

# Aire Valley Leeds Area Action Plan

Leeds Local Development Framework



Development Plan Document  
Early Issues for consultation  
July 2005

# AIRE VALLEY LEEDS - AREA ACTION PLAN

## 1. INTRODUCTION

The City Council is preparing an Area Action Plan to provide the future planning framework to guide the regeneration of an area of the Lower Aire Valley which is referred to as 'Aire Valley Leeds'.



Aire Valley Leeds covers an area of approximately 1,000 hectares south east of the City Centre from the Royal Armouries Museum eastwards towards the M1 motorway (see plan). The River Aire and the Aire and Calder Navigation form a central waterways corridor through the area, with the Leeds-York rail line along the northern boundary and the Leeds-Wakefield line to the south.

The City Council and its partners have been working in Aire Valley Leeds for a number of years. During this period a considerable evidence base has been collected, an Aire Valley Regeneration Board created, and an ambitious strategic vision developed for transforming the area. The preparation of the Area Action Plan is vital in order

to consolidate previous work and provide the impetus to take the regeneration process forward comprehensively and successfully.

At this early stage in the preparation of the Area Action Plan, the City Council is seeking the views of individuals, groups and organisations with an interest in the area, on the form of development you would like to see take place in Aire Valley Leeds over the next 15-20 years. This document is designed to help understand the context and issues involved by telling you:

- What an Area Action Plan is and why one is being prepared for Aire Valley Leeds
- The Council's key objectives for the Area Action Plan
- The issues that have emerged from the evidence that has already been gathered by the City Council and its partners
- How you can get involved
- What happens next

We are also asking for your views on the shape the Area Action Plan should take. We would particularly like you to consider the following questions when reading this document:

- ***What do you want the Area Action Plan to achieve?***
- ***What should the objectives of the Area Action Plan be?***
- ***Do you agree with the issues that we have identified? Are there any issues missing?***
- ***What are the good things about the area that need to be retained?***
- ***What would you like the change about the area?***
- ***What are the barriers to improvement within the area?***
- ***How do you want to be consulted in the next stages of the preparation of the plan?***

Section 6 outlines the consultation process in more detail and a comments form is provided for you to fill in and return.

## **2. WHAT IS AN AREA ACTION PLAN (AAP)?**

The Aire Valley Leeds Area Action Plan will be a development plan document which will form part of the new development plan for Leeds known as the Local Development Framework. This will in time replace the current plan, the Leeds Unitary Development Plan.

The role of an AAP is to identify the distribution of land uses and their inter-relationships in an area; to make specific site allocations for those uses; and to set the timetable for the implementation of the proposals. AAPs can also provide further guidance on the layout and design of new development.

Although the preparation of an AAP provides an opportunity to develop a new planning framework for Aire Valley Leeds, it is important to note that the plan cannot be developed in isolation from other plans and strategies, whether these have been produced at the national, regional or local level.

The Local Development Framework, and all the Development Plan Documents that form part of it, should help provide expression for those aspects of the Community Strategy which have land-use and planning implications. In Leeds' case this is the 'Vision for Leeds 2004 to 2020' (known as Vision II) produced by the Leeds Initiative.

In addition, proposals must be consistent with national planning policies and be in conformity with the strategic elements of the development plan for Leeds - the Regional Spatial Strategy (produced by the Yorkshire And Humber Regional Assembly) and the Core Strategy for Leeds. Preparation of the Core Strategy for Leeds has not yet begun and until this document is adopted the strategic policies of the Leeds Unitary Development Plan will remain relevant.

The AAP also needs to take on board the principles of sustainable development by helping to meet economic, social and environmental objectives. A sustainability appraisal of the plan will be undertaken as options and proposals are developed later in the process. A scoping report has already been prepared which sets out the economic, social and environmental targets against which the draft options and proposals will be assessed.

Other plans and strategies will also have an important implications for the AAP. These are set out in detail in Appendix 1

## **3. WHY IS AN AREA ACTION PLAN BEING PREPARED FOR THE AIRE VALLEY LEEDS?**

Aire Valley Leeds is a major regeneration programme that has the potential to be one of the most significant areas of new investment and employment opportunity in the region. This is reflected in the identification of the area as a key employment location in the Regional Economic Strategy (RES), produced by Yorkshire Forward. It is also significant in terms of its strategic location and potential to contribute to the delivery of the Northern Way Growth Strategy and fundamental to the maintenance of Leeds as a successful 'City Region'. The regeneration and renaissance of Aire Valley Leeds is therefore central to both the City's and Region's longer term future.

### **Current Situation and Need for an Area Action Plan**

At present the area is a traditional industrial area, which is home to over 300 businesses employing more than 10,000 people. The area also contains 400 hectares of potential development land which equates to over a third of all land available for industrial use in West Yorkshire. It has been estimated that this land could provide up to 29,000 new jobs if developed fully for employment uses.

However, there are significant constraints to the regeneration of the area which must be overcome if the full potential of the area is to be unlocked. These include:

- an inadequate infrastructure for accommodating major development;
- large areas of contaminated land;
- poor public transport links; and
- the presence of uses in prominent locations, such as the Knostrop Sewage Works, which inhibit the development of certain uses in the surrounding area.

These issues need to be addressed in a comprehensive manner alongside consideration of which uses are appropriate for the area. There is also a need to ensure that development is of a quality that will enhance the image of Aire Valley Leeds and the City as a whole. This can only be achieved by the preparation of an Area Action Plan which provides the strategy and timetable for implementing regeneration ambitions.

The AAP can also consider the area in its wider context. Aire Valley Leeds is immediately surrounded by some of the most deprived residential communities in Leeds: Richmond Hill, Osmondthorpe, Halton Moor, Hunslet, Belle Isle, Middleton, Beeston and Holbeck. The need to ensure that the jobs created in Aire Valley Leeds benefit the communities in most need is vital.

### **Contribution to the Vision for Leeds**

The City Council consider that the successful regeneration of the Aire Valley Leeds area has the potential to contribute to all three aims of the Vision for Leeds 2004-2020 in the following ways:

- **AIM 1:** to go up a league as a city - making Leeds and internationally competitive city, the best place in the country to live, work and learn, with a high quality of life for everyone.

**Possible contribution** - By becoming a premier location for emerging and evolving economic sectors, diversifying the current economic and employment base and supporting the existing business base

- **AIM 2:** to narrow the gap between the most disadvantaged people and communities and the rest of the city.

**Possible contribution** - Through providing a wide range of jobs for the disadvantaged local communities that live close to the Aire Valley Leeds area and equipping local people with the support (training, skills, childcare and transport etc) to enable them to take full advantage of the opportunities presented by the regeneration of the area;

- **AIM 3:** to develop Leeds' role as the regional capital, contributing to the national economy as a competitive European city, supporting and supported by a region that is becoming increasingly prosperous.

**Possible contribution** - Aire Valley Leeds has the potential to assist significantly in the future long term growth and success of the City.

### **Role of the Area Action Plan**

In making the decision to prepare an Area Action Plan for Aire Valley Leeds the Council has identified its broad role as the following:

- to provide a co-ordinated approach to the sustainable regeneration of the Aire Valley, including its spatial planning within the context of the city-region, compatible with the

significance of the area in terms of its potential to contribute to the growth and success of the regional economy;

- to establish a framework for the implementation of the Strategic Vision for the Aire Valley;
- to ensure that the importance of the regeneration of the Aire Valley to the communities of East and South East Leeds is fully recognised in securing connectivity and linkages; and
- to contribute to the regeneration/renaissance objectives of the City Council and the Local Strategic Partnership (The Leeds Initiative).

#### **4. WHAT SHOULD THE KEY OBJECTIVES FOR THE AREA ACTION PLAN BE?**

At this first stage of preparation of the Area Action Plan, objectives need to be developed in order to express what the plan is trying to achieve in Aire Valley Leeds. This will allow options to be generated for how regeneration may be taken forward by the plan.

Objectives for the area have been developed as part of the Aire Valley Strategic Vision and provide a good starting point for discussion. The objectives of the Strategic Vision are set out below:

- To enhance Leeds as a regional economic centre and a regional capital
- To make the Aire Valley an economic driver for the city and region by increasing and diversifying employment opportunities
- To create a sustainable mixed use area
- To bring maximum economic benefit to local people
- To overcome the constraints and barriers to regeneration
- To improve access to and movement through the area
- To improve public transport
- To improve and enhance the image of the area
- To fully utilise the river/canal
- To improve the quality of the environment

We would like to hear your views on these objectives:

- ***Are these the right objectives for the Aire Valley Leeds Area Action Plan?***
- ***How do you think these objectives may be improved?***
- ***Are any of the objectives more important than others?***

Please use the comments form if you would like to respond to these questions.

#### **5. KEY ISSUES FOR AIRE VALLEY LEEDS**

Aire Valley Leeds has been subject to substantial background research and development of an evidence base. This information provides a context within which to frame initial key issues for the Area Action Plan. The issues can be grouped under the following headings:-

- A. Economic**
- B. Social**
- C. Infrastructure**
- D. Image and Sense of Place**
- E. Environmental**
- F. Implementation.**

These are discussed in turn below:

## A. ECONOMIC ISSUES

### General issues

Regeneration of the Aire Valley Leeds area is important to the future economic success of the City and its region. It is essential that the right climate and conditions are created to allow existing companies to consolidate and expand without having to move out of the area whilst at the same time attracting new inward investment into the area.



The current land use context within Aire Valley Leeds is defined in the Leeds Unitary Development Plan which allocates the area for employment and proposes a 'Strategic Housing site' at Hunslet Riverside. Development could proceed on this basis, however, given the substantial costs associated with remediation and new infrastructure provision (an estimated £250m minimum), the AAP needs to examine whether this range of uses in the development plan will deliver sufficient value to enable this new infrastructure to be provided. If there is insufficient value in the development proposals, new development is unlikely to proceed or may occur in an ad hoc fashion. However, whilst creating value is an important consideration, the uses proposed must accord with national and regional planning policies and must promote a sustainable patterns of development.

Regeneration in Aire Valley Leeds will also have important linkages with other regeneration initiatives being taken forward by the City Council. For example, the creation of new jobs and the associated need for additional housing is likely to act as a stimulus to regeneration initiatives in East and South East Leeds (EASEL), South Leeds (Hunslet, Belle Isle and Middleton) and in the West Leeds Gateway (Wortley, Armley and Bramley).

A range of uses might be appropriate in the Aire Valley Leeds area. These include:

- employment uses - such as offices/light industry, general employment and warehousing
- residential
- retail
- leisure

The issues relating to each of these uses is discussed below.

### Employment Uses

Approximately 400 ha of land is potentially available for employment uses in Aire Valley Leeds, which could result in an estimated 29,000 jobs being created. Offices, research and development, general industry and warehousing and distribution may all be appropriate but the balance of these uses requires further consideration to ensure that employment opportunities can be increased and diversified, creating a range from incubation projects to flagship developments.

The following issues have been identified in relation to employment uses:

- Land needs to be available to allow existing local businesses to consolidate and expand.
- Forecasts for knowledge/ technology based industries indicate a growth market. Aire Valley Leeds could be targeted for this sector.

- "Themes" within the business sector should be targeted e.g. high technology, knowledge based technology, research and development etc
- Regional policies indicate that the area is an appropriate location for "single user" or "premium sites".
- The need for high-quality design and the opportunity to create a "window" for Leeds viewed from the M1 motorway corridor.
- Aire Valley Leeds offers potential for the development of freight transport based around the river, canal and rail.

### **Residential development**

Aire Valley Leeds provides a good opportunity for housing development on brownfield land in a location that could be well connected to Leeds City Centre. This would support government priorities for housing development and reduce the need to develop greenfield land.

The AAP will determine the appropriate scale, location and mix of residential development. It must balance the need for residential development, and the benefits it can provide, against the potential loss of employment land.

Residential development is already approved for the north west riverside section of the area at Hunslet Mills. This recognises the trend for City Centre type uses to expand outwards and emphasises the attractiveness of riverside locations for residential development.



Possible benefits of residential development include the additional value it may generate over employment uses which could contribute to the cost of the infrastructure works required to maximise the development potential of Aire Valley Leeds (see Section C). However, existing land uses, such as the sewage filter beds at Knostrop, represent a potential constraint to the development of housing in much of the area.

Issues which will need to be considered further include:

- The need to ensure that local people can take advantage of housing opportunities which may be provided.
- The appropriateness, deliverability and timing of potential housing development in or near the filter beds. This would require measures to be taken to reduce the negative environmental impact of the sewage plant. It is now technically possible to incorporate sewage plants within a single building which results in a substantially lower external environmental impact. The cost and feasibility of undertaking measures requires further investigation.
- The accessibility and viability of residential communities in Aire Valley Leeds given their potential isolation from other communities and facilities.
- The planning of a substantial block of new housing would have consequential effects on surrounding land uses which would need to be "good neighbours" to residential development.
- A Housing Market Assessment has recently been carried out on behalf of the Council, to assess the market for housing in Aire Valley Leeds. The results will be analysed to assist in clarification of the number and type of units that may be needed, including the need for affordable housing.

## Retail uses

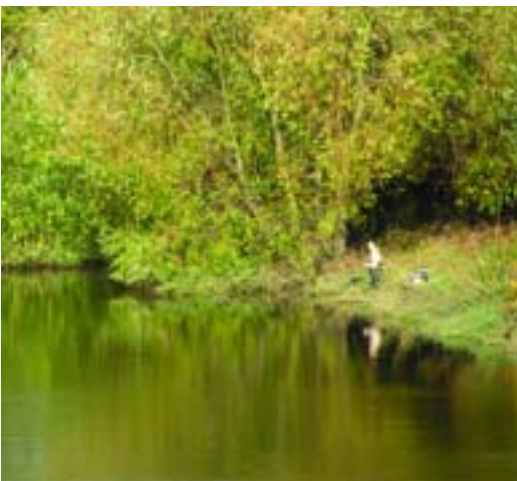
The possibility of introducing major retail development in Aire Valley Leeds has been put forward as a means of establishing a high value use which would help facilitate removal of the filter beds at Knostrop and help to fund new infrastructure provision in the area.

An assessment carried out on behalf of the City Council has indicated that large-scale retail development would be likely to have an adverse impact on the City Centre and nearby centres. In this context major retail development is not likely to be consistent with Government planning policies which seek to focus major retail development in existing centres.

Assuming that major retail development is to be ruled out, the need for employees of current and future Aire Valley Leeds business, and potential future residents of the area, to have good access to local shopping facilities is important. The following issues have been identified in this regard:

- Whilst there are a number of town, district and local centres close to the area at present, they are not readily accessible from within Aire Valley Leeds. The infrastructure needs to be improved to allow easier access to these centres and this in turn will help to underpin centres which are struggling in terms of economic viability and vitality.
- If mixed use development is considered appropriate, particularly along the waterway corridor, then supporting facilities including small scale retail development will be required to serve new residents.

## Leisure Uses



Leisure uses and cultural facilities are another potential use which may be appropriate for Aire Valley Leeds. They might have a particular role to play in making the area as destination that people want to visit.

Leisure uses include cinemas, restaurant, bars and clubs, night clubs, casinos, health and fitness centres and indoor sports facilities. Cultural facilities include theatres, museums, galleries and concert halls, hotels and conference facilities.

Not all these uses will be appropriate for Aire Valley Leeds and, as with retail development, government planning policies seek to focus the development of these facilities in existing centres. Nevertheless in many cases these facilities are high value uses which can be developed independently of retail and as such are worthy of consideration. A city-wide cultural facilities feasibility study is currently being undertaken by the Council to assess the potential for these uses in Leeds.

## Questions to consider:

- ***To what extent should Aire Valley Leeds diversify away from traditional employment uses?***
- ***What type of employment uses are needed in the area? Offices, light industry, general industry, warehousing?***
- ***Where should they be located and how much of each?***
- ***Should the area target certain types of employment uses such as high-technology or knowledge based industries?***
- ***What locations in the area are suitable for new housing development? Close to the city centre, along the waterfront, close to the M1?***

- ***What type of housing is needed in the area? Family housing, apartments or a mix of both?***
- ***Is there a need for affordable housing in Aire Valley Leeds?***
- ***Should mixed use development be considered, particularly along the waterfront corridor?***
- ***Do we need supporting facilities, including small-scale retail development?***
- ***Should the plan seek to introduce leisure and cultural uses in the area? If so, what type of uses?***

## **B. SOCIAL ISSUES**

Aire Valley Leeds is located in close proximity to some of the most deprived communities in Leeds. The City Council believe it is vital that these communities share in the benefits arising from the regeneration of the area, such as job creation, to help to reduce disparities amongst areas of Leeds. The suggested "target communities" are the electoral wards of Burmantofts & Richmond Hill, City & Hunslet, Beeston & Holbeck, Middleton Park, together with the Halton Moor estate (in Temple Newsam ward) and the John O'Gaunts estate in Rothwell. In these communities more than 50% of residents live in areas which have been defined as the 10% most deprived nationally in the 2004 Index of Deprivation issued by the Government.

The following social issues have been identified:

- Residents need to have ready access to jobs and training in order to have maximum opportunity to benefit from new investment. This will mean improving physical access between existing housing areas and Aire Valley Leeds and the City Centre by the provision of new highway infrastructure and public transport as well as providing people with pathways to training and employment.
- Many residents lack basic, transferable and high level skills and need to access training provision in order to acquire new skills.
- A skills audit of Hunslet and Halton Moor has identified barriers experienced by residents in accessing training. These barriers have been identified as: outdated skills and a lack of transferable skills and work experience; a lack of interest in the jobs available ; childcare cost/availability; cost of training; absence of transport provision; age, and disability.
- Employers are looking for: personal skills/team working, numeracy and customer care skills. Further work is now being carried out in terms of engaging unemployed adults and young people, providing training and addressing childcare needs and co-ordinating and managing employment programmes to ensure that residents have the best possible opportunity of obtaining training and employment.

### **Questions to consider**

***Do you think the plan should identify target certain communities to ensure they share in the benefits of regeneration and new jobs? If so, have the right target communities been identified?***

***What do you think are barriers to local residents getting jobs in area at present? The following are given as examples:***

- no suitable jobs
- lack of work experience
- a lack of training and skills
- cost and availability of training
- childcare costs and availability

- no access to a car and poor public transport (inconvenient routes and timetables)
- age, disability and ethnic background

***What suggestions do you have for overcoming these barriers?***

## **C. INFRASTRUCTURE**

### **Need to create an Infrastructure Grid**

A key issue for the successful delivery of the Area Action Plan is the delivery of a cohesive infrastructure grid. Related to this is the need to secure and implement a number of core elements:

- Improving access to and within Aire Valley Leeds for all traffic, particularly public transport is seen as being vital to the successful and sustainable development of the area.
- East Leeds Link Road (ELLR) will connect the City Centre, via the Inner Ring Road, to the M1 in the east, at its junction 45. This junction, although constructed as part of the M1, will remain closed until the ELLR is open. This opening is a vital element of the regeneration of Aire Valley Leeds because four potential key development sites within the area are predicated on its construction.
- Inner Ring Road - Stage VII - this will link the Inner Ring Road at Richmond Bridge to the M621. It will complete the Ring Road and help keep traffic out of the City Centre. Funding is now in place, detailed design is currently in hand and construction of the road is expected to start in Spring 2006 and be open in 2008.
- A new river crossing - for all vehicles, including public transport, pedestrians and cyclists will be of great benefit to accessing locations within Aire Valley Leeds. All routes currently travel into and out of the City, in a "radial" form and this means that the public transport which follows those routes is considered inconvenient by those wishing to travel into the area (to access job opportunities) or across it from the major housing areas to the north and south west.
- Potential of the river corridor and the Leeds/Liverpool canal for transporting freight. The width and depth of the navigation are important as are the width and height of bridges.
- Capacity - what ever uses come forward for consideration there is a need to test highway and transport capacity and the need to integrate public transport and promote greener travel patterns.



### **Need to improve Public Transport services and facilities in Aire Valley Leeds**

There is a need for significant investment in public transport, to introduce new routes and generally improve services, both bus and rail, to affect a shift away from the use of the private car as the dominant means of getting to locations in Aire Valley Leeds. This will also improve access to jobs, particularly from the surrounding housing areas, where car ownership is low.

Current and potential improvements to public transport include:

- Metro Connect is a mini-bus initiative already up and running, which has scope to be developed further. It is a new and innovative public transport service that provides direct links for people living in Middleton, Belle Isle, Hunslet and Halton Moor to Aire Valley Leeds. Passengers are able to hail and ride on certain sections of the route. This will give local employers, who have difficulty in recruiting people with suitable skills, a greater choice of applicants. For local job seekers, this will mean a wider range of job opportunities, and a safe and reliable service which is timetabled to coincide with shift patterns.
- Supertram is one important option to improve public transport and the project is vital to the City as part of an effective connected transport system. Issues of funding and affordability are currently being considered by Government. As matters stand the aim is to build a state of the art light rail system by 2010.

### **Utilities**

Further provision will be required within the area to satisfy new development needs. Requirements need to be established together with the funding arrangements for facilities provision.

### **Questions to consider**

***What problems, if any, are there travelling to and within the area at present?***

***Which of the following infrastructure improvements do you consider is important to regenerating the area?***

- the East Leeds Link Road
- a new river crossing
- other new routes and links across the area
- use of the water corridor for freight transport
- improved bus services (more routes and better timetabling)
- close links to a Supertram network
- an improved cycle network
- better pedestrian facilities

## **D. IMAGE & SENSE OF PLACE**

### **Create a sense of order**

If Aire Valley Leeds is to be successfully regenerated it is important to create a 'sense of place' and to enhance the image of the area such that it achieves recognition both locally and in the regional context.

A new framework and infrastructure needs to impose some structure so that the area is more easily understood by its users, it has a perceived identity and is a recognised destination.

Ideas for how this can be achieved include:

- 'The Leeds Window' - the potential for a new Leeds adjacent to the new M1 and its junction 45. The issue remains as to what type of development would be most appropriate in this high profile location, overlooked from the motorway and what form should it take in marketing and creating an identity for this major employment area for Leeds and the region. A well-designed scheme in this location could frame views towards the City Centre and take advantage of the nearby parkland setting offered by Temple Newsam Park.

- The Waterways Corridor - The river and canal are important assets to the Aire Valley which are currently under-utilised. The AAP needs to address the important issue of what uses and forms of development will be most appropriate in capitalising on the benefits and the attractive environment offered by the Waterways corridor. Appropriate uses should promote activity and access to the riverside.
- Create and maintain diversity - The creation and maintenance of diversity is an important element and a strength of Aire Valley Leeds and the issue here is the need to define the range of uses such that they can be developed and reinforced. There is a need to reflect differing characteristics of the area from the urban to the rural.

### Questions to consider

***Do you consider that it is important that the image of Aire Valley Leeds is improved?***

***Do you support the following ideas?***

- the 'Leeds Window'
- focusing uses which promote activity along the waterways corridor
- enhancing access to the waterfront
- creating areas of diverse character

***What other assets does the area have that we need to recognise and exploit?***

## **E. ENVIRONMENTAL ISSUES**

### **Environmental enhancement**

By recognising existing qualities and establishing how to best deliver the enhancement of the environment it will be possible to make Aire Valley Leeds a more attractive place within which to work, live, visit and enjoy recreational pursuits. The emerging Aire Valley Leeds Design Guide/Strategy will be important in this regard.

The above design guide features a landscape framework which could help give structure to development proposals, such that old and new landscape features are in harmony with important linkages that enhance connections within and outside the area.



### **Removal of the filter beds at Knostrop Waste Water Treatment Works**

Effectively removing the filter beds is fundamental to bringing about the "step change" for Aire Valley Leeds. Any significant shift in land use in the area is dependant to a large

degree on the key issue of the removal of the filter beds. There are increasing environmental and legislative pressures on water companies to invest in measures to reduce the potential negative environmental impact of waste water treatment works.

Further work and consultation is required to better understand the issues and what options may be available and the cost of these options. Certainly there is evidence from other part of

the country that innovative and effective ways have been developed to address these issues (e.g. Terminal 5 of Heathrow Airport).

### **Incinerator**

A waste incinerator is located within the area and any possible impact on other development needs to be assessed.

### **Contaminated land**

Bringing forward derelict land, remediating or removing contamination from land and/or its threat to the environment and the watercourses of the valley must be of significant environmental benefit. The appropriate remediation will help to enhance the natural environment and to optimise one of the Aire Valley Leeds' potential qualities.



### **Floodplain**

Parts of Aire Valley Leeds are located within a 100 year floodplain defined by the Environment Agency. The AAP will need to address the issues relating to potential development in such areas.

### **Waste Management**

The management of waste streams is a key issue as is the disposal of waste, in accordance with existing and emerging European directives.

### **Questions to consider**

***In what ways does the environment of Aire Valley Leeds need to be enhanced?***

- better design of spaces and the buildings within them?
- improved landscaping?
- more and improved open space and recreational facilities?

***Should the plan seek to remove the filter beds at the water treatment works? How important is this to achieving the regeneration of the area?***

***Do you have any views on the following environmental issues in Aire Valley Leeds and how they should be managed?***

- contaminated land
- development in the floodplain
- waste management
- air quality

## **F. IMPLEMENTATION**

Delivery is a vital issue. The regeneration of such a large area and the construction of major infrastructure will inevitably take time but it should be recognised that some development can happen in the short term and this should be encouraged.

The means of delivery will need to be considered carefully. The implementation programme will be dependant on funding of the necessary infrastructure and it has been estimated this may cost at least £250 million, which would include:

- removal of the filter beds,
- the implementation of the highways grid,
- a new river crossing,
- remediation of land
- investment in public transport.

It seems unlikely that the directly related/dependant developments would be able to fund all this infrastructure, although the use of planning obligations will probably form an important element. The uses that are promoted will affect the land values and these will have consequential affect on the funding gap between development values and development/infrastructure costs.

Some of the infrastructure will probably be needed prior to the implementation of any directly associated development and therefore early funding of such infrastructure is an important issue.

A related issue is the need for a better understanding of the economics of regenerating Aire Valley Leeds, the priorities for public and private sector investment and identifying the funding gap. What levels of remediation are necessary and what costs are involved and how can they be funded is also an important issue. The outcomes of this work would help inform the detailed feasibility of the AAP.

The area currently has access to public funding through Round 6 of the Single Reneration Budget programme. This funding is due to come to an end in March 2007, although there is some potential to extend this until March 2009.

### **Questions to consider**

***We think the following issues are important to address if the plan is to be successfully implemented***

- The need to investigate site conditions and establish the cost of remediating contaminated land
- The need to identify the cost of key infrastructure works
- Generating land values which will help pay for infrastructure improvements
- Availability of funding
- How planning obligations will be used in relation to new development
- The need to establish a successful delivery mechanism

***What are you views on these issues?***

## **6. HOW CAN YOU GET INVOLVED?**

The intention of this document is to give an opportunity for interested individuals, groups and organisations to influence the shape and form of the Area Action Plan as it is prepared right from the outset. This differs from previous consultation where the City Council would prepare a draft plan for comment.

Remember that this is the beginning of the plan preparation process so the objectives set out in Section 4 and issues identified presented in Section 5 are background information and initial ideas. At this stage we are trying to establish overall aspirations for Aire Valley Leeds and clarifying the main issues. We will use your comments to help us prepare options for the type of development that might take place in the area.

In order to help you respond we have asked a number of questions relating to the possible objectives for the Area Action Plan and the issues that have been identified by the City Council. Please use the comments form provided. Your comments are not restricted to these questions, however, and any other comments are welcome. **Please return your comments by Friday 5th August 2005.**

### **Future consultation**

This is your opportunity to tell us how you would like to be consulted in the preparation of the Area Action Plan.

The City Council has produced a draft Statement of Community Involvement which sets out how the City Council will involve the community in the preparation of all documents produced for the Local Development Framework. This document is available to view on Leeds City Council's website at [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf) and is itself out for consultation until 29th July. It presents a number of methods of engagement which may be appropriate for the consultation on the Aire Valley Leeds Area Action Plan. The following consultation methods are suggested as being suitable and we would like you indicate which you prefer?

- Receive written notification telling you about the next stages of the consultation process
- Receive E-mail updates, including links to consultation documents on the City Council's website and give your comment via e-mail or the website
- Be part of a focus and discussion group with others from a particular group within the community
- Attend an exhibition or road show
- Attend a public meeting
- Attend a workshop or 'Planning for Real' exercise to establish key issues and solutions.

Depending on the responses we receive and the opportunities available the City Council will put together a consultation programme which maximises the chance for different people and groups to get involved, within the timescale that has been established for the preparation of the plan. It may be that the consultation events can take place as part of existing meetings such as community forums. The timing of events will also be an important consideration, members of the business community may prefer to attend a breakfast event, for example. Let us know your preferred method of consultation by completing the comments form.

## **7. WHAT HAPPENS NEXT**

The next stage of preparing the Aire Valley Leeds Area Action Plan the Council will involve formulating options for the future development of Aire Valley Leeds based on the background evidence that has already been prepared and the aspirations and issues that emerge from this stage of the consultation exercise.

The Council will then consult more widely on the options during January and February 2006 using the methods you have identified as being suitable and appropriate. Based on the responses received then, the Council will prepare a draft Plan for submission to the Government, with formal consultation and an independent public examination in 2007, if required.

This means that if you don't agree with the preferred options identified by the Council after consultation, you can formally object to them and have your views heard by an independent government-appointed inspector who will make recommendation that will be binding on the City Council. However, the idea behind the consultation process is to form a consensus, as far as possible, between different groups and organisations as to how development should be taken forward through the Area Action Plan.

An abridged version of this document is also available and has been sent to businesses operating in Aire Valley Leeds.

**If you would like any further information about the Aire Valley Leeds Area Action Plan, please contact Richard Askham on 0113 247 8184 or Paul Bingham on 0113 247 8203, e-mail us at [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk) or write to LDF Consultation, Planning and Economic Policy, Development Department, Leeds City Council, Leonardo Building, 2 Rossington Street, Leeds LS2 8HD.**

**Consultation documents relating to the Aire Valley Leeds Area Action Plan are available for viewing or download at [www.leeds.gov.uk](http://www.leeds.gov.uk) (search for LDF and Aire Valley Leeds Area Action Plan).**

# APPENDIX 1

## RELEVANT STRATEGIES, PLANS AND BACKGROUND STUDIES

There are a number of strategies, plan and background studies from the national to the local level which will inform the preparation of the Area Action Plan. Those referred to in this document are listed below. It is not intended to be exhaustive list.

### **National Policies**

National Planning Policy Statements and Guidance (ODPM): the following are particularly relevant to the Area Action Plan

**PPS1:** Creating Sustainable Communities

**PPG3:** Housing

**PPG4:** Industrial Development and Small Firms

**PPS6:** Town Centres

**PPG13:** Transport

**PPG23:** Planning and Pollution Control

**PPG25:** Development and Flood Risk

Northern Way Growth Strategy

### **Regional Policies**

Regional Planning Guidance

Regional Economic Strategy (2003-2006 Yorkshire Forward)

### **Local Strategies and Plans**

The Community Strategy - Vision for Leeds 2004-2020 (The Leeds Initiative) - available from the LCC website

Strategic Vision for the Aire Valley: January 2002 - prepared by planning consultants GVA Grimley

The Council also has a number of other strategies and plans underway which have implications for the Area Action Plan

Aire Valley Housing Market Study - programmed for completion July 2005

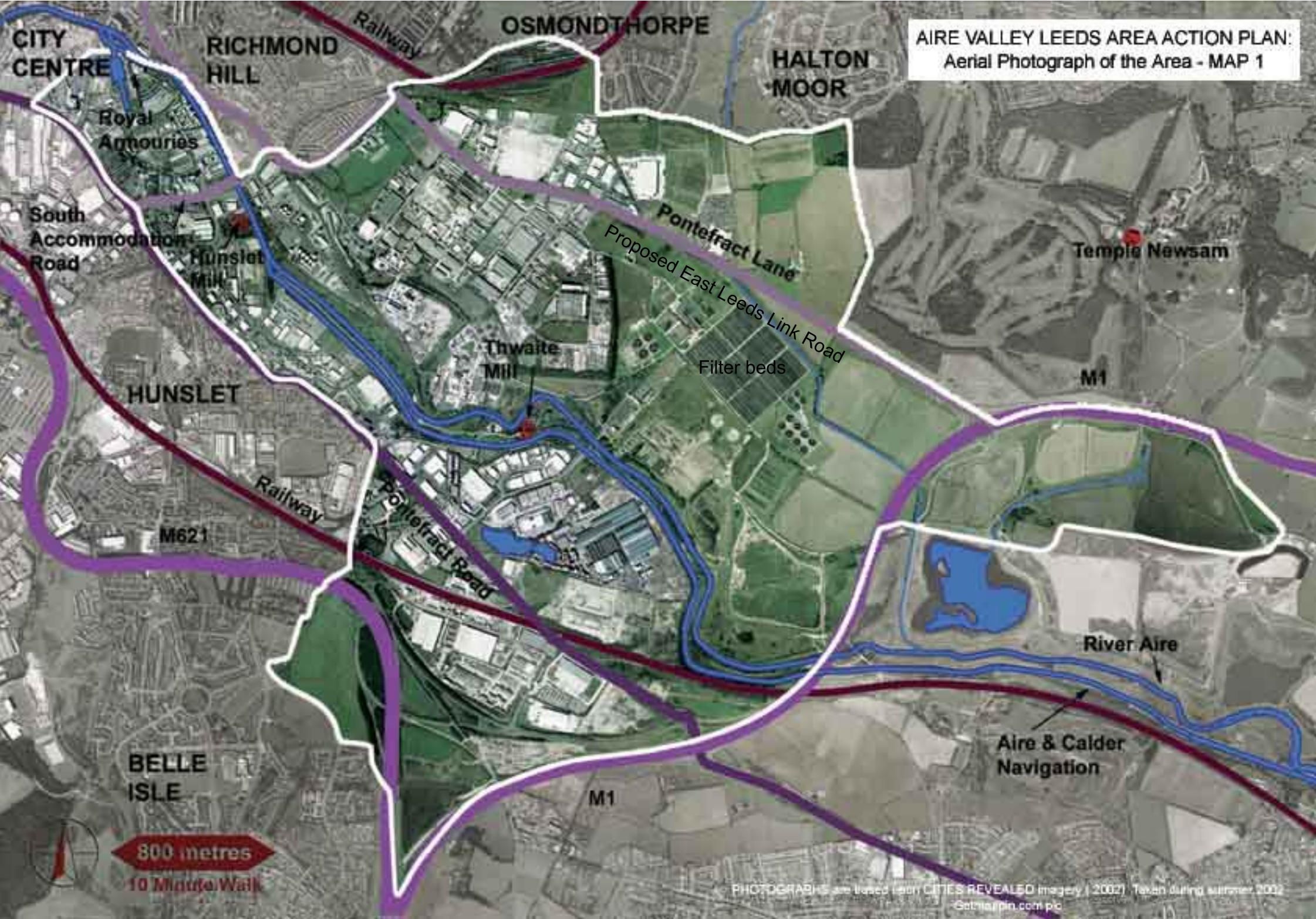
Office and employment uses market and demand study - brief currently being drawn up

City-wide cultural facilities feasibility study - first draft received and final report being concluded

Aire Valley Leeds Design Strategy - Final Draft May 2005

Copperfields College site - development assessment, started May 2005 Report Due Sept 2005

**AIRE VALLEY LEEDS AREA ACTION PLAN:  
Aerial Photograph of the Area - MAP 1**



CITY CENTRE

RICHMOND HILL

OSMONDTHORPE

HALTON MOOR

Temple Newsam

South Accommodation Road

Royal Armouries

Hunslet Mill

Thwaite Mill

Filter beds

Pontefract Lane

Proposed East Leeds Link Road

M1

HUNSLET

Railway

M621

Pontefract Road

BELLE ISLE

M1

River Aire

Aire & Calder Navigation

800 metres  
10 Minute Walk