CIL regulations. In non-parished areas the decisions about spending are delegated to the relevant Community Committee (as the lowest democratic representative), and the CIL neighbourhood fund ring-fenced by the City Council for that purpose.

- 3.5.3 A breakdown of the total CIL monies paid is described in the table below. In the first two quarters of 2016-17, £881k has been paid, taking the total CIL paid to almost £3.6m.

	Total CIL paid to date	Total admin fee paid to date	Total neighbourhood fund paid to date	Total strategic fund paid to date
2015/2016	£126,878.21	£6,343.90	£19,031.73	£101,502.58
2016/2017	£2,570,674.83	£126,033.74	£385,566.42	£2,056,574.66
Q1 and 2 2017/2018	£881,060.02	£44,053.00	£132,159.00	£704,848.02
Total	£3,578,613	£176,430.64	£536,757.15	£2,862,925.26

3.6 Compliance activity

- 3.6.1 The number of enforcement cases received in the first two quarters of 2017/18 has remained at a consistent high level with 625 cases received. As such the workload through the service remains substantial with a significant number of complex cases being investigated. However, the number of cases on hand has maintained overall to around 1000 which has been a long standing service objective. This is a key step in improving the overall handling of cases as it will ultimately assist in reducing officer caseloads.

	Q1	Q2	Total
No of cases received	300	325	625
No of cases resolved	365	303	668
Initial site visits			
Category 1: Site visit same day/within 1 day. Target 100%	100% (3)	100%(6)	100%
Category 2: Site visit within 2 working days. Target 95%	100%(5)	100%(10)	100%
Category 3: Site visit within 10 working days Target 90%	92% 268/292	93% 286/309	92.5%

3.6.2 Cases received and resolved and performance in undertaking initial site visits

3.6.3 Performance in undertaking initial site visits has been maintained with an improvement in Category 3 visits taking place within 10 days. The revised target of 20 days for category 3 visits continues to be reviewed and considered as a means of managing less urgent cases through the service.

3.6.4 In relation to the Category 1 and 2 cases the figures relate to a relatively small number of cases and these were all visited within the target. The overall number of open cases on hand has been maintained and currently stands at 1020.

3.6.5 Outcomes of case resolved

3.6.6 The number of complaints investigated that are found to either involve no breach of planning control or are minor infringements over the period sits at approximately 41 %. This has gradually reduced from a figure of 60% in 2010/11. This can possibly be accounted for by the increased rigour in examining cases as they come into the service. Where there is clearly no breach of planning control, cases have not been opened and complainants advised that the matter will not be investigated and the reason why. A further 10- to 15 percent of cases are closed following investigation as not expedient to pursue as the breaches identified are either minor or action to regularise has failed and it is not considered justified to pursue formal action. The remaining 45% of cases which have been closed involve significant breaches which have been resolved to the satisfaction of the Council through negotiations, granting planning permission or formal enforcement action.

3.6.7 Ward Member meetings have continued during the year. Invitations are sent out with the bi monthly key cases list which continues to be sent to both ward

	Q1	Q2	AvTotal
No Breach*	36%	46%	41%
Resolved by negotiation	28%	31%	29%
Breach but de minimis/ not expedient	16%	11%	13%
Planning permission/ CLU granted/ appeal allowed	9%	8%	9%
Enforcement /other notices complied with	11%	4%	8%

members and parish councils with updates on priority cases within each ward.

**Includes matters that are "permitted development"; where no development or material change of use is involved; matters that were time exempt from enforcement action on investigation; or where approved plans and conditions have been found to have been complied with.*

- 3.6.8 **Enforcement and other Notices** A total of 64 enforcement and other notices have been served during the quarters 1 and 2. This is a continuation of activity levels of previous years. There has been one temporary stop notices served during the period in relation to the development of a car wash which was located within the green belt and also raised significant highway safety concerns. We continue to take more formal action than all the other core cities by some distance reflecting the importance Members place in Leeds on the service. Within the first three quarters the following numbers of notices have been served:

	Q1	Q2	Total
Planning Contravention Notices / Section 330 notices	21	11	32
Breach of Condition Notice	3	1	4
Enforcement Notice	15	12	26
S215 Untidy Land Notice	0	0	0
Temporary Stop Notice	0	1	1
Stop Notice	0	0	0

- 3.6.11 The compliance service continues to draft and issue its own notices with input from legal officers only on the more complex cases. This is continually monitored and whilst it does carry some risk, the resource savings in doing this are significant. It does however place increased pressure on case officers in progressing cases within the service and requires additional on-going training.

3.6.12 **Prosecution Outcomes and outstanding cases**

- 3.6.13 A small number of cases have been brought or are being brought before the courts for non-compliance with enforcement and other notices. 13 prosecution cases were prepared for court in relation to the illegal display of to let board signs in the Headingley area. This action is successful in limiting the spread of excessive advertising of properties in the area. This proactive initiative continues with regular monitoring and follow up. A number of cases have been sent letters before action and this threat of court action can be effective in securing compliance with notices and remedying the breach in advance of preparing formal papers for the courts.

3.7 **Service quality**

3.7.1 **Complaints**

- 3.7.2 Since April 2017 the service has received a total of 64 formal complaints under the Councils Compliments and Complaints procedure. These are broken down by quarter and Stage 1, Stage 2 and Ombudsman complaints in the table below, compared with the same period last year. Overall the number of complaints received has decreased, which is a positive sign. In terms of numbers being upheld, 13% of complaints at stage 1 were upheld as were 11% of stage 2 complaints.

Quarter	Total	Stage 1	Stage 2	Ombudsman
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	Complaints			Cases
Q1 Q2 17-18	64	36	16	11
Q1 & Q2 16-17	70	50	20	11

- 3.7.3 In terms of Ombudsman cases, three cases were closed on arrival, a further one closed after initial Ombudsman investigation and one case was not upheld. Two cases are currently being investigated and the Ombudsman has upheld four cases.

4 Staffing and resourcing

- 4.1 Applications numbers received continue to rise as they have done for the previous five years. However the staffing structure has remained in terms of FTEs at the same level as directly after the service down sized at the beginning of the economic downturn of eight years ago. In addition at the beginning of the year the service continued to be affected by the absence of 6.6 FTEs and in addition two colleagues on long term sick leave. Compliance in particular has continued with significant staffing difficulties, the source of which has varied over the reporting period but has nonetheless resulted in the team not being fully staffed.
- 4.2 With regards to the current position, it is complex. Two vacant planner posts were filled in September 2017. This has helped ease some of the pressure in the North East Team. To release further pressure, a temporary principal planner and compliance officer have been appointed and have now had their contracts extended to the end of the financial year 2017-18. A further temporary planner was sought but this exercise has been unsuccessful. A principal planner has been seconded to the Policy and Plans team for a 12 month period and it is the intention to start to backfill this post via an internal recruitment process. As it is likely that the successful candidate will be a senior planner from Development Management, it is then intended to backfill that post by seconding a senior planner from Plans and Policy team. In addition, a further senior planner has recently tendered their resignation to pursue a career opportunity elsewhere. The release of this post to external advert will also be sought. A senior planner and planner are also due to commence maternity leave in February.
- 4.3 Two members of the compliance team have returned to work following long term absences; one full time the other on phased return. Another post in compliance has been advertised internally recently as a result of another compliance officer leaving the service.
- 4.4 The 20% increase in planning fees to fund additional staffing resource equates to approximately £550k. The original intention was to use this funding to increase staffing at a senior planner level in Development Management to deal with the increase in major applications and to further develop the planning performance agreement service which ultimately should enhance income. Combined with this would be a dedicated senior highways officer. A further additional planner is proposed to help with the increase in activity in the householder and "other" application categories and an additional compliance

officer. The member of staff who previously dealt with complaints retired in 2017, so the funding will also cover a complaints officer post.

- 4.5 However, this may require a re-think following the recruitment of an external candidate to the post of Head of Development Management meaning that an additional group manager post would also need to be created and funded from the proposed 20% uplift in fees. A further pressure on this potential increase in income is the effect of the introduction of *Planning in Principle* (PiP) which will mean that there will be a loss of some fee income as a result of a reduction in outline planning applications.
- 4.6 Finally to implement one of the recommendations in the Community Infrastructure Levy Audit it is also intended to appoint a dedicated CIL officer. This post has just completed the job evaluation process and is about to go to advert. It should be noted that this post is not dependent on the 20% anticipated uplift in fees proposed by Government.

5 Service improvements

5.1 Implementing actions from CIL internal Audit

- 5.1.1 In early 2017, Internal Audit conducted an audit of the Community Infrastructure Levy (CIL). The scope of the audit was to gain assurance over the arrangements in place to ensure income is identified and collected and that the monies are used in line with the intended purpose. After discussions it was agreed to undertake the audit in two stages due to the volumes and values currently involved; the first stage of the audit carried out in February 2017 involved the testing of a sample of schemes liable for CIL to ensure that all CIL income had been fully and accurately accounted for on FMS and the second stage of the audit will be undertaken during either 2017-18 or 2018-19 depending upon volumes and value of CIL income at the time. The report arising from stage 1 was produced in June 2017.
- 5.1.2 Internal Audit's opinion was *limited assurance* for the control environment and *acceptable assurance* for compliance with actual controls. *Minor Organisational Impact* was assigned as the weaknesses identified during the audit left the council open to low risk. If the risk materialised it would have a minor impact on the organisation as a whole.
- 5.1.3 One of the main areas of concern was the number of officers involved in the process from beginning to end and Audit recommended that a dedicated officer had overall responsibility for maintaining the CIL process. This recommendation was agreed and as mentioned above the service is going through the start of the recruitment process to appoint a CIL officer. This officer will be responsible for developing and reporting CIL and implementing the other recommendations identified in the audit. The post will be funded from the 5% charge top sliced from CIL payments, which local authorities can use to administer CIL. This is a very positive step forward for the service.

5.2 Online payments

- 5.2.1 It has long been the aspiration of the service to implement a system via the Leeds.gov.uk website where customers have the ability to pay for their applications online. After lengthy work, a new system was implemented on 3 August 2017. Customers are now able to pay planning application and building regulations fees online and also for street naming and numbering services. This is a huge step forward in making the back office system more efficient; considerable staff time was previously spent dealing with customer calls taking payments. Currently, approximately half the planning fees are paid online and is now the preferred method of payment for the service, although other channels of payment remain available. However, moving forward this places the service in a strong position to be able to deal with customer payments in the transitional period in the early New Year as the service prepares to move to Merrion House.

5.3 Working with partners

- 5.3.1 The first six months of 2017-18 has seen a developing relationship with the Leeds Chamber of Commerce to support good growth in Leeds. A session was held in June 2017 with the Chamber and members of the Plans Panels to discuss ways to make planning work more efficiently in the city. The session was quite informal and generated much robust discussion, with challenges for all parties to consider. Whilst the Chamber fielded developers from all sectors, discussion inevitably focussed on housing and the challenges that brings but also the opportunities for moving forward. Feedback from members and the Chamber of Commerce was that the session was a positive first step in an evolving partnership.
- 5.3.2 An action from the session was to produce a “planning charter”; the charter is to be a series of promises adhered to by both the development industry and the local authority, which all parties sign up to. This is currently in development and a draft will come before the Joint Member Officer Working Group in the first instance for consultation.

5.4 Private Rental Sector Workshop

- 5.4.1 A useful and informative session with representatives from the private rental sector (PRS) Colliers and Legal & General was held in September 2017. The PRS has undergone a rapid period of growth and nationally now forms around 20% of the housing market and the session was to explore with the development industry some of the community and local pressures Members have to balance in supporting good growth in Leeds. The industry representatives spoke about the changing views of PRS, future growth of the PRS, how the PRS is regulated and the quality and management of the PRS homes.
- 5.4.2 There was much discussion about affordable and sub market rents, and the representatives outlined schemes in other parts of England where schemes were ring fenced to keyworkers where rents could be lower. It was also recognised that there are poor quality PRS housing and this perception could shape members views of the whole sector.

6 Challenges ahead

6.1 Planning reform

- 6.1.1 It is clear that the service is under some pressure with the amount of available resources and the volume and complexity of planning applications it receives. However, the Government has moved a step closer to delivering one of the Housing White Paper commitments to increase nationally-set planning application fees by 20% by laying before parliament draft regulations to bring this proposal forward. The *Housing White Paper* made clear that the 20% uplift in application fees would be conditional on local planning authorities (LPAs) committing to invest the additional fee income into planning services. DCLG invited LPAs to make this commitment and requested budget information to demonstrate how the additional fee income would be spent on planning services. All of the LPAs elected to make the commitment.
- 6.1.2 The challenge will be to ensure that the additional income is not off-set by cuts in existing funding, which undermine the resources for dealing with planning applications. DCLG's letter made clear that "the additional revenue should be retained by planning departments and that existing baseline and income assumptions will not be adjusted down as a result during this Parliament." Where LPAs fail to comply with these additionality assurances, the letter confirmed that the Government would consider reducing the fee level for that authority back to the original fee level through a change in regulations.
- 6.1.3 The other concern is that given that the proposed planning reforms set out in the *Housing White Paper* place increasing demands on LPAs, there is no guarantee that a 20% increase will be sufficient to maintain 'business as usual' never mind a more effective, efficient planning service. In Leeds, the current staffing levels reflect the workloads established during the economic collapse and are therefore low based on current higher workloads. Planning fees were last increased back in 2012 and the call for LPAs to be allowed to set their own local fees has not been picked up, meaning on some types of applications the service is still not recovering the full cost for processing applications. The Local Government Association recently warned that tax payers will be subsidising the cost of processing planning applications to the tune of £1 billion by 2022².
- 6.1.4 In addition to providing for an increase of 20% for all existing fees, the Regulations also introduce fees for applications for permission in principle and enable fees to be charged where an LPA has made a direction withdrawing permitted development rights under article 4 of the GDPO or where permitted development rights have been withdrawn due to a condition imposed on a planning permission.
- 6.1.5 Once the Regulations are approved by both House of Parliament, they will come into force on the 28th day after they are made. Running concurrently, the consultation *Planning for the right homes in the right places* has sought views on when LPAs who are delivering homes should be allowed to increase fees by a further 20%. The consultation closed on 9 November 2017 and we await the consultation response from Government in due course.

7 Corporate Considerations

² Local Government Association Taxpayers to subsidise planning application costs by £1bn over next five years 31 August 2017

7.1 Consultation and Engagement

- 7.1.1 This report is presented for information and there has not been the need for wide consultation.

7.2 Equality and Diversity / Cohesion and Integration

- 7.2.1 There are no specific equality considerations arising from this report.

7.3 Council policies and City Priorities

- 7.3.1 The effective and expedient determination of planning applications contributes to the prosperity of the City and plays a key part in the regeneration and growth agenda. The service makes a key contribution to the delivery of housing growth.

7.4 Resources and value for money

- 7.4.1 There are no specific implications arising from this report. However, measures are being taken to ensure that the service is delivered within the financial constraints.

7.5 Legal Implications, Access to Information and Call In

- 7.5.1 There are no specific legal implications and this report does not relate to a key or major decision.

7.6 Risk Management

- 7.6.1 There are a number of risks associated with the decision making process which are both financial and reputational. Measures, processes and future service improvements outlined in the report seek to minimise the risk of challenge.

8 Conclusions

- 8.1 Performance in terms of applications determined in time is down on the same period last year, but remains above the national average and above the thresholds for designation. The service however is under pressure with increasing workloads and complex and significant applications with finite resources. Whilst the promised 20% fee increase will go towards alleviating the situation in part, there is need to have regard to the adequate funding of the service if the Council is to deliver the good growth it aspires to.
- 8.2 Emphasis will continue to be placed on the efficient and expeditious determination of applications through the promotion of the pre-application service; however this service too is under pressure to deliver within stated timescales due to the volume of work and again this work stream needs adequately resourcing to ensure there is continued customer confidence.
- 8.3 Performance on appeals remains in line with the year-end position, but down on previous years, demonstrating the Planning Inspectorates stance particularly on household appeals. It is important that the service strikes a

balance, maintaining design quality and safeguarding amenity, whilst at the same time not being unreasonable.

- 8.4 The service anticipates a further challenging time ahead, however, the direction of travel and objectives are clear in terms of transforming how we work, maintaining and improving performance levels and continuing to improve services to customers within the resources available to deliver the service.

9 Recommendations

- 9.1 Members are asked to note the report and comment as they feel appropriate and to receive a further performance report in six months' time.

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Report author:

Martin Elliot 0113 378 7634

Report of Director of City Development

Report to Joint Plans Panel

Date: 30th November 2017

Subject: Update to Leeds Site Allocations Plan

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): ALL	☒ Yes	☐ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

Summary of main issues

1. The Leeds Local Plan sets out a vision and a framework for the future development of the City. It is made up of a number of separate documents at different stages of preparation: a Core Strategy, Natural Resources and Waste Plan, the saved policies of the Unitary Development Plan, Site Allocations Plan and Area Action Plan for the Aire Valley. These Local Plan documents are a critical tool in guiding decisions about individual development proposals because they (together with any Neighbourhood Plans that have been made) form the starting point for considering whether planning applications can be approved.
2. This report sets out an update on the Leeds Site Allocations Plan, which was submitted to the Secretary of State for independent examination in May 2017. The Examination timetable has been amended in order to allow consideration of recently changed national guidance, which indicates a lower trajectory of housing needs. In order to responsibly reflect the implications of this, the Council's Development Plans Panel and Executive Board are considering changes to the SAP which will be made available for public consultation in the New Year (following the approval of Council),

Recommendations

3. Joint Plans Panel is invited to note the report.

1 Purpose of this report

- 1.1 This report sets out an update to the Leeds Site Allocations Plan (SAP) which plans for the delivery of 66,000 new homes throughout the District's 11 Housing Market Characteristic Areas (HMCAs); as set out in the Adopted Core Strategy (2014) for the plan period 2012 to 2028.
- 1.2 It notes the need for an amended approach to the hearing sessions for the SAP as a result of recent consultation by DCLG on housing needs and highlights the nature of these changes and the revised SAP timetable arising.

2 Background Information

- 2.1 In February 2017 Executive Board and Council agreed the submission of the SAP to the Secretary of State and the Examination commenced in May 2017. At the same time Executive Board also agreed that the scope of a Core Strategy Selective Review (CSSR) be subject to public consultation and that, among other things, it focus on a review of the housing requirement in the light of the fact that the demographic evidence base has changed since it was Adopted.
- 2.2 A new Strategic Housing Market Assessment (SHMA) was commissioned which concluded that a revised housing requirement for the new plan period (2017 to 2033) would be between 51,952 – 60,528 homes. Within the context of national planning guidance (National Planning Policy Framework), it is not possible to substitute one housing requirement figure for another, without a formal review and independent examination of the Plan. Therefore, this process is taking place as part of the agreed CSSR, with the SAP being examined against the requirements already set out in the adopted Core Strategy. Up until just prior to the commencement of hearings the Council was of the view that any discrepancy between the SAP and the CSSR housing requirement could be accommodated with an extended plan period i.e. SAP allocations would build out over a longer period.
- 2.3 Following the submission of the SAP for independent examination, hearing sessions were initially planned to commence on 14th October 2017. However, as a consequence of a Department of Communities & Local Government (DCLG) consultation ('Planning for the right homes in the right places') on 14th September, it has been necessary for the Council to take stock of these consultation proposals and their implications for Green Belt release of land through the SAP. This is because the DCLG proposals, without any prior notification to the Council, propose and apply a new very simplified methodology for calculating the housing requirement as part of the development plan. The new methodology results in an annual housing figure of 42,384 over the plan period. This is far lower when compared to the 70,000 Core Strategy figure and lower than the range derived from the 2017 SHMA. The standardised methodology includes a minimal uplift for affordable housing (considered to not reflect local needs) and no reflection of economic growth.
- 2.4 As a consequence of the DCLG consultation proposals and the need for the Council to prepare a response to them (subsequently agreed through Development Plan Panel on 3rd November) and to undertake further technical work, the Council agreed with the SAP Inspectors to continue with the SAP Hearings in October but with a

revised focus on selective issues. These were Employment, Green space, Retail, Gypsies Travellers and Travelling Showpeople and formed Stage 1 of the hearing sessions.

3 Main issues

- 3.1 There is a need to reconsider the housing proposals in the Submission SAP. The Inspector has allowed housing matters to be deferred as part of stage 2 hearings to commence in Summer 2018 and following further consultation on changes to the SAP.
- 3.2 In the circumstances, this is considered to be a pragmatic and practical solution to the City Council's commitment (and Government's requirements) for development plans to be in place as quickly as possible. This approach recognises the wider changing context arising from the DCLG proposals (and emerging CSSR) and maintains a plan led approach to managing growth, consistent with national planning guidance and the consultation proposals.
- 3.3 The DCLG consultation suggests that the housing need in Leeds is to reduce when compared to that in the adopted Core Strategy and therefore despite being considered sound, the Site Allocations Plan may, in its current form result in Green Belt being released for housing, which is ultimately not required in the long term. This would not fulfil the exceptional circumstances required by the NPPF. However, the SAP Inspectors are legally obliged to consider the SAP against the Adopted Core Strategy.
- 3.4 A revised approach has been developed which responsibly seeks to hold off on release of Green Belt land now until such a time as the CSSR has set a revised housing requirement and a review of the SAP can look again at the need for Green Belt release. Development Plan Panel has considered the revised approach at its meetings on 3rd and 21st November. In order to ensure a responsible approach to protection of the Leeds Green Belt and so as to ensure that the Local Plan is up to date, a revised approach was set out as the most preferable against alternatives.
- 3.5 The approach involves:
- Maintaining the release of nearly 6,000 homes on land which is designated as UDP Green Belt
 - Identifying sites throughout the District which best fit with the spatial strategy of the Core Strategy and the distribution of housing already agreed by Council in the SAP
 - Retaining Green Belt designation on land previously earmarked for release for nearly 7,000 homes and identifying this land as a "Broad Location for Growth" in line with the NPPF
 - Retaining Green Belt designation on land previously earmarked for release for safeguarded land and identifying this land as a "Broad Location for Growth"
 - Securing as much housing land as possible as soon as possible so as to avoid releasing Green Belt land now; by removing the approach to the phasing

of land to latter years of the plan period – this ensures that non-Green Belt land can help contribute to housing needs immediately

- 3.6 As part of this process it has been important to capture the implications of the recent decisions of the Secretary of State and the Council on UDP PAS land and thus ensure that such sites are accounted for prior to consideration of how much Green Belt land needs to be released to help meet a housing trajectory of the SAP. Reflecting these sites has meant that less Green Belt land is proposed to be released.
- 3.7 Sites within Broad Locations will form a pool of sites which remain in the Green Belt until such a time as a revised housing requirement is adopted in the CSSR. Such sites will not be considered suitable for development and will retain their UDP Green Belt designation.
- 3.8 This revised approach, as well as ensuring that the SAP meets its housing trajectory (in line with the Adopted Core Strategy) will also help ensure that upon Adoption the Council will be able to demonstrate a five year housing land supply.
- 3.9 The sites affected by this are listed in **Appendix 1**.

Next Steps

- 3.10 The revised approach has necessitated amendments to the timetable of the SAP. This is indicative and subject to consultation with the Inspectorate.

Milestone	Date	Notes
Executive Board	13 th December 2017	Recommend changes for consultation to Council
Full Council	10 th January 2018	Approve changes for submission subject to public consultation and necessary amendments
Public Consultation	22 nd January to 2 nd March 2017	Public Consultation
Submission of revised draft to SAP Inspector	March 2017	Responses will be sent in full and in summary format
Inspectors preparation for Stage 2 hearing sessions	April to June 2018	- Revised Matters and Issues - Revised Guidance Note - Revised Agenda
Hearing Sessions Stage 2	July 2018	In line with Inspector's and Programme Officers availability

- 3.11 It is important to note that the SAP remains at Examination and that its highly advanced stage of preparation remains a material consideration in planning decisions.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The focus of this report has been to update Members of the proposed changes for the Site Allocations Plan (SAP) to respond to the recent DCLG Consultation and potential downward trajectory of housing need. It is intended that following further

technical work a revised submission draft plan will be prepared and subsequently consulted upon in early 2018.

4.2. Equality and Diversity / Cohesion and Integration

- 4.2.1 In the preparation of the Site Allocations Plan, due regard has been given to Equality, Diversity, Cohesion and Integration issues. This has included the completion of EDCI Screening of the SAP and meeting the requirements of the Strategic Environmental Assessment Directive, which has meant that the Plan is subject to the preparation of a Sustainability Appraisal. The purpose of such Appraisal is to assess (and where appropriate strengthen) the document's policies, in relation to a series of social (and health), environmental and economic objectives. As part of this process, issues of Equality, Diversity, Cohesion and Integration, are embedded as part of the Appraisal's objectives. The SAP material follows on and reflects the approach set out in the Core Strategy, which has also had the same regard to these issues.

4.3 Council policies and Best Council Plan

- 4.3.1 The Core Strategy and SAP play a key strategic role in taking forward the spatial and land use elements of the Vision for Leeds and the aspiration to be the 'the Best City in the UK'. Related to this overarching approach and in addressing a range of social, environmental and economic objectives, these Plans seek to implement key City Council priorities. These include the Best Council Plan (in particular priorities relating to 'Supporting economic growth and access to economic opportunities', 'Providing enough homes of a high standard in all sectors', 'Promoting physical activity' and 'Enhancing the quality of our public realm and green spaces' and Breakthrough Projects including 'Housing growth and high standards in all sectors' and 'More jobs, better jobs').

4.4. Resources and value for money

- 4.4.1 The proposals set out in this report incur further costs associated with a further round of public consultation. This is considered to represent better value for money than withdrawing the plan or progress it in its current form, both of which would place the investment made thus far at risk. Given the considerable costs incurred to date progressing the Plan through Examination with modification is considered to be the best outcome in terms of resources and value for money.

4.5. Legal Implications, Access to Information and Call In

- 4.5.1 The report is not eligible for call-in as it is for information only.

4.6. Risk Management

- 4.6.1 Adoption of the SAP is essential to enable the Council to demonstrate that sufficient land will be available when needed to meet the need for housing in Leeds. Without an up to date plan the 'presumption in favour of sustainable development' by the Government means that any Local Plan or Neighbourhood Plan will have less weight and that speculative development may be acceptable, regardless of any previous positions of the authority. The further the Plan progresses, the more

material weight can be given to it. The proposals outlined in this report ensure that, whilst the Plan will now incur limited delay, when set against the alternatives there are far fewer risks.

5 Conclusions

- 5.1 This report has set out an update to the Site Allocations Plan. By taking a revised approach, the City Council is proposing not to release land from the Green Belt for 6,787 homes. This means that over half of the Green Belt land originally earmarked for housing will now remain in the Green Belt as a Broad Location until such a time as the CSSR sets a new housing requirement and the SAP can be reviewed.

6 Recommendations

- 6.1 Joint Plans Panel is invited to note the report.

Appendix 1 – Proposed Changes to Site Allocations Plan Submission Draft Green Belt housing allocations

HMCA	Site Ref.	Address	Homes	Phase	Proposed Change
Aireborough	HG2-01	New Birks Farm, Ings Lane, Guiseley	160	2	Retain housing allocation. Change to Phase 1.
Aireborough	HG2-02	Wills Gill, Guiseley	133	2	Retain housing allocation. Change to Phase 1.
Aireborough	HG2-03	Shaw Lane (land at), Guiseley and Banksfield Mount, Yeadon	234	2	Designate as Broad Location
Aireborough	HG2-04	Hollins Hill and Hawkstone Avenue, Guiseley	80	2	Retain housing allocation. Change to Phase 1.
Aireborough	HG2-05	Land at Coach Road, Guiseley	83	2	Designate as Broad Location
Aireborough	HG2-09	Land at Victoria Avenue, Leeds	102	2	Retain housing allocation. Change to Phase 1.
Aireborough	HG2-10	Gill Lane, Yeadon	155	2	Designate as Broad Location
Aireborough	HG2-12	Woodlands Drive, Rawdon	25	2	Designate as Broad Location
East	HG2-119	Red Hall Playing Offices & Playing Field	50	1	Retain housing allocation.
East	HG2-123	Colton Road East	14	2	Retain housing allocation. Change to Phase 1.
East	HG2-174	Wood Lane – Rothwell Garden Centre	31	2	Retain housing allocation. Change to Phase 1.
East	MX2-38	Barrowby Lane, Manston	150	2	Retain housing allocation. Change to Phase 1.
North	HG2-36	Alwoodley Lane, Alwoodley, LS17	285	2	Retain housing allocation. Change to Phase 1.
North	HG2-38	Dunstarn Lane (land south), Adel LS16	68	2	Retain housing allocation. Change to Phase 1.
North	HG2-41	South of A65 from Horsforth and Rawdon RA to Crematorium	777	1	Designate as Broad Location
North	HG2-42	Broadway and Calverley Lane, Horsforth	18	2	Retain housing allocation. Change to Phase 1.
North	HG2-43	Horsforth Campus	134	2	Retain housing allocation. Change to Phase 1.
North	HG2-46	Horsforth (former waste water treatment work)	53	1	Retain housing allocation.
North	HG2-49	Off Weetwood Avenue, Headingley, Leeds	30	2	Designate as Broad Location
Outer North East	HG2-24	Former Sacrament Church, Keswick Lane, Bardsey	10	3	Designate as Broad Location

HMCA	Site Ref.	Address	Homes	Phase	Proposed Change
Outer North East	HG2-25	Farfield House, Bramham	14	3	Designate as Broad Location
Outer North East	HG2-26	Scarcroft Lodge	100	1	Retain housing allocation.
Outer North East	MX2-39a	Land at Parlington	792	1	Retain housing allocation on revised boundary with revised capacity
Outer North East	MX2-39b	Land at Parlington	1058	1	Designate as Broad Location
Outer North West	HG2-15	Green Acres and Equestrian Centre, Bramhope	42	3	Designate as Broad Location
Outer North West	HG2-16	Creskeld Lane, Bramhope – land to the rear of no.45	23	3	Designate as Broad Location
Outer North West	HG2-17	Breary Lane East, Bramhope	87	3	Retain housing allocation. Change to Phase 1.
Outer South	HG2-173	Haighside, Rothwell	578	2	Designate as Broad Location
Outer South	HG2-174	Wood Lane – Rothwell Garden Centre LS26	52	2	Retain housing allocation. Change to Phase 1.
Outer South	HG2-175	Bullough Lane – Haigh Farm (land adjacent to), Rothwell LS26 0JY	222	2	Retain housing allocation. Change to Phase 1.
Outer South	HG2-177	Alma Villas (site at), Woodlesford LS26 8PW	12	1	Retain housing allocation.
Outer South	HG2-179	Fleet Lane/Eshald Lane (land at), Oulton LS26 8HT	40	2	Retain housing allocation. Change to Phase 1.
Outer South	HG2-180	Land between Fleet Lane and Methley Lane, Oulton	322	2	Retain housing allocation. Change to Phase 1.
Outer South	HG2-181	Land at Leadwell Lane, Robin Hood	60	3	Designate as Broad Location
Outer South	HG2-183	Swithens Lane, Rothwell	85	2	Retain housing allocation. Change to Phase 1.
Outer South	HG2-184	Westgate Lane, Lofthouse	50	3	Designate as Broad Location
Outer South	HG2-185	Church Farm, Lofthouse	188	3	Designate as Broad Location
Outer South	HG2-186	Main Street, Hunts Farm, Methley	25	3	Retain housing allocation. Change to Phase 1.
Outer South East	HG2-124a	Stourton Grange Farm South, Selby Road, Garforth	1090	1	Retain housing allocation on revised boundary with revised capacity
Outer South East	HG2-124b	Stourton Grange Farm South, Selby Road, Garforth	1224	1	Designate as Broad Location
Outer South East	HG2-126	Micklefield Railway Station Car Park (land to north of), Micklefield	18	3	Retain housing allocation. Change to Phase 1.

HMCA	Site Ref.	Address	Homes	Phase	Proposed Change
Outer South East	HG2-127	Newtown Farm, Micklefield	42	3	Designate as Broad Location
Outer South East	HG2-128	Selby Road/Leeds Road, Kippax	40	3	Designate as Broad Location
Outer South East	HG2-131	Whitehouse Lane, Great Preston	40	3	Designate as Broad Location
Outer South East	HG2-132	Brigshaw Lane (land to east of), Kippax	76	3	Designate as Broad Location
Outer South East	HG2-133	Ninevah Lane, Allerton Bywater	65	3	Retain housing allocation. Change to Phase 1.
Outer South West	HG2-136	Whitehall Road (south of) - Harpers Farm	279	2	Retain housing allocation. Change to Phase 1.
Outer South West	HG2-144	Westfield Farm, Drighlington	17	3	Designate as Broad Location
Outer South West	HG2-145	Bradford Road/Wakefield Road Gildersome	393	3	Designate as Broad Location
Outer South West	HG2-147	Highfield Drive/Harthill Lane (land off), Gildersome	76	3	Designate as Broad Location
Outer South West	HG2-148	Gelderd Road/M621, Gildersome	203	3	Designate as Broad Location
Outer South West	HG2-150	Churwell (land to the east of)	205	2	Retain housing allocation. Change to Phase 1.
Outer South West	HG2-153	Albert Drive Morley	121	1	Retain housing allocation.
Outer South West	HG2-159	Sissons Farm, Middleton LS10	222	1	Retain housing allocation.
Outer South West	HG2-165	Thorpe Hill Farm, Lingwell Gate Lane, Thorpe	57	1	Retain housing allocation.
Outer South West	HG2-166	Long Thorpe Lane (land off), Thorpe, Wakefield WF3 3BZ	17	1	Retain housing allocation.
Outer South West	HG2-167a	Old Thorpe Lane (land at), Tingley	207	3	Retain housing allocation. Change to Phase 1.
Outer South West	HG2-167b	Old Thorpe Lane (land at), Tingley	412	3	Designate as Broad Location
Outer South West	HG2-170	Land off Haigh Moor Road, Tingley	41	3	Designate as Broad Location
Outer South West	HG2-171	Westerton Road East Ardsley	195	3	Designate as Broad Location
Outer South West	HG2-233	Land at Moor Knoll Lane East Ardsley	11	3	Retain housing allocation. Change to Phase 1.
Outer West	HG2-53	Calverley Cutting / Leeds Liverpool Canal, Apperley Bridge	32	1	Retain housing allocation.

HMCA	Site Ref.	Address	Homes	Phase	Proposed Change
Outer West	HG2-54	Upper Carr Lane (land off), Calverley	18	3	Designate as Broad Location
Outer West	HG2-55	Calverley Lane, Calverley	18	3	Designate as Broad Location
Outer West	HG2-56	Rodley Lane (land at) - Calverley Lane	53	2	Designate as Broad Location
Outer West	HG2-59	Land at Rodley Lane	17	2	Designate as Broad Location
Outer West	HG2-63	Woodhall Road (land adjoining) - Gain Lane, Thornbury BD3	196	1	Retain housing allocation.
Outer West	HG2-65	Daleside Road, Thornbury,	89	1	Retain housing allocation.
Outer West	HG2-68	Waterloo Road (land at), Pudsey LS28	28	1	Retain housing allocation.
Outer West	HG2-69	Dick Lane, Thornbury	206	1	Retain housing allocation.
Outer West	HG2-71	Land off Tyersal Road, Pudsey	33	1	Retain housing allocation.
Outer West	HG2-72	Land off Tyersal Court, Tyersal	40	1	Retain housing allocation.
Outer West	HG2-76	Hough Side Road Pudsey	200	1	Designate as Broad Location
Outer West	HG2-80	Acres Hall Avenue Pudsey	62	1	Designate as Broad Location

Report of the Chief Planning Officer

Report to Joint Plans Panel

Date: 16 November 2017

Subject: The Grenfell tower tragedy and Leeds City Councils Response

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

1.0 Purpose of this report

This report is to provide members with an update on the outcome of Grenfell, the new Building Regulations and the Leeds response to this.
Members will receive a power point presentation.

2.0 Main issues

A power point presentation will cover the following

1. Background Information on Grenfell.
2. The Police Investigation.
3. The Coroners Report.
4. The Public Enquiry.
5. Independent review of the Building Regulations and Fire Safety(the Hackett review)
6. The Building Regulations Part B and the guidance on external cladding.
7. High Rise towers in Leeds and Building Controls response.

3.0 Recommendations

Members are recommended to note the report and presentation.

4.0 Background papers

See attached papers.



Report author: Nasreen Yunis
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Report of Director of City Development

Report to: Joint Plans Panel

Date: 30th November 2017

Subject: Vacant Building Credit

Are specific electoral wards affected? If yes, name(s) of ward(s):	☐ Yes x ☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes x ☒ No
Is the decision eligible for call-in?	☐ Yes ☐ No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	☐ Yes ☐ No

Summary of main issues

1. This report considers the vacant building credit (VBC) in relation to affordable housing, which has been introduced by national planning practice guidance (PPG). It also sets out the approach for Leeds in considering the VBC. The vacant building credit has a long history which has been the subject of a High Court challenge. Different Authorities have different approaches as to whether and how it be applied and how it is implemented, this report seeks to set out a consistent approach for Leeds.

Recommendations

Members are recommended to note the report.

1. Purpose of this report

- 1.1. The purpose of this report is to provide an update on the vacant building credit and to set out issues in relation to its implementation for Leeds. The report considers if the VBC should be applied in Leeds, in particular given that Leeds has an adopted Core Strategy which sets out its affordable housing requirement and makes recommendations as to how it should be applied.

1. Background information

- 1.1.1 The Core Strategy was adopted on 12th November 2014. Since that time on the 1 December 2014, the vacant building credit was introduced in a written ministerial statement. Subsequently on the 1st August 2015, the changes were reversed (as a result of the High Court challenge by West Berkshire and Reading Councils) and the PPG was amended. However, that decision was appealed and the VBC was reintroduced in May 2016 in PPG.

2. Main issues

- 2.1 The aim of the VBC is to promote development of brownfield sites to unlock genuine brownfield sites by providing an affordable housing credit. It allows the floorspace of existing buildings that are to be redeveloped to be offset against the calculations for section 106 affordable housing requirements (whether financial contribution or provision).
- 2.2 National guidance set out in Planning Practice Guidance provides limited advice on how the VBC should be applied. The PPG states, *'National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace. The vacant building credit applies where the building has not been abandoned. The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy. In doing so, it is appropriate to consider;*
 - Whether the building has been made vacant for the sole purposes of re-development.*
 - Whether the building is covered by an extant or recently expired planning permission for the same or substantially the same development.'*
- 2.3 National guidance also states where there is an overall increase in floorspace in the proposed development, the local planning authority should calculate the amount of affordable housing contributions required from the development as set out in their Local Plan. A 'credit' should then be applied which is the equivalent of the gross floorspace of any relevant vacant buildings being brought back into use or demolished as part of the scheme and deducted from the overall affordable housing contribution calculation.

- 2.4 Local Authorities have applied different approaches to the VBC, some apply it to all applications where there is a vacant building on site and others do not apply it at all. There are a number of issues which affect the application of the VBC and its application in Leeds. Leeds has an adopted Core Strategy which requires affordable housing to be provided at appropriate levels. The PPG does not take primacy over the Development Plan but is a material consideration. The VBC was introduced to facilitate and to promote the reuse of genuine brownfield sites that would otherwise not be viable to develop and it is important to distinguish between those sites on which there happens to be some vacant buildings and others where an applicant would have brought the development forward in any event.
- 2.5 Whilst the criteria set out in paragraph 2.2 allow some assessment of the VBC, in addition any applications for the VBC will need to be assessed on a case by case basis, to ensure that only genuine cases are accepted. In Leeds, where it is clear that a site is to be or has been made vacant for logistical or other reasons then there shall be a presumption that VBC should not be allowed.
- 2.6 There is no definition of vacant within legislation or the PPG for the purposes of VBC. In the absence of a definition, it is proposed that it is appropriate to consider (and apply) the Community Infrastructure Levy (CIL) definition. The CIL regulations set out a 'vacancy test', and state that to be considered 'vacant' buildings must have not been in use for six continuous months out of the last three years.
- 2.7 There is also no link with the VBC to viability in the PPG which results in developers being able to apply for VBC irrespective of viability. If a development is not considered viable (either with or without VBC) then a viability appraisal can be submitted by an applicant in the usual manner and any reduction in affordable housing (or other policy) requirements can be adjusted according to the viability assessment .
- 2.8 It is considered that given the local circumstances in Leeds, that the VBC be assessed on a case by case basis. Applications must be assessed in accordance with the Local Plan unless material considerations dictate otherwise, VBC is but one material consideration which must be considered. Relevant policies in the Local Plan as well as the governments policy relating to VBC are material considerations which must be considered in their entirety. Where a development is not considered viable there is a need for applicants to demonstrate how VBC is needed in order to allow the development to come forward and as such, in Leeds, a viability appraisal is considered the most appropriate mechanism for doing this.

3. Corporate considerations

3.1 Consultation and engagement

- 3.1.1 This report is presented for information.

3.2 Equality and diversity / cohesion and integration

As part of the decision making process equality has been considered as an integral part of the process in particular consideration to the equality characteristics.

3.3 Council policies and best council plan

- 3.3.1 The effective and expedient determination of planning applications contributes to

the overall prosperity of the City and plays a key part in the regeneration and growth agenda.

3.4 Resources and value for money

3.4.1 There are no specific implications arising from this report.

3.5 Legal implications, access to information, and call-in

3.5.1 How and when Vacant Building Credit should be granted is set out in National Planning Practice Guidance. PPG is a material consideration when assessing planning applications however the Local Plan for Leeds takes primacy.

3.5.2 The purpose behind VBC is to facilitate the unlocking of genuine brownfield sites which, without VBC, would not be developed.

3.6 Risk management

3.6.1 PPG sets out national guidance and whilst this is a material consideration when assessing planning applications the Local Plan for Leeds takes primacy. Relevant policies in the Local Plan as well as government's policy are material considerations which must be considered in their entirety.

4. Conclusions

4.1.1 It is considered that the Local Plan as well as the VBC are material considerations which must be considered. The PPG does not take primacy over the Development Plan but is a material consideration. Where a development has a viability issue there is a need for applicants to demonstrate how VBC is needed to pursue development and as such a viability appraisal is considered the most appropriate mechanism. This will ensure that in Leeds the delivery of affordable housing is maximised in compliance with the Core Strategy whilst enabling genuine brownfield sites to be developed which, without VBC would not otherwise be possible.

5. Recommendations

5.1 Members are recommended to note the report.

6. Background documents¹

6.1 Planning Practise Guidance.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.



Report author:

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Report of Director of City Development

Report to Joint Plans Panel

Date: 30th November 2017

Subject: Update on Housing Mix

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): ALL	☒ Yes	☐ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

Summary of main issues

1. Between July 2015 and February 2016 the Scrutiny Board (City Development) undertook a joint inquiry (with Members of Scrutiny Board (Environment and Housing)) into the issue of housing mix. Leeds has as ambition to deliver housing growth of a high standard in all sectors. The Adopted Core Strategy sets the strategic framework for the delivery of this growth through a spatial strategy and a series of housing and design policies.
2. Scrutiny Board considered the performance of these policies in delivering a housing mix for the City. The recommendations of the inquiry sought action from the Chief Planning Officer and the workings of the Plans Panels. This report updates on the implementation of changes to secure improved housing mix.

Recommendations

3. Joint Plans Panel is invited to note a verbal report, which will be given at the meeting.

1 Purpose of this report

- 1.1 This report updates on the achievement of housing mix policies in the Adopted Core Strategy.

2 Background Information

- 2.1 Between July 2015 and February 2016 the Scrutiny Board (City Development) undertook an inquiry into housing mix. The inquiry was made jointly with Members of Scrutiny Board Environment and Housing.
- 2.2 Leeds has an ambition to deliver housing growth of a high standard in all sectors. The Adopted Core Strategy sets the strategic framework for the delivery of this growth through a spatial strategy and a series of housing and design policies. The advancing site allocations plan identifies land for housing throughout the District to meet overall housing requirements. These plans are supported by evidence of housing need and an objective assessment of housing need. The housing requirement in Leeds seeks to meet specific needs including for smaller households (i.e. provide an appropriate housing mix). The Core Strategy recognises this through a variety of policies e.g. Policy H4 sets targets for 2-bed properties in the City; Policy H5 on affordable housing and H8 on homes for independent living.
- 2.3 The monitoring of completions between 2012 and 2015 showed that Policy H4 was not on course to achieve the target mix by 2028. It was of great concern to the working group that if possible remedial action available was not taken quickly and robustly it would be difficult to get target figures back on track. To this end, Members wanted to understand and highlight the challenges in achieving housing mix objectives.
- 2.4 The scrutiny report included a specific recommendation as follows:

Recommendation 9 – That the Chief Planning Officer advises Joint Plans Panel of actions to be taken regarding the Implementation of Policy H4 and proposed actions to ensure improved delivery.

3 Main issues

- 3.1 A verbal report will be given at the meeting in line with the recommendation above.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Changes arising from the Scrutiny Board recommendations are being rolled out. Many of these are driven through officers within the Housing Growth Team which sits across City Development and Environment and Housing Directorates.

4.2. Equality and Diversity / Cohesion and Integration

- 4.2.1 This report raises no issues for these matters.

4.3 Council policies and Best Council Plan

- 4.3.1 Housing Mix actions are supporting the BCP priorities related to housing growth of a high standard in all sectors.

4.4. Resources and value for money

- 4.4.1 The importance of spending money wisely is acknowledged. The measures set out in the verbal report raise no additional spend.

4.5. Legal Implications, Access to Information and Call In

- 4.5.1 The report is not eligible for call-in as it is for information only.

4.6. Risk Management

- 4.6.1 None.

5 Conclusions

- 5.1 A verbal report will be made at the meeting.

6 Recommendations

- 6.1 Joint Plans Panel is invited to note a verbal report, which will be given at the meeting.

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