

East and South East Leeds Area Action Plan

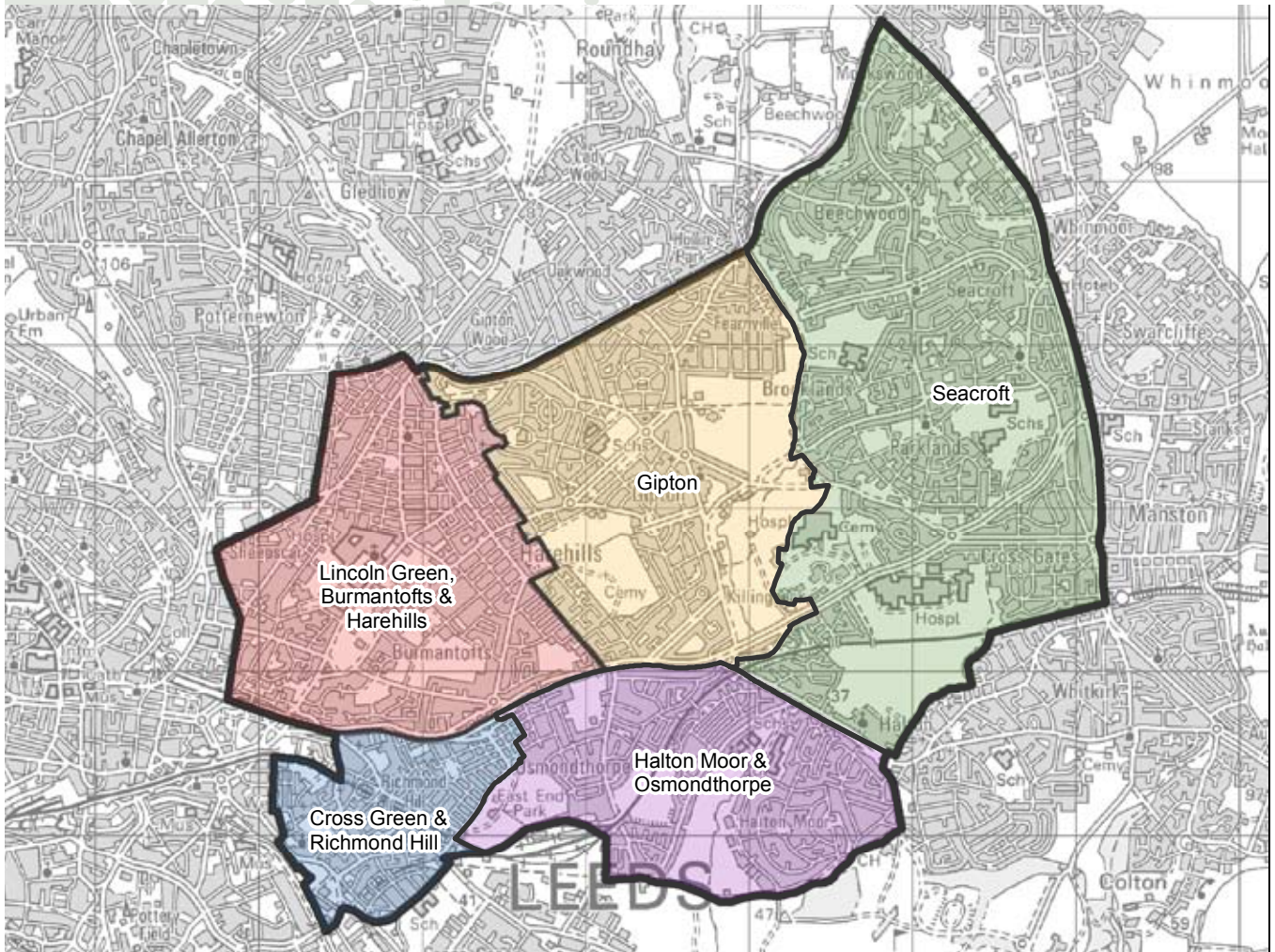
Leeds Local Development Framework



Development Plan Document
Preferred Options Summary - The Future Emerges
June 2007

The EASEL Area

The EASEL area includes the neighbourhoods shown in the map below:



Each neighbourhood in the EASEL area has a different character. In Lincoln Green and Burmantofts there are a number of tower blocks and maisonettes built in the 1950s and 60s. In Cross Green, Harehills and Richmond Hill there are large numbers of pre-1919 terraces and back-to-back properties. Most houses in Gipton, Halton Moor, Osmondthorpe and Seacroft are semi-detached and built between the 1930s and 1950s.

The EASEL area has many good points, including a strong sense of community spirit, a mix of ethnic groups, lots of greenspaces, and good access to the city centre. However, there are also a number of things that could be improved, for example:

- housing in poor condition, and limited choice in housing type

- poor health
- some places with a poor physical environment
- anti-social behaviour and crime
- high unemployment and low incomes
- low educational achievement.

Leeds City Council wants to tackle these issues and make the area better for the people who live there and those that may do so in the future. The EASEL Regeneration Initiative aims to do just this by identifying the potential for social and economic changes in the area. The Area Action Plan will help by identifying the physical change (new development) and improvements that could also take place.



The Future Emerges

This is a summary of a larger report called 'East and South East Leeds Area Action Plan - Preferred Options: The Future Emerges' which sets out details of the Council's preferred plan for the future of the area. This summary highlights the main elements and proposals.

Leeds City Council is preparing a plan for the future of East and South East Leeds (known as EASEL). It is called an Area Action Plan and will show the development or improvement of land and property in both private and public ownership over a 15 - 20 year plan period. It will complement the EASEL Regeneration Initiative, a partnership between the Council and Bellway Homes which will make the proposals in the Area Action Plan happen.

What is an Area Action Plan?

Recently there have been big changes to the planning system – the process that makes decisions about the future of cities, towns and countryside and the control of development. In Leeds, this means that a Local Development Framework will be produced.

The Leeds Local Development Framework will be made up of a number of documents which will guide and control development for different parts of the City. Area Action Plans will be developed for areas where significant change is expected. One of these is the Area Action Plan for EASEL.

What is the Preferred Options stage?

In Summer 2006, Leeds City Council published a document showing three possible different futures for EASEL. It was called 'Alternative Options – Looking to the Future', and people were given the opportunity to comment. These comments, along with technical work, have helped inform the 'Preferred Options'. This document summarises the full report, and Leeds City Council wants to find out what you think about it.

EASEL Area Action Plan (AAP)
This will guide the future use of land in the EASEL area, e.g. housing, employment, open space etc.



EASEL Regeneration Initiative
This will put the AAP into action by developing a comprehensive plan to improve physical, social and economic issues in the area.



Neighbourhood Plans
These will provide the detail of what improvements are needed in each neighbourhood.

What is the Area Action Plan trying to achieve?

To create sustainable communities in which people will choose to live and work, now and in the future.

A 'sustainable' community is one that has a range of decent homes that people can afford to rent or buy, local job opportunities that local people can access easily, and good public transport, schools, medical and community facilities, and shops. It also has a safe and clean environment with opportunities to access green space, leisure facilities, and walking and cycling. The Area Action Plan is trying to achieve all these things.

What does the Area Action Plan propose?

The Area Action Plan sets out 8 main proposals – the boxes below set out each one.

The Preferred Option for Housing is:



Preferred Option 1:

137 hectares has been identified as potential new housing land across the EASEL area. This will provide approximately 5,500 new houses.

A further 54 hectares are identified as housing commitments which will provide approximately 2,300 new houses.

The potential new housing sites are shown as brown sites on the Proposals Map, and the orange sites are housing commitments. Housing commitments are sites where the Council has already agreed that there should be new development.

Detailed planning will be needed to decide where and how many new houses can be built. It is possible that up to 2,400 homes may need to be replaced through negotiation and acquisition.

New development will need to provide:

- a mix of house types and sizes.
- energy efficiency homes and high quality design.
- at least 20% affordable housing at first, and 25% from 2012 (equally split between rented housing and housing available for sale at an affordable price).
- building at higher densities within town centres, or in areas close to good public transport routes.
- greenspace or improvements to existing greenspace.
- any further planning requirements such as new schools / school extensions and public transport improvements.

The Preferred Option for Mixed-Use is:



Preferred Option 2:

92 hectares have been identified as having potential for mixed-use development across the EASEL area.

The mixed-use sites are shown in blue on the Proposals Map. 'Mixed-use' developments may be suitable for a mix of uses such as; 'start up' space for

local businesses, healthcare, and research facilities; retail; offices; housing; local facilities; and greenspace. More detailed planning will be needed to decide on the mix of uses and identify which properties are to be kept and which are to be redeveloped. The mixed-use sites could potentially involve the creation of over 2,000 new jobs and approximately 2,200 houses.

The Preferred Option for Priority Improvement Areas:



Preferred Option 3:

Investment through the EASEL Regeneration Initiative and other public and private sources will help fund improvements needed within Priority One and Priority Two Housing Improvement Areas.

These Priority Improvement Areas are hatched blue or pink on the Proposals Map. They include areas in Cross Green, Harehills and Richmond Hill, where there are large amounts of poor quality back-to-back housing with limited outdoor space. More detailed planning will be needed to determine what changes are needed. Local communities will be fully involved in this process.

Improvements could include a range of the following:

- repairs to of the outside of properties, e.g. re-painting, new roofs or new doors and windows.
- potential demolition of unfit properties and their replacement with new properties, greenspace or other suitable uses.
- potential for a small number of 'demonstration projects' which will show how back-to-back housing can be turned into more modern and desirable properties.

- tree planting, new walls or fencing and the creation of new greenspace.
- traffic calming to create safer more attractive streets, where children can play.

The Preferred Option for shops and other local facilities:



Preferred Option 4:

The town and district centre allocations within the Unitary Development Plan (Policy S2) at Seacroft, Cross Gates, Harehills Corner and Halton will be carried forward into this plan.

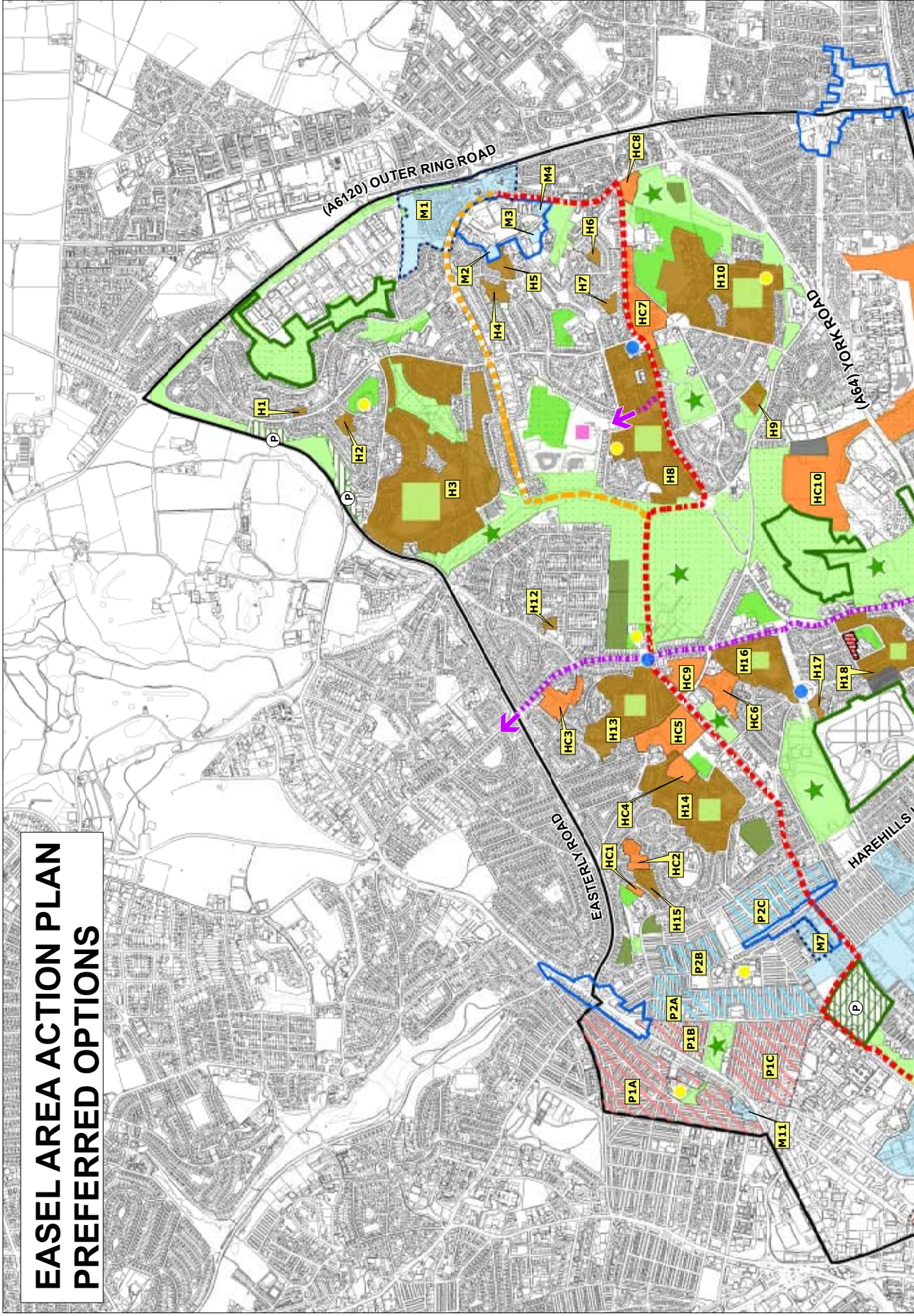
Harehills Lane, currently a local centre, is proposed for extension and will be upgraded to a town centre.

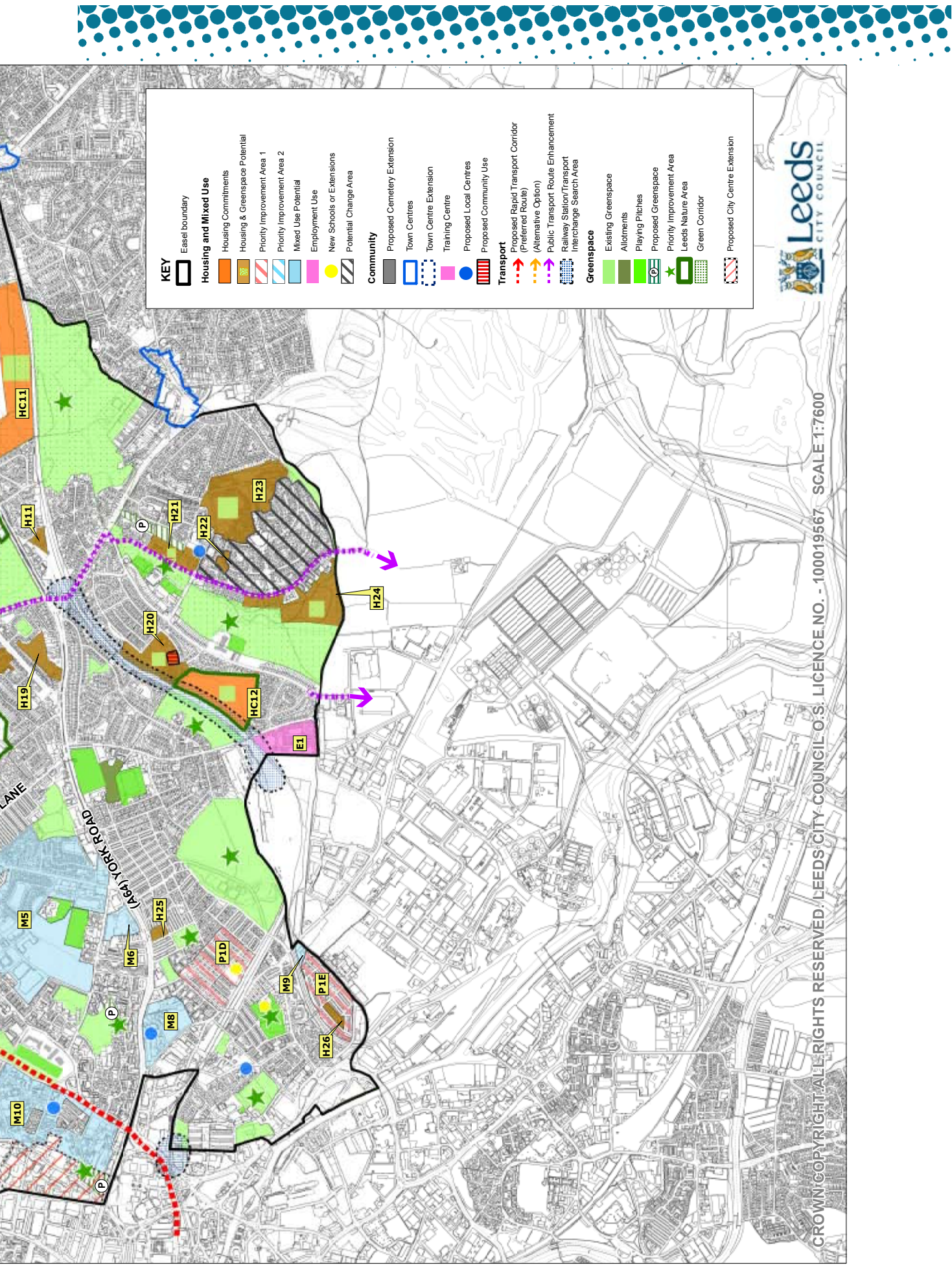
New local centres have been identified on the Proposals Map, in Lincoln Green; Richmond Hill (Upper Accommodation Road and York Road); Gipton (Coldcotes Circus and Oakwood Lane) and Halton Moor.

A good range of shops and services is vital to a successful community. The Area Action Plan identifies town and local centres in order to formally recognise existing groups of retail and local services, and to address gaps in local services across the plan area. These gaps include those which may arise as a result of planned new development.



**EASEL AREA ACTION PLAN
PREFERRED OPTIONS**





KEY

Easel boundary

Housing and Mixed Use

- Housing Commitments
- Housing & Greenspace Potential
- Priority Improvement Area 1
- Priority Improvement Area 2
- Mixed Use Potential
- Employment Use
- New Schools or Extensions
- Potential Change Area

Community

- Proposed Cemetery Extension
- Town Centres
- Town Centre Extension
- Training Centre
- Proposed Local Centres
- Proposed Community Use

Transport

- Proposed Rapid Transport Corridor (Preferred Route)
- (Alternative Option)
- Public Transport Route Enhancement
- Railway Station/Transport Interchange Search Area

GreenSpace

- Existing Greenspace
- Allotments
- Playing Pitches
- Proposed Greenspace
- Priority Improvement Area
- Leeds Nature Area
- Green Corridor
- Proposed City Centre Extension



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Education is also an important part of the Preferred Option:

People who gain qualifications stand a better chance of getting a job which pays well. The AAP can help by making sure that good quality school buildings are available.



Preferred Option 5:

The replacement of schools, or the extension to existing schools, will be promoted in the EASEL area where there is an identified need.

New schools and extensions are shown on the Proposals Map by yellow dots.

It is anticipated that there will be:

- Extensions to Harehills Primary, Bankside Primary and Grange Farm Primary.
- New primary schools in Richmond Hill, South Seacroft and Gipton.



The Preferred Option for Greenspace and Recreation is:



Preferred Option 6:

Greenspaces to be protected from development are identified on the Proposals Map as existing greenspace, allotments, playing fields and proposed greenspace (p).

Proposed greenspace improvement areas are indicated by a green star symbol.

New housing developments will be expected to provide:

1. Greenspace at a level of 0.2 hectares per 50 dwellings
2. Or an equivalent commuted payment for:
 - a. New off-site provision; or
 - b. The improvement of existing greenspace within the EASEL area.

Some parts of EASEL have low levels of public and private greenspace, such as the areas of terraced housing. Others have large amounts, but it is often of poor quality and not used as much as it could be.

The Wykebeck Valley links Roundhay Park to the north of EASEL and Temple Newsam to the south, and is an important area of greenspace. It will be improved and made more available to more people.



Transport and Movement are important parts of the Preferred Option:



Preferred Option 7:

Sustainable transport will be promoted which will give priority to pedestrians, cyclists and public transport users.

Developers will be expected to contribute to improved physical infrastructure and improved public transport services. Indicative new and improved public transport routes are shown on the Proposals Map and Transport Plan.

Existing pedestrian and cycle routes including the Wykebeck Way will be extended and linked to create a comprehensive network of routes across the plan area.

Reliable and frequent transport services are essential to local people getting to and from jobs, schools and colleges, shops and community facilities. There will be improved links both across the EASEL area, and also to nearby areas including access to the Aire Valley and City Centre for jobs. A rapid transport system could link the Seacroft bus station with St James Hospital and the City Centre.



Finally, it will be important that everything is designed to the highest standards:



Preferred Option 8:

The highest standards of design will be required in all new development. Future development within the EASEL area will be guided by a design code – an illustrated guide which will provide clarity on acceptable design quality within the area.

Good design will lead to neighbourhoods that are distinctive, attractive and safe. Buildings will also need to be designed to the highest environmental standards, taking into account the use of renewable materials and resources, and recycling.



What happens next?

A questionnaire is available for you to give us your views. The consultation period runs from 18th June – 30th July 2007. It is important that you let us have your views at this stage so we can improve the Plan.

The Council will then carefully consider all views and, where appropriate, try to resolve any objections. The Area Action Plan will be amended and formally submitted in draft to the Government, this is likely to be in Spring 2008. This final draft Area Action Plan will be made available for another 6 week consultation period, during which further comments

and feedback will be sought. If there are still objections to the Plan, these will be dealt with by an independent Government Inspector, probably in Spring 2009.

It is expected that the EASEL Area Action Plan will be adopted as a formal plan by early 2010. However, it is anticipated that work on the ground will start well before that.

July 2005

'Early Issues for Consultation'

The Council asked people, 'What are the local issues in EASEL?'



June 2006

'Alternative Options – Looking to the Future'

The Council drew up 3 different options for the future of the EASEL area, and people gave their views.



18th June – 30th July 2007

'Preferred Options – The Future Emerges'

The Council has identified its preferred options for the future use of land in the EASEL area. People now have the chance to say whether they agree, and to give any comments.



August 2007 – March 2008

Preparation of Area Action Plan

The Council prepares the Area Action Plan using all the consultation and evidence that has been collected.



April - May 2008

Area Action Plan submitted to Independent Planning Inspector

The Inspector has to check whether the plan has been produced in the correct way.

Consultation on the Area Action Plan

People have a further chance to comment. Their comments are sent to the Inspector to consider.



April - May 2009

Independent Examination

Those who asked to speak at the Examination put forward their views to the Inspector.



Early 2010

Area Action Plan Approved and Published

The Inspector recommends changes that must be made to the plan. It is then published and used to inform decisions on planning applications and development in the area.

Have
Your
Say!

How to Have Your Say

Questionnaires are available in order to provide the Council with your feedback. Local exhibitions are also being held, to give more information on the Preferred Options for EASEL. Staff will be present to explain the Plan, answer questions and help fill out questionnaires.

Exhibitions:

Dates, times and venues are:

- **Harehills**
St. Aidan's Community Hall, Elford Place West, Wednesday 20th June (12pm - 8pm).
- **Gipton**
St. Nicholas Church Hall, Oakwood Lane, Thursday 21st June, (12pm - 8pm).
- **Lincoln Green / Burmantofts**
St. Agnes Church Hall, Shakespeare Close, Friday 22nd June (12pm - 8pm).
- **Cross Green / Richmond Hill**
St. Hilda's Church Hall, Cross Green Lane, Tuesday 26th June (12pm - 8pm).
- **Halton Moor / Osmondthorpe**
Wednesday 27th June, Halton Moor Sports Hall, (12.30pm - 2.30pm), and Meadowfield Primary School (main hall) (3.30pm - 8pm).
- **Seacroft (North)**
Seacroft Library, Monday 2nd July (12pm - 7pm).
- **Seacroft (South)**
Denis Healey Centre, Foundry Mill Street, Thursday 5th July (12pm - 8pm).

If you are unable to attend a local exhibition, the plans and questionnaire, along with the full Preferred Options document and other supporting documents, are available to download from Leeds City Council's website www.leeds.gov.uk/ldf.

Comments must be made and questionnaires completed by 30th July 2007.

Documents are available at:

Paper copies of the Preferred Options document are also available at The Development Enquiry Centre (*Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD, Monday-Friday 8.30am-5pm, except Wednesday 9.30am-5pm*), the Central Library, and the following libraries and One Stop Centres:

- Chapeltown Library
- Harehills Library
- Cross Gates Library
- Halton Library
- Oakwood Library
- Osmondthorpe Library
- Richmond Hill Library
- Seacroft Library
- Halton Moor One Stop Centre
- Osmondthorpe One Stop Centre
- North Seacroft One Stop Centre
- South Seacroft, One Stop Centre.



Further Details

Further information about the EASEL AAP is available from the EASEL Team at:

Planning & Economic Policy, City Development,
2 Rossington Street, Leeds LS2 8HD

Telephone: 0113 2478092, Fax: 0113 2476484
Email: LDF@leeds.gov.uk

If you do not speak English:

If you do not speak English and need help in understanding this document, please phone: 0113 247 8092 and state the name of your language. We will then we contact an interpreter. This is a free service and we can assist with 100+ languages. We can also provide this document in audio or Braille on request.

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की जरूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटर्प्रिटर (दुभाषिए) से संपर्क करेंगे।

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ। ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂਗੇ।

اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹیر) سے رابطہ کریں گے۔



Seeking Independent Advice and Support

Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to pay a planning consultant.

Yorkshire Planning Aid also provides a programme of community planning, training, and education activities.

For independent advice on this plan contact Yorkshire Planning Aid at:

The Green Sand Foundry
99 Water Lane, Leeds, LS11 5QN

Tel: 0113 237 8486
Email: ykco@planningaid.rtpi.org.uk
Website: www.planningaid.rtpi.org.uk

For general planning advice contact Planning Advice Helpline:

Tel: 0870 850 9808
Email: ykcw@planningaid.rtpi.org.uk