

EASTGATE & HAREWOOD QUARTER

Consultation Assessment Report

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on behalf of The Leeds Partnership

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01. Purpose and Method

The Importance of Public Consultation - The Policy Context

- 1.1 The Leeds Partnership recognises the importance of public consultation for major development projects. The approach to consultation for the Eastgate and Harewood Quarter of Leeds City Centre has been informed by latest Government policy and the Planning and Compulsory Purchase Act 2004.

The Government has made it clear in the guidance accompanying the new legislation that developers should be encouraged to undertake public consultation, particularly on major developments.

Planning Policy Statement (PPS) 1: 'Creating Sustainable Communities', finalised in February 2005 and 'Community Involvement in Planning; the Government's Objectives' place heavy emphasis on the importance of consulting with local communities.

"One of the principles of sustainable development is to involve the community in developing the vision for its area. Communities should be asked to offer ideas about what that vision should be, and how it can be achieved. Where there are external constraints that may impact on the vision and future development of the area (for example, those that may arise from planning policies set at the regional or national level) these should be made clear from the outset. Local communities should be given the opportunity to..... be consulted on proposals for development."
(Planning Policy Statement 1, Paragraph 41, ODPM)

We have attempted to adopt an approach which is fully compliant with national policy and reflects the local policy context as defined by Leeds City Council.

Leeds City Council was one of the first councils to introduce guidelines for consultation, outlined in its Statement of Community Involvement. The SCI establishes a number of principles by which public consultation should be carried out in Leeds and stipulates that developers should adhere to them when consulting on major development schemes in the city. Consequently, the development team has sought to comply with these principles throughout the various stages of pre-application consultation, and is committed to continue to work in partnership with Leeds City Council to ensure high standards of consultation are adhered to throughout the lifetime of the project.

The Leeds Partnership has sought to consult the local community and stakeholders in a comprehensive and meaningful way. We believe that the pre application consultation has helped improve local understanding of the development proposals

and has generated some useful information and comments that have informed the design of the scheme.

This report outlines the methods we employed, the results generated and the way in which we have responded to the various issues that were raised. It has been prepared as a summary and analysis of the entire consultation programme and is submitted in support of the outline planning application for the Eastgate and Harewood Quarter.

Consultation Method

- 1.2 There are a range of consultation methods now available for use in public consultation exercises and it is important to consider which methods are most appropriate to particular development proposals when designing the exercise. In this case we began by considering which groups and people in the local area would have an interest in the proposals for the Eastgate and Harewood Quarter.
- 1.3 These fall into the following main categories:

Type	Consultee
Amenity & Heritage	Leeds Civic Trust
	Thorsby Society
	Victorian Society
	English Heritage
Architectural	CABE
	Leeds Architectural and Design Initiative
	20 th Century Society
Local Stakeholders	Onsite residents and owners
	Onsite commercial occupiers and owners
	Site adjacent residents
	Templar Pub
	Bridge Street Pentecostal Church

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	English Churches Housing Group
	Kirkgate Market Traders Association
	Chinese community groups
Business Groups	Leeds Chamber of Commerce
	Yorkshire Forward
Transport Groups	Highways Agency
	West Yorkshire Passenger Transport Executive
	Supertram
Council Bodies	Development Department and Consultation Officer
	City Centre Management Board
	Community Involvement Teams
	The Leeds Initiative
	Access Advisory Group
Public	Shoppers
	Residents
	Commuters and city centre workers
Politicians	Leeds MPs, specifically Rt Hon Hilary Benn MP
	Leeds City Councillors (Labour, Conservative, Liberal Democrat & Green Groups, key planning members and Hunslet ward members)

1.4 In order to cover these groups effectively, the following programme of consultation was designed and organised, in line with PPS' seven principles of consultation.

The PPS Seven Point Plan has been recommended to the Government as best practise in the area of community consultation.¹ It allows applicants to demonstrate how they have met the demands of the Statement of Community Involvement, encourages constructive dialogue with stakeholders and demonstrates how that dialogue has influenced the application.

The Seven Point Plan is as follows:

Principle	Importance
Notify stakeholders that they are to be consulted	Notification must be comprehensive: the community must be made aware of the consultation programme along with a timescale of different activities. It is not desired that an individual or group emerge at the end of the process feeling they have been excluded.
Inform those being consulted about the proposal and the constraints of the site	Having notified people of the consultation process, information is then provided on the background of the proposed development and any constraints which may be influential, for example, planning, geographical, technical and financial.
Consult stakeholders and get their views	Members of the public and key stakeholder groups to liaise with the project team and put forward ideas and aspirations for the development. Consultation methods can vary widely from newsletters and websites to exhibitions, focus groups and citizens panels. Our approach is explained in the later

¹ PPS' work was cited as an example of best practice in the Llewellyn Davis report on public consultation commissioned by the Office of the Deputy Prime Minister.

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	sections of this document.
Measure responses and analyse the results.	Having allowed an acceptable timeframe for everyone with an interest to comment, the results of the consultation are then quantified using both qualitative and quantitative techniques.
Report back to the local community about the views that were expressed.	Feedback is then analysed and the results publicised within the community and through stakeholder groups as it is important to keep consultees informed throughout the process.
Respond to the consultation by amending the proposals where sensible.	The developer responds to the views of the community and incorporates changes into the scheme. It is important to try to include as much input from consultees as possible. This may involve, not only making amendments to the scheme, but also recording how much of the feedback accords with your original thinking about the site
Publish details of the revised scheme and how the consultation has influenced it.	At the conclusion of the programme, a full Consultation Assessment will be submitted to the Council as part of the planning application. This document will demonstrate how the programme has been implemented, results and analysis of the exhibition, and the resultant implications for the scheme.

Consultation tools

1.5 In order to make the consultation process accessible to all individuals and groups, the consultation programme comprised a variety of events, publications and meetings.

The programme of consultation for Eastgate and Harewood Quarter has incorporated the following tools and events:

- Publicity
- Community Newsletters
- Website
- Community Information Line
- Public Exhibitions
- Surveys
- Meetings with politicians, local residents, local businesses, statutory consultees and key stakeholders
- Stakeholder Workshops
- Onsite resident and commercial owner/ occupiers drop-in days

An explanation of how and why each of these aspects of the consultation programme was carried out is provided in sections 2, 3, 4 and 5 of this report.

02. Public Consultation: Phase One

Introduction

- 2.1. The consultation process on the plans for the redevelopment of the Eastgate and Harewood Quarter began in Autumn 2003, when the proposals were at early Masterplan stage. The purpose of consulting at this early design phase was to explore the broad principles and issues associated with the redevelopment of a site of this type.

It was anticipated by The Leeds Partnership that feedback received through this initial phase of public exhibition and stakeholder meetings (see Section 4) would inform the next iteration of the design process.

Public Exhibition

- 2.2. A public exhibition was held in a shop unit in the Merrion Centre for five days at the end of November and beginning of December 2003. It was advertised in the local media, and letters were sent to inform local councilors, local residents and stakeholders. The exhibition comprised ten display panels explaining the background and principles of the scheme, along with a city centre site model prepared by the development team. Several members of the development team were on hand throughout the exhibition to discuss queries from members of the public. Written material (such as site maps, postcards and questionnaires), were available for members of the public to take away or fill out and submit.

Exhibition overview

- 2.3. Approximately 1000 people attended the exhibition over the course of the five days representing a wide cross section of the public including: passers-by, students from the local architecture school, shoppers, onsite residents, councillors, pensioners, young couples and various onsite stakeholders. Many attendees entered into discussion with representatives of the development team, and the main issues and comments raised can be summarised as follows:
- **Markets** – Attendees were keen to ensure that the proposals would not impact upon the markets. Most were encouraged that neighbouring redevelopment would actually improve this quarter of the city and improve connectivity with the markets.

- **Route of Supertram** – The public was very interested in the proposed route of Supertram, the location of stops and how this would link with the rest of the public transport network. Several expressed scepticism as to whether the tram would actually go ahead, and some were concerned about the proximity of the tram route to the open market. Many people noted that the proposed timescales to redevelop the area at the same time as putting in the Supertram was very sensible, and many supported the tram in favour of any other modes of transport down this route.

Since the first public exhibition, funding for Supertram has not been forthcoming and as a result, the plans for Supertram in Leeds has been abandoned.

- **Impact of development on public transport routes** – Many people enquired about the potential re-routing of buses and the need to ensure adequate access to a bus/coach drop off point. A number of people welcomed the idea of routing buses alongside the market entrance, both in terms of aiding traffic flows, and to contribute to an increased profile for the markets.
- **Retention of old buildings** – People were interested to see that several of the older buildings on site were being retained and welcomed their inclusion within the development. A large number enquired about the Eastgate frontages. Some were hostile to their removal, but others noted that parts would be lost owing to the Supertram route and/or supported opening up the site, which has traditionally been severed by Eastgate.
- **Replacement car parking** – Most people visiting the exhibition asked about replacement car parking, noting that the site was predominantly car parking at present, of which Leeds is rather short. These concerns were allayed by the proposals for adequate provision of multi-storey car parking.
- **Development timescales** – Several people enquired about this, largely out of enthusiasm for the development to get underway. Some onsite residents and businesses were also interested in how the timescales would affect them.
- **Connectivity and linkages to neighbouring communities** – Most specifically, people were interested in how the development would improve linkage with the Harehills area and contribute to regeneration. A large majority of people supported the “extension” of the city boundary to take the central shopping area right up to the ring road.

- **Chinatown** – A large number of people were aware of the Chinese businesses on site and enquired about their potential relocation, or inclusion within the scheme. Many people, including members of the Chinese community, noted that Chinatown in Leeds had not developed on the scale envisaged, and some were hopeful of a change that would encourage businesses to thrive.
- **Retail need** – Some people were sceptical about the need for additional retail in the city, but the majority supported it, provided that a mixture of retail was provided. Many people enquired about the operators of the department stores, with a large number hoping to secure Selfridges (particularly in view of competition with Manchester city centre and the opening of Birmingham’s Bullring in September 2003).
- **Removal of Millgarth Police Station** – There was widespread support for the removal of this outdated building, however some were keen to ensure that police needs for an onsite satellite unit were met if necessary.
- **Residential provision** – There was a mixture of views about the most appropriate type of residential provision. Particularly, several people enquired about the proposed levels of social and affordable housing.

03. Questionnaire Results

Introduction and Questionnaire method

- 3.1 The main tool for the phase one public consultation, used to determine the views of the general public on the scheme was via a multi-choice questionnaire, distributed at the exhibitions. Of the 169 people who responded to the questionnaire (either at the exhibition or in their own time and submitted later), the results and comments are included and analysed within this chapter. A full record of the detailed responses received is contained within Appendix Two.

It is important to note that at this stage, the development team were looking for initial reactions to the proposals rather than detailed feedback on specific elements. The purpose of the questionnaire was to identify general principles and development features people would welcome with the redevelopment of the Eastgate and Harewood Quarter, and to extract creative ideas to contribute to the further progression of the proposals.

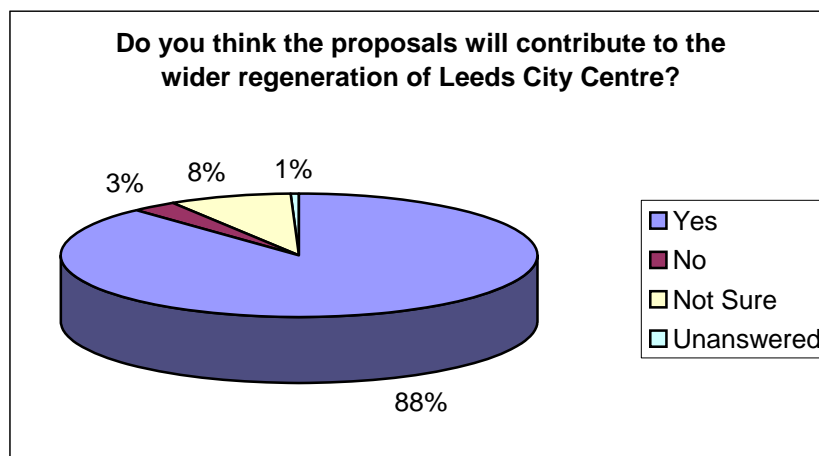
It is also important to note that we are not contending that the data provides a representative sample of public opinion; such a poll was not sought at this early stage, as many people would not have been sufficiently aware of the proposals for the Eastgate and Harewood Quarter to contribute meaningfully. However, the data collected represents views from a wide cross-section of the public who took the time to visit the exhibition and were therefore well informed about the proposals. This data was used to inform the detail of the scheme, and was subsequently complemented by more detailed focus groups, stakeholder meetings and surveys.

The questionnaire contained ten questions, on issues ranging from the various retail, residential and leisure components of the scheme, to the implications for transport and Leeds city as a whole. Respondents were also given an opportunity to submit overall observations and comments which are summarised and responded (see Appendix Two).

In sections 3.2 to 3.11, each of the questionnaire questions is examined in turn. The total number of responses varies from question to question; reflecting the fact that some people skipped questions and others expressed multiple preferences and priorities for the scheme. Pie charts are used to illustrate questions with exclusive answers (i.e. either/or responses), and refer to percentages of the 169 responses. Bar graphs indicate total responses, often exceeding 169 where people selected multiple preferences.

3.2 Q1: Do you think the proposals will contribute to the wider regeneration of Leeds City Centre?

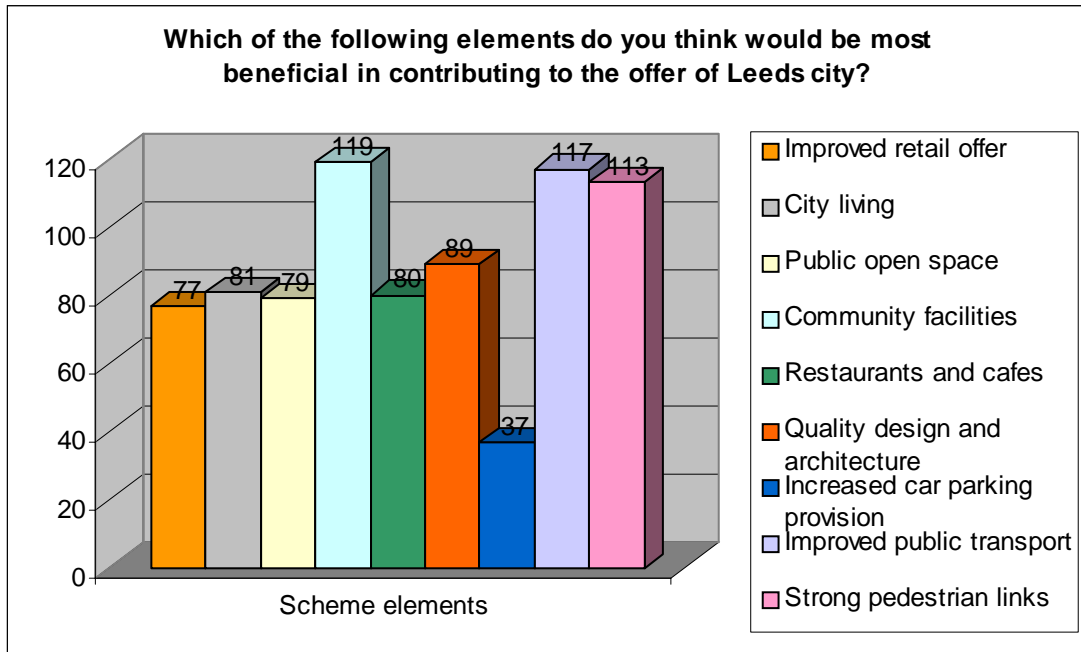
As illustrated in the pie chart below, there was an overwhelming response that the proposals for the Eastgate and Harewood Quarter would contribute to the wider regeneration of the city. In the questionnaires and in discussions with members of the development team at the exhibition, there was a broad consensus that the Eastgate and Harewood Quarter area of the city was currently run down, and suffers from poor linkage with its immediate surroundings and with the rest of development occurring across the city. There was a very limited sense of association with the site, which (with the exception of onsite owners/tenants) was predominantly referred to as car parking.



3.3 Q2: Which of the following elements do you think would be most beneficial in contributing to the offer of Leeds city?

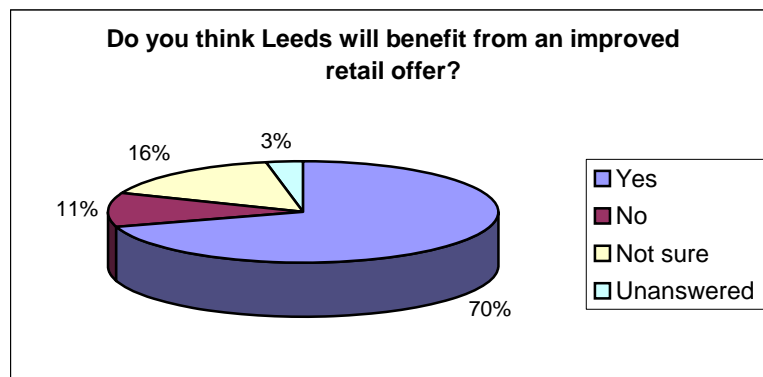
As a mixed-use scheme, The Leeds Partnership felt it was important to consult on the balance and mixture of elements currently comprised within the proposals. The following graph demonstrates that there is support for the variety of elements proposed within the scheme, which are expected to contribute to the city as a whole.

As might be expected, the highest levels of support were for community facilities, improved public transport and strong pedestrian links. Interestingly, the lowest levels of support were indicated for increased car parking. The other components were roughly in balance, with people identifying with the benefits of an improved retail offer, city living, public open space, restaurants/cafes and quality design/architecture.



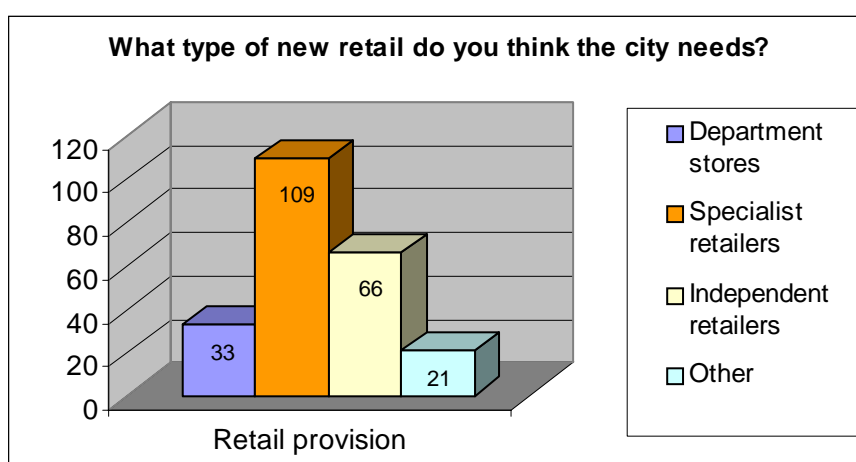
3.4 Q3: Do you think Leeds will benefit from an improved retail offer?

Following on from the above, many identified with the development as a retail-led project, and saw it as having a contribution to make to the city’s established image as a regional shopping location. A large number of exhibition attendees agreed that this was a logical extension of the city centre shopping area, particularly owing to its proximity to neighbouring high quality shops in the Victoria Quarter and Vicar Lane.



3.5 **Q4: What type of new retail do you think the city needs?**

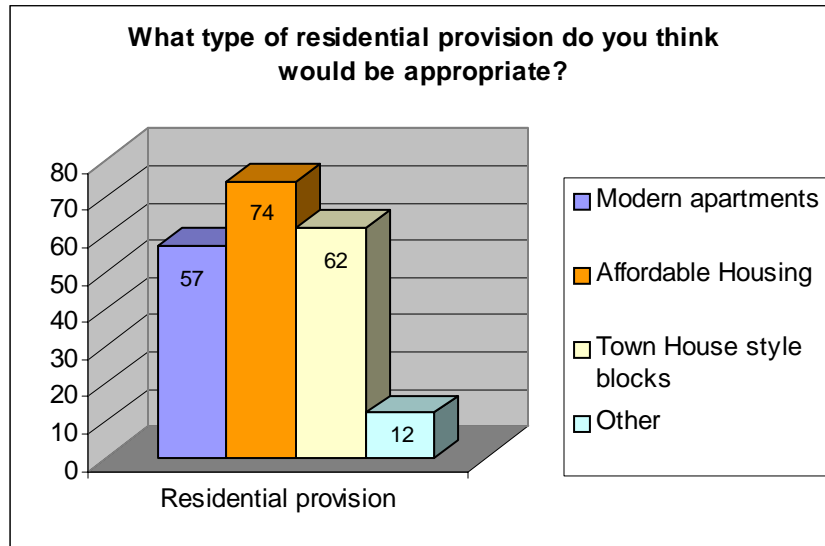
When questioned about the type of retail required, there appeared to be less consensus amongst respondents. Clearly, from the chart below, specialist retailers are given a preference over other types of retail, followed by independent retailers and then department stores. A number of respondents expressed multiple options, and a number of people selected “other”, noting that it was most important to retain a variation of shops. Several cited a need for some cheaper style independent shops, however, a couple of people did recognise the need for department stores in order to attract shoppers to a new quarter.



3.6 **Q5: What type of residential provision do you think would be most appropriate?**

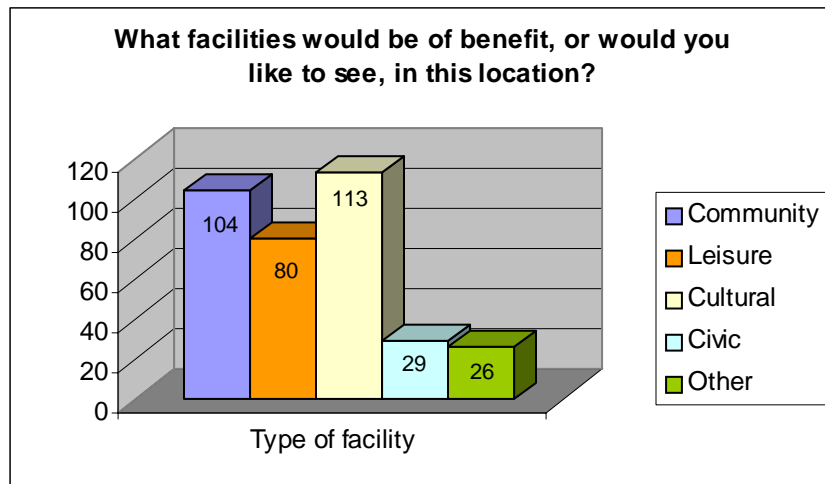
There was a broad level of support for residential provision in this location to keep the area “alive” outside of shopping hours. However, the graph below shows that people had varying aspirations for the type of residential provision and this did not seem to feature as a prime concern in people’s minds. There was a clear indication of support for affordable housing (although it should be noted that this terminology can sometimes be misconstrued), but moreover for a mixture of housing provision and design in this location.

The additional comments noted in the ‘other’ section, replicated this variety of views, and also raised suggestions of student housing, terraced housing, and provision for the Chinese community.



3.7 Q6: What facilities would be of benefit, or would you like to see, in this location?

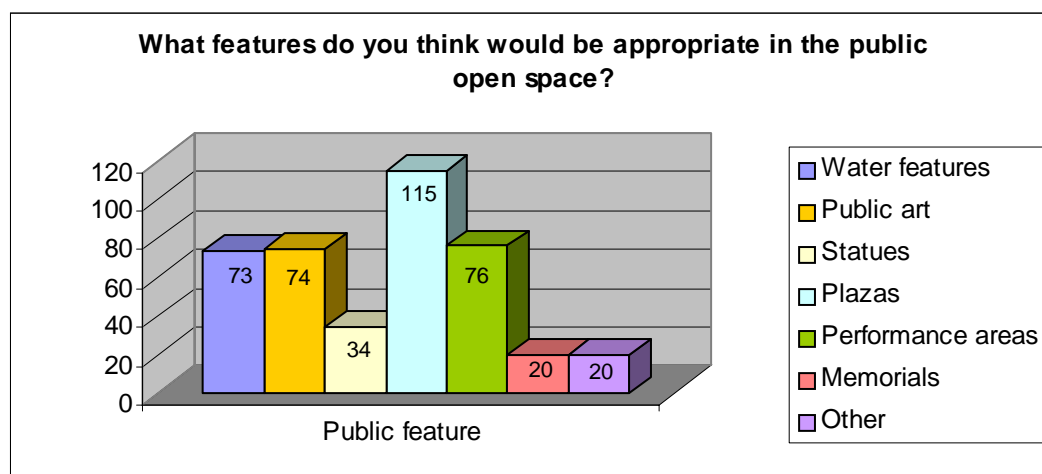
Predominantly, people were in support of cultural and community facilities for this location, owing to the proximity of the site to Quarry Hill, and also the notable lack of provision elsewhere in Leeds City Centre. Most of the additional comments related to demands for a Concert Hall or entertainment venue, an issue that clearly needs to be addressed in any response. In addition, a smaller number of people were in favour of a leisure centre/gym and library facilities, and a couple suggesting a cinema or museum.



3.8 Q7: What features do you think would be appropriate in the public open space?

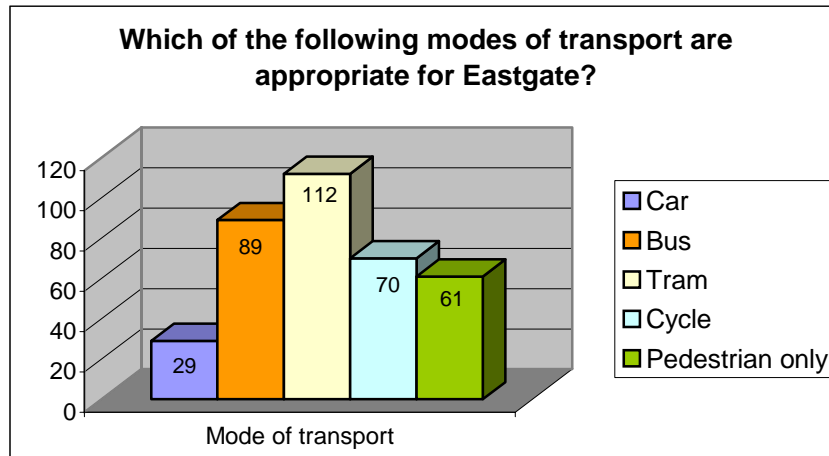
The prominent demand amongst respondents was the need for a square or plaza to allow the public to congregate. People seemed to warm to the concept of continental plazas to give a sense of arrival in this location, and to form a focal point for the retail and restaurant facilities. Secondary to this, and approximately equal were performance areas, water features and public art. The former of these was perhaps unexpected, though potentially could combine with the plaza concept. Similarly, the presence of water features and art could provide a welcome addition to the public open space and complement the surrounding buildings.

Amongst the additional comments, and of prime interest to the development team, was the perceptive demand for a distinctive feature that the people of Leeds could associate with and that would identify this as a quarter with its own character yet as a fundamental part of Leeds City. A large number of people also suggested the need for green areas, planting, and additional seating.



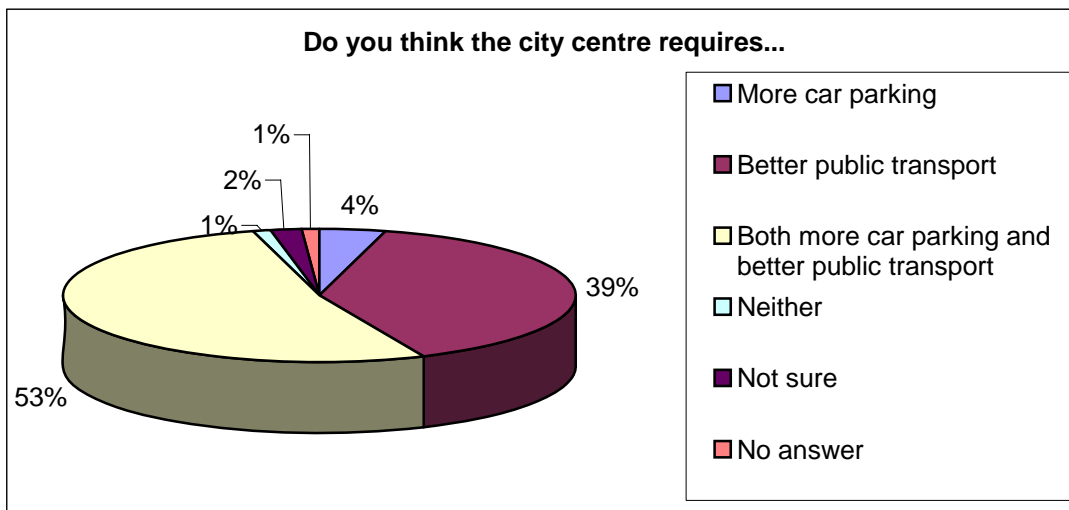
3.9 Q8: Which of the following modes of transport are appropriate for Eastgate?

Following on from question two, the pre-eminence of public transport over the private car appears to be showing through strongly amongst respondents. A high level of support for the proposed Supertram was demonstrated for this route, followed by bus and cycle. There was also more support than anticipated for a pedestrianised zone, (although it should be noted that this figure is distorted by people who selected pedestrianised along with tram).



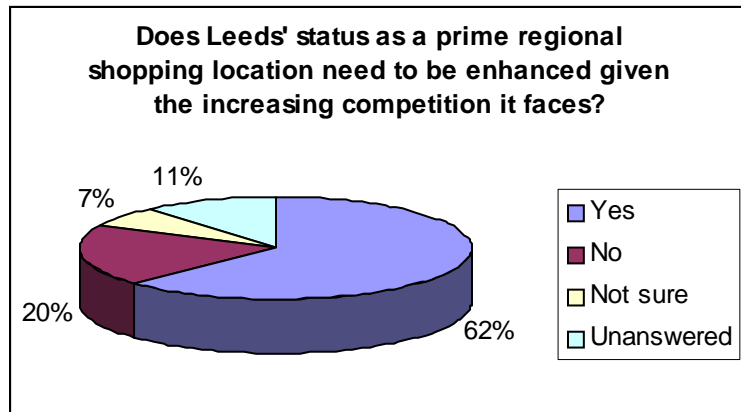
3.10 Q9: Do you think the city centre requires...

Although several people enquired about transport, it was not always the foremost concern in people’s minds in relation to this site, and people seemed generally happy with the potential solutions proposed. The main priority amongst respondents was ensuring public transport accessibility was improved as a consequence of redevelopment of the Eastgate and Harewood Quarter.



3.11 **Q10: Does Leeds' status as a prime regional shopping location need to be enhanced given the increasing competition it faces?**

Again, as noted in responses to question three, a majority saw an improved retail offer as a good thing for the city of Leeds. The slightly lower percentage accounts for those people who do not recognise the growing retail competition in neighbouring cities or out of centre locations, and therefore see no need to respond to it. Many also noted contentment with the existing shopping offer of Leeds, and saw no need to expand upon it.



04. Stakeholder Meetings Programme

Introduction

- 4.1 A comprehensive meetings programme was designed with local / regional stakeholders, representatives of the Leeds Partnership and members of the development team. These meetings spanned both phases of the consultation programme and will continue as the planning process progresses. The purpose of the meetings is to provide stakeholders with information about the scheme, and give them the opportunity to provide their input, specialist knowledge and ideas.

To date, meetings have been held with a wide variety of stakeholders who have an interest in the proposals for the Eastgate and Harewood Quarter scheme, including: Access Advisory Group, CABE, Leeds Civic Trust and Victorian Society, Leeds Chamber of Commerce and Industry Property Forum, Leeds Architecture & Design Initiative, Rt Hon Hilary Benn MP for Leeds Central, members of the Chinese community, Leeds City Centre Management Board, Yorkshire Forward, English Churches Housing Group, Bridge Street Pentecostal Church, local businesses and local residents.

We have categorised the groups we have met into four types:

- 4.2 **Business Groups** (City Centre Management Board, Leeds Property Forum / Chamber of Commerce and Industry, Yorkshire Forward)

Consultation with business groups within Leeds has principally taken the form of presentations, the purpose of which has been to inform and update these bodies. The ground covered has mainly focused on the content of the scheme, the economic need which underpins it and the benefits which it will bring to Leeds. The discussions and questions have covered a range of issues including: the economic aspects of the investment, impact upon retail capacity within the city, in addition to addressing issues such as the status of Leeds within the regional, national and international context. Meetings with Yorkshire Forward, for example, have initiated a useful and informative debate concerning the need for the redevelopment of the Eastgate and Harewood Quarter proposals to be integrated with other major investment projects in the City Centre.

Feedback from these conversations has demonstrated that the scheme has been well received within the business community and has produced welcome offers of support from all quarters.

4.3 **Architectural / Design Groups** (CABE, English Heritage, Leeds Civic Trust, Victoria Society, 20th Century Society)

The development team, and in particular the architects on the team, have conducted an extensive series of meetings and presentations with the various groups concerned with architectural issues.

Throughout the duration of the project and at appropriate junctures, we have liaised with all of the above organisations in order to:

- Explain the site and various constraints that have been identified which include geographic, planning related, architectural and financial constraints
- Explain the proposed uses of the new buildings and explore the various planning and related issues which inform judgments made about the overall content of a scheme of this magnitude
- Explain the principles and thinking behind the design of the scheme
- Build a dialogue with these groups throughout the various design stages which have taken place over the past three years
- Listen to views and benefit from the expertise of the various interested parties

Without doubt, the design process has benefited greatly from this dialogue and has led, for example, to the incorporation of the Eastgate terraces into the overall scheme (this issue is dealt with in detail in the Design Statement which accompanies the planning application).

4.4 **Onsite Interests** (Bridge St Pentecostal Church, English Churches Housing Group, the Chinese Community)

Dating back to 2003, a regular series of meetings have been conducted with representatives of the Bridge St Pentecostal Church, and English Churches Housing Group. The purpose of these meetings has been to build a close and effective working relationship which will continue throughout the length of the project. The principle aims of these consultations are to:

- Establish and maintain constructive and beneficial relationships with these important local partners

- To work with each group to find solutions for the replacement of existing facilities (community / residential) which are mutually acceptable

Thus far, both of these relationships have worked very well and we expect this will continue throughout and beyond the planning process.

Members of the Chinese community have been invited to take part in every stage of the consultation process. Individuals attended the stakeholder workshop sessions and a number came along to both the drop in days and the public exhibition. We will continue to work with Leeds City Council to address the needs of this particular group and the relevant issues with regard to the Eastgate and Harewood Quarter site.

In addition to these groups, a specific programme of consultation has been conducted with individual onsite residents and businesses (see section 5.2).

4.5 **General Interests** (Hilary Benn MP, Government Office for Yorkshire & Humber, Access Advisory Group)

As MP for Leeds Central, which covers the Eastgate and Harewood Quarter site, a special presentation was arranged for the Right Honourable Hilary Benn in April 2004, during which the development proposals were explained in full. Following a question and answer session which touched upon retail impact, job creation and transport issues, Mr Benn expressed his full support for the redevelopment of the Eastgate and Harewood Quarter.

A follow up presentation took place in December 2005 and The Leeds Partnership remains committed to keeping Mr Benn informed of our progress throughout the remainder of the planning process.

In addition to Mr Benn, The Leeds Partnership has, throughout the consultation process, supplied information on the redevelopment proposals to other Members of Parliament for the Leeds area; the Right Honourable John Battle MP, Greg Mulholland MP, Colin Burgon MP, Colin Challen MP, Fabian Hamilton MP, George Mudie MP and Paul Truswell MP.

The Leeds Partnership met with representatives from the Government Office for the Yorkshire and Humber in May 2006 to provide a brief on the evolution of the design of the scheme and the consultation process to date. The Partnership felt it was important to meet with GOYH at this stage pre-submission, as applicants are prohibited from meetings of this type once an application has been submitted.

Accessibility is a key issue when designing a new piece of city. The Leeds Partnership approached the Access Advisory Group at Leeds City Council early in the process in order to benefit from their advice and expertise. An initial session was held at an AAG meeting during 2003 at which members of the development team gave a presentation to the group and then fielded a series of questions.

Subsequently, AAG officers have attended the stakeholder workshops and the public exhibition. It has been the stated intention of The Leeds Partnership from the beginning and remains our express commitment to fully comply with the latest regulations and requirements regarding accessibility. The Leeds Partnership looks forward to continuing to work with the AAG throughout the planning and construction process.

Leeds City Council Consultation on the Eastgate and Harewood Quarter Supplementary Planning Document (SPD)

- 4.6 The Eastgate and Harewood Quarter Supplementary Planning Document (SPD) sets out the planning framework for the comprehensive redevelopment of the Eastgate and Harewood Quarter.

During the preparation and adoption of the SPD, Leeds City Council completed a comprehensive statutory consultation process, during which objections were made and addressed. For further information in this respect, please refer to the specific reports on Leeds City Council's website.

05. Public Consultation: Phase Two

Introduction

- 5.1 Following on from the public consultation carried out during 2003 and 2004, the development team worked on developing a more detailed scheme to present back to the public. In Autumn 2005, a second phase of consultation was launched. The purpose of this phase of the consultation was to reintroduce interested parties and the wider public to changes which had taken place with regard to the design of the scheme, and to seek their views on these.

These include:

- Recognition of the Headrow and Eastgate as a civic street and its integral place in Leeds
- Retention of more historic buildings than in the initial Masterplan
- Incorporation of a new public square
- Better integration of mixed use facilities, especially with regard to the residential core
- Increased importance of public realm

In order to ensure that the consultation was representative of all people living and working in the Eastgate and Harewood Quarter and those who would be affected by the redevelopment of the site, PPS employed a number of approved consultation methods:

Stakeholder workshops

- 5.2 The Leeds Partnership organised a series of stakeholder workshops designed to engage key stakeholders in discussions regarding the revised proposals and to obtain their feedback on the design. Invitations to the workshops were extended to city-wide stakeholders such as Yorkshire Forward, the Leeds Initiative, Leeds Chamber of Commerce and to interested onsite parties such as residents / tenants and business owners. In addition, an independent recruitment company was used to recruit members of the general public which reflected the overall socio-economic composition of Leeds and people that were familiar with the city centre. A full list of those who attended the workshops can be found in Appendix Three of this report.

The workshops took place on the 23rd and 29th of November and 5th December 2005 and were held at two city centre hotels in Leeds.

All of the workshops followed a similar format whereby the purpose and objectives of the event were explained to the attendees and members of the development team gave a number of presentations. The presentations covered some of the key themes with regard to the redevelopment of the Eastgate and Harewood Quarter, e.g. architecture and design, transport and connectivity, the Leeds' shopping experience, public realm etc and were supplemented with various visual materials such as site maps, master plans and artists impressions.

Attendees were given the opportunity to ask questions to members of the development team and then asked to break into discussion groups to discuss these key issues surrounding the proposals.

Members of the project team sat with the groups during their initial discussions and were on hand to answer any questions. A spokesman for each group reported their findings / comments to the rest of the workshop.

It should be noted that given the nature and scale of the proposed development, some of the stakeholder parties present at the workshops were keen to have their views heard by the development team. As a result, particular issues were focused upon within the smaller working groups and awarded greater significance at the reporting back stage. These issues however were not reflected throughout the overall course of the workshops.

The overall conclusions of each of the workshops are recorded below.

5.2.1 **Workshop One – 23rd November 2005**

- Overall, the plans were welcomed. There was a broad consensus that development on this site was much needed.
- There is a clear desire that in its finished form the scheme should be iconic and important not only for Leeds, but in the UK and Europe – should become recognised as an example of excellence.
- Security and safety are very important – the scheme should 'design out' crime.
- Transport and traffic – some concern about access into the site and also about the site hemmed in by surrounding boundaries.

- Strength of feeling that the scheme should retain the character of Leeds and the discussions revealed that participants are more concerned about quality than old –v- new / tradition –v-modern designs.
- Doubt expressed that the scheme would do enough to connect to other parts of the city, especially Quarry Hill.
- The development needs to pass “the pint of milk” test, that is to provide the necessary facilities to complement city centre living if it is to be sustainable e.g. small supermarket.
- Strongly felt that the development should be inclusive and accessible – “A development for everyone and everybody”.

5.2.2 **Workshop Two – 29th November 2005**

- Proposed development was seen as a really good idea.
- The area was considered ripe for development as it is currently under used and is in a prime location.
- Some thought that it was an ideal opportunity to do something innovative and new.
- Some thought that the scheme required too much building and suggested instead converting existing buildings.
- There was support for a mixture of old and new buildings as long all were complementary to one another.
- It was felt to be a good idea to preserve Chinatown within Leeds as a feature, offering the chance for businesses to relocate before demolition begins.
- There was support for the development creating a new identity for Leeds, through tasteful designs with a ‘wow’ factor.
- It was thought that the scheme should ensure a mixture of normal branded shops and independent shops such as those currently in the Corn Exchange.
- Transport was seen to be a key element of the scheme with a need for bus stops positioned for maximum accessibility.

- The groups favoured some pedestrianisation within the scheme to address their concerns regarding current congestion.
- A park and ride facility or a free shuttle bus service is much needed.
- A square or plaza was suggested as a centrepiece of the scheme. Trees, water fountains and seating areas were suggested as important features to have present in this area.
- The groups supported the idea of covered arcades to create a European style café culture. Natural warmth and creative lighting in the evening were deemed necessary, and canopies as a defence against the elements.

5.2.3 **Workshop Three – 3rd December 2005**

- Overall, the plans for developing the Eastgate and Harewood Quarter welcomed as an important opportunity for Leeds.
- Important that the Eastgate and Harewood Quarter becomes somewhere to go, an area of activity and an important part of the city. Want something that Leeds is renowned for but nothing that is too over the top.
- Strong agreement within the groups that something needs to be done with the site if Leeds is to progress as a city.
- Transport remains a key issue – it needs to work for the whole city, not just this site.
- Strong feeling that success of the scheme hinges on transport. The three main areas of concern are car parking, access in and out of the area and a shuttle bus service to connect the city together.
- Architecture of the scheme should reflect Leeds' heritage and be a mixture of contemporary and urban. Different views with regard to iconic buildings, and what they should be. Some feel that if Leeds is to take the next step in progressing as a city then it needs an iconic building to reflect that, others feel that existing buildings should be utilised and used for special / distinct purposes.

- Public realm is an important issue. The Eastgate and Harewood Quarter should become Leeds' cultural quarter, with activities taking place which make it an area where people want to visit and return to e.g. Covent Garden.
- The Eastgate and Harewood Quarter should be a “place for everybody”, recognising Leeds as a multicultural society. It should have a strong identity and appeal to more than the 18-35 demographic.

Onsite resident and commercial owners / occupiers drop in days

- 5.3 In an effort to ensure direct contact with those most likely to be directly affected by the proposed redevelopment of the Eastgate and Harewood Quarter, the Leeds Partnership conducted a series of drop-in days specifically for onsite and site adjacent residents and business owners. The focus of the drop-in days was to provide an opportunity for one to one meetings with a senior representative of The Leeds Partnership to discuss the possible implications which the scheme would have for individuals living and working within the area.

Three drop in sessions were held over the course of three weeks (19th and 23rd January, 2nd February 2006). Over seventy residents and business representatives availed of the opportunity to learn more about the overall development and discuss in detail their particular requirements. Details regarding each individual's situation were recorded and solutions were discussed in the context of the development. Each individual who attended a session was advised of the course of action that The Leeds Partnership was likely to take with regard to their property and assured that this strategy would be confirmed in writing.

The majority of those who attended the drop in days welcomed the opportunity to discuss their situation in person. Frequent issues raised include: development timescales, relocation expenses, affordable housing, impact on businesses land acquisition and CPO procedures.

Newsletters

- 5.4 A second newsletter was produced in March 2005 and was distributed via the Yorkshire Evening Post to approximately 112,000 people throughout Leeds.

The newsletter provided updated information on the proposals, project background and key facts of the scheme, details of the public exhibition, as well as ways to comment on the proposals; through the website or telephoning the community information line.

Further newsletters will be published to report back on the results of the public consultation and keep residents and stakeholders informed throughout the planning process.

Website

- 5.5 A website, www.eastgateleeds.co.uk was launched on Friday 31st March 2006 to coincide with the opening of the public exhibition on Eastgate and Harewood proposals. The launch of the website was advertised in the local press, and the address features on all publicity material associated with the redevelopment proposals (newsletters, letterhead, comment cards etc).

The website provides detailed information about the proposed redevelopment of the site and incorporates a feedback mechanism to allow visitors to the site the opportunity to fill in the online comments form and submit their views on the proposals to The Leeds Partnership. At the time of writing, the Eastgate and Harewood Quarter has received upwards of 500 visitors, many of whom have left comments via the feedback page.

The website will be updated on a regular basis throughout the planning process and will include details of where people can access further information.

Councillor Preview

- 5.6 A Councillor preview was organised on the evening of Friday 31st March 2006 in order to give members of Leeds City Council the opportunity to view the scheme proposals ahead of the opening of the exhibition to the general public. Invitations were also extended to the Chief Executive and Deputy Chief Executive of the Council, Heads of Council Departments, relevant officers, Yorkshire Forward and the Right Honourable Hilary Benn MP.

Public Exhibition

- 5.7 The second public exhibition was held over one week, from Saturday 1st – Saturday 8th April 2006. The purpose of the exhibition was to provide detailed information on the outline planning application and highlight the changes which had taken place in the design of the scheme since the initial exhibition in 2003.

The exhibition was publicised widely prior to the event through the following media:

- The newsletter was distributed in advance of the exhibition beginning through the Leeds Evening Post (112,000 copies)

- Letters were issued to Leeds City Councillors, stakeholders, onsite and site adjacent residents and business owners
- The Eastgate and Harewood Quarter website
- Media coverage in the local press

The exhibition was located in the Victoria Quarter shopping centre and comprised of a series of exhibition panels detailing each aspect of the scheme plus a scale model of Leeds City Centre to illustrate the scheme in the context of its surroundings. Members of the development team were on hand throughout the week of the exhibition to explain the proposals to the public and answer queries.

Using a series of spot counts throughout the week, it is estimated that around 3,500 people attended the exhibition. Many took the opportunity to ask questions and in many cases became involved in detailed discussions with the architects, planners, transport consultants and environmental experts on hand.

Surveys

- 5.8 In order to allow people to express an opinion formally on the proposals, comment forms were made available. The forms asked people to indicate whether they supported the proposals overall and then invited further comment at the respondent's discretion.

A total of 386 people completed comments cards during the week of the exhibition and, at the time of writing, further comments are being returned online via the Eastgate and Harewood Quarter website.

Of the completed comments cards, an overwhelming 365 people supported the scheme, representing 94.5% of the total sample. Only 4.6% (eighteen respondents) indicated that they were opposed.

Levels of support and the most frequent issues raised are summarised in the tables below:

	Total Number	Percentage of Total
YES	365	94.5%
NO	18	4.6%
UNDECIDED	3	0.7%

Issue	Frequency	Percentage of Total
TRANSPORT	35	9.6%
DESIGN	23	6.3%
RETAIL	11	3.0%
OPEN SPACE	7	1.9%
EASTGATE TERACES	6	1.6
BRIDGE STREET PENTECOSTAL CHURCH	2	0.5%

Clearly many of the issues raised are dealt with in extensive detail in the relevant planning application documents. However, it seems appropriate at this juncture to offer an explanation of the development team's view of those issues which the general public have themselves raised.

5.9 Transport

Transport issues were the most frequently raised although it is worth noting that only around ten per cent of respondents who submitted comments did so, and that the vast majority of those indicated their support for the scheme.

The comments on transport centred around a few main issues concerning parking, traffic flows and linkage of the site to the station. Comments on the parking issue were varied with some people arguing that the amount proposed is not enough whilst others believe that there is too much. Quite a number of people simply expressed a desire that we make sure the proposed amount is sufficient.

Car parking levels have been predicted and considered in a comprehensive study which has indicated the appropriate levels of car parking provision for the development. These are the levels proposed in the planning application and the technical detail of the study can be found in the Transport Assessment. Beyond this is it worth noting that a number of people assumed that the proposed increase in parking spaces would produce a directly proportional increase in traffic levels. It was explained to those who raised this point that the increase in car parking spaces will in part facilitate longer stays in the city centre which we believe the proposed development will encourage. Hence the extra spaces will not equate to an identical number of extra cars, but in fact cater for people who will be spending more time enjoying the city centre.

A further parking issue related to the loss of spaces adjacent to the market. Whilst we accept this, we have pointed out to people that the Harper Street car park, which is actually nearer to the markets, does not currently run at full capacity. Moreover, the development will deliver excellent pedestrian linkages between the new car parking and the market. The pedestrian linkages will also provide improved access to all parts of the city including the station. There is also going to be some contribution made towards public transport links in the city centre and so, for example, the new shuttle bus service will be considered as a potential recipient.

The issue of traffic flows is a complicated one and so it was not possible to give those who raised this issue as detailed an explanation as is provided in the Transport Assessment. However, we were able to outline the principles behind the transport solution which are to deliver safe and attractive streets whilst improving traffic capacity and public transport accessibility and reliability.

5.10 Design

Twenty-three respondents specifically highlighted issues to do with the design of the scheme. Interestingly, there is no common thread of agreement among these comments, which range from praise for the architects and developers for creating a sustainable scheme sympathetic to the existing architecture within the site to disappointment at the perceived lack of a 'wow factor' in the form of 'iconic buildings' which would make the Eastgate and Harewood Quarter distinctive.

The difference in opinion on this matter can be illustrated through the following comments which were submitted:

“Fully support the proposals to link currently disparate sections of the city. Particularly impressed by the galleria and pedestrian spaces. I hope the architects are sympathetic and do not introduce iconic blobs to make a short-term statement, but which will ultimately be dated and unsustainable”.

However, another visitor to the exhibition noted:

“Good idea in principle, however, where is the wow factor? I see no statement buildings. Also how about some height in the buildings, this scheme does nothing to change the skyline”.

The driving principle behind the design of the Eastgate and Harewood Quarter is to create an interesting and varied streetscape, with a collection of buildings which reflect the rich architecture that can be found in the centre of Leeds, rather than to erect iconic buildings. The design team have assessed the fabric of the area extensively and have gone to great lengths to include landmark structures such as the galleria while providing a sympathetic backdrop for the listed buildings within the site.

Other comments indicated respondent’s personal preferences for the use of traditional materials in the construction of the scheme rather glass and/ or steel.

A complete explanation and description of the design and architecture of the scheme is included within the Design Statement which accompanies this planning application.

5.11 **Retail**

A number of retailing issues were raised which centred around people’s desire to ensure that quality independent retailers would be provided. It was explained that the scheme will provide a variety of opportunities for all types of retailers from nationally recognised names to small scale independents in a range of different store sizes. It is anticipated that Lady Lane and Eastgate will provide an environment which might suit smaller scale retailers.

5.12 **Open Space**

Many of those who attended the exhibition were interested in the public open space provision within the scheme and the majority were satisfied that The Leeds Partnership had given this requirement important consideration during the design process.

From the seven comments received on this topic, five highlighted their wish for a greater inclusion of green open space within the scheme and referred to the general lack of this provision throughout Leeds as a city.

A detailed explanation of the public open space provision is dealt within other documentation submitted alongside this planning application.

5.13 **Eastgate Terraces**

Only six people raised the issue of the Eastgate Terraces with some welcoming their (part) retention and others arguing that they should be retained in full. This issue has been explored at length throughout the design process and we have now arrived at a point where we can incorporate the terraces into the overall design of the scheme.

The Eastgate buildings currently cause problems because of their length and impenetrability. However, by introducing some permeability through the reduction in length and by creating access points through the middle, we believe it will be possible to unlock the regeneration potential of the remainder of the site whilst retaining the best of the historic contribution the terraces have made.

5.14 **Bridge Street Pentecostal Church**

There were a couple of specific comments made about the Bridge Street Pentecostal Church. Our consultation with this body has been extensive and is detailed elsewhere in this report. Whilst we know that we have a very healthy relationship with this body it was nonetheless encouraging to receive positive comments from Church members at the exhibition. The comments included the following:

“I belong to Bridge Street Church so am happy if the Church has a presence in the new proposal”.

“Being a part of the Church at Bridge Street it has given us a great opportunity for us to find a new big building”.

5.15 **Opposition to the Proposals**

Of the 386 people who completed a comments card at the exhibition, only eighteen (4.6%) expressed their opposition to the proposals to redevelop the Eastgate and Harewood Quarter. Below is a synopsis of the reasons given:

Seven people specifically referred to their concerns over the need for further apartments and shops within the city centre.

A number of comments considered that the retail element of the scheme, and in particular the new department stores, were too far away from the existing retail area while others expressed their opinion that the new development would have a negative impact upon the Leeds Markets. We feel these points were made without a complete understanding of the linkages which will improve connectivity between the current retail area and the Eastgate and Harewood Quarter site, and also our aim to expand the retail core of Leeds.

In relation to the design of the scheme, three people indicated their dislike of the design and style of the proposed development.

While The Leeds Partnership respects and has given due consideration to these points of view we do not agree with those who oppose the scheme. We consider that we have addressed the points raised by those opposing the proposals. The reasons and justification for the redevelopment proposals for the Eastgate and Harewood Quarter are set out in the planning application documentation.

06. Conclusions

- 6.1 The Leeds Partnership has conducted an extensive pre-application consultation programme on its proposals for the Eastgate and Harewood Quarter to ensure that the redevelopment plans for the site reflect the aspirations of local stakeholders, the wider community and the Local Authority.

The consultation has been carried out in accordance with best practice guidance from central Government and is fully compliant with Leeds City Council's Statement of Community Involvement. The programme was agreed with Council officers in advance and The Leeds Partnership is committed to continuing to work closely with the Council to ensure that high standards in consultation are maintained throughout the development process.

A wide cross section of people living and working in Leeds have participated in the consultation since it began in 2003. These include the numerous stakeholders who we have met with continuously throughout the design process, the people who participated in the stakeholder workshops, the seventy plus onsite residents and business owners who attended the drop in days as well as the estimated 4,500 people who attended the two exhibitions, submitted questionnaires and comments cards, rang the community information line and logged on to the website.

In PPS' view, the level of engagement achieved throughout this pre-application stage of consultation has been extremely high and the supportive views expressed during the process accurately reflect those of the wider population of Leeds with regard to this scheme.

The consultation programme has formed a significant part of the overall design process thus far. It has made an important contribution to the evolution of the scheme up to its present outline application form and it is the Leeds Partnership's intention that further consultation will continue to inform the more detailed design phases which are to follow.

01. Phase One consultation materials

Public Exhibition Invite Letter

22 November 2003

«Title» «FirstName» «LastName»
«Company»
«Address1»
«Address2»
«City»
«PostalCode»

Dear «Title» «LastName»

Re: Regeneration of the Eastgate/Harewood Quarter, Leeds.

Hammerson plc and Town Centre Securities plc, together with Leeds City Council, are currently in the process of launching a major consultation programme on their regeneration proposals for the Eastgate and Harewood Quarters in Leeds City Centre. As a key stakeholder in the area, we anticipate that you are likely to take a keen interest in these proposals, and are therefore writing to you at the outset to explain the main elements of the scheme and give further details of how you can submit your ideas throughout the consultation process.

Hammerson and Town Centre Securities

Hammerson is a major property company specialising in retail led urban regeneration projects with an excellent reputation across Europe in this field. We are heavily involved in urban regeneration across the UK at present. Town Centre Securities is a property investment and development company based in Leeds, and has a long history of investment and development in the local area.

PPS are communications consultants, appointed to carry out consultation with local people and stakeholder groups.

The site and the proposals

The site incorporates the areas to the north and south of Eastgate, in the area directly to the east of the Victoria Quarter. The Eastgate and Harewood Quarters have long been identified as areas of the city in need of investment and regeneration. Their potential has been recognised by the City Council, various stakeholder groups and retailers interested in securing outlets in the city.

We are in the early stages of developing regeneration proposals for this site at present and we are therefore taking this opportunity to incorporate the views of local individuals, groups and decision-makers before the final plans are submitted to the Council for determination.

We envisage a comprehensive mixed-use development for the site comprising retail, leisure, office space, residential and civic facilities. Two major department stores have already confirmed, in principle, their interest in locating new branches within the development. There are also plans for a new public square and car parking as part of the proposals.

Public Exhibition Invite Letter (contd...)

The consultation process

The purpose of the consultation programme is to enable us to listen and respond to ideas from groups and individuals in the Leeds area before a planning application is submitted during 2004. The consultation process is due to take place over forthcoming months and will include the following events and activities:

- A public exhibition of the proposals is due to take place at the Merion Centre (opposite Boots and next to Ainsley's) on:
 - Thursday 27th November from 11.00 – 18.00
 - Friday 28th November from 11.00 – 18.00
 - Saturday 29th November from 11.00 – 17.00
 - Tuesday 2nd December from 11.00 – 18.00
 - Wednesday 3rd December from 11.00 – 18.00
- Informational meetings with groups in various sectors including architectural, business and community groups
- Newsletters containing information about the proposals will be distributed to the public.
- A community information line (Tel: 0161 832 1038) and email address (Eastgate@opsgroup.co.uk) are available to request more information or address any queries from the public.
- Focus groups and a community planning workshop will be organised in order to get detailed ideas and feedback.
- Feedback will also be generated using the Council's Citizens Panel.

As a result of this process we hope to create a scheme that will be welcomed by local stakeholders, whilst satisfying commercial and planning requirements. We will, wherever possible, incorporate innovative ideas and re-evaluate unpopular ones as part of this process.

What next?

Hammerson, Town Centre Securities and the development team have been working closely with Council planning officers over recent months to develop the plans and identify key consultees. We are very encouraged by the ideas and responses that have come forward from the Council and look forward to hearing more opinions from local people as the scheme moves forward.

We would like to come and meet you in person to discuss your comments and ideas. Myself or my colleague Paul Boyfield, will contact you shortly to discuss the possibilities for setting up this meeting with yourself and/or colleagues. We will also be able to give you further information about upcoming consultation events. Should you wish to contact us in the meantime with any queries, please call **0161 832 1038**.

Yours sincerely


Claire Morgan
On behalf of Hammerson plc and Town Centre Securities plc

Newsletter One

Benefits of the New Scheme

Redevelopment of the Eastgate Quarter along the key principles we have identified will bring numerous benefits including:


- Regeneration of the run-down Eastern area of the City
- Creation of at least 6000 jobs
- Integration of the Eastgate Quarter with its surroundings: the rest of the city centre, neighbouring markets, Quarry Hill and Regent Street
- Bolstering the City of Leeds as a prime regional retail centre and expanding the retail offer with two prime department stores
- Replacing decay with high quality public spaces and new architecture
- Creating lively new streets and public spaces
- Reinstating some of the City's historic urban fabric
- Extending the City Centre pedestrian area
- Contributing to an integrated public transport system
- Provide buildings of architectural excellence




Public Participation

An extensive consultation period is now underway. The purpose of this exhibition, as part of the wider consultation programme, is to enable you to understand the nature of the proposals and make a contribution to their future development. Other consultation activities include further exhibitions, newsletter, stakeholder meetings, letters, focus groups and media publicity. We will, wherever possible, incorporate innovative ideas and re-evaluate unpopular ones as part of this process.


How can you make your views known?



Questionnaire
Fill in one of the questionnaire forms provided here today.



Community Information Line
Give our consultation team a call with your views or to find out more information on: 0161 832 1038



Email or post
Write to our consultation team at Eastgate@ppsgroup.co.uk or post to Eastgate consultation, c/o PPS North, 66-67 Barton Arcade Chambers, Deansgate, Manchester M3 2BJ

Key details of the scheme:

- 8.5 hectare development
- Major retail outlet opportunities
- Public open space
- Community facilities
- Integrated transport linkages
- Quality architectural design
- Pedestrian linkages

The proposals involve a comprehensive mixed use development on a site to the north and south of Eastgate, in the area directly to the east of the Victoria Quarter.

The plans are still in very early stages, and therefore the development team are seeking to incorporate ideas from a wide range of consultees.

Following the outcome of the consultation, the scheme concept will be evolved with a view to a planning application being submitted in the summer of 2004.

Exhibition Questionnaire

Proposals for Eastgate, Leeds

Many thanks for taking the time to visit the exhibition and to complete this short questionnaire. All information will be treated confidentially and in accordance with data protection legislation.

QUESTIONS:

The Eastgate site

Do you think the proposals will contribute to the wider regeneration of Leeds city centre?

- | | |
|----------|--------------------------|
| Yes | <input type="checkbox"/> |
| No | <input type="checkbox"/> |
| Not Sure | <input type="checkbox"/> |

Which of the following elements do you think would be most beneficial in contributing to the offer of Leeds city? (Tick as many as appropriate)

- | | |
|---------------------------------|--------------------------|
| Improved retail offer | <input type="checkbox"/> |
| City living | <input type="checkbox"/> |
| Public open space | <input type="checkbox"/> |
| Community facilities | <input type="checkbox"/> |
| Restaurants and cafes | <input type="checkbox"/> |
| Quality design and architecture | <input type="checkbox"/> |
| Increased car-parking provision | <input type="checkbox"/> |
| Improved public transport | <input type="checkbox"/> |
| Strong pedestrian links | <input type="checkbox"/> |

Retail

Do you think Leeds will benefit from an improved retail offer?

- Yes
- No
- Not Sure

What type of new retail do you think the city needs?

- Department stores
- Specialist retailers
- Independent retailers
- Other, please specify.....
.....

Housing

What type of residential provision do you think would be appropriate?

- Modern apartments
- Affordable housing
- Town house style blocks
- Other, please specify.....
.....

Community and Cultural Facilities

What facilities would be of benefit, or would you like to see, in this location?

Community

Leisure

Cultural

Civic

Other, please specify.....
.....

Public open space

What features do you think would be appropriate in the public open space?

Water features

Public art

Statues

Plazas

Performance areas

Memorials

Other, please specify.....
.....

Transport

Which of the following modes of transport are appropriate for Eastgate? Please tick those you think are most suitable.

- Car
- Bus
- Tram
- Cycle
- Pedestrians only

Do you think the city centre requires:

- More car parking
- Better public transport
- Both more car parking and better public transport
- Neither
- Not Sure

PERSONAL DETAILS:

In order to ensure that we are getting feedback from across the city, please enter your postcode below:

LS	
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In addition, if you would like to be informed about further consultation events, or require more information, please fill in your full contact details below:

Name

Address

..... Postcode.....

Telephone Email

Please hand in this form today, or if you prefer to complete at home, please hand in any completed forms to Town Centre House in the Merrion Centre.

Alternatively you can post to:
Eastgate Consultation c/o PPS North
66-67 Barton Arcade Chambers
Deansgate
Manchester
M3 2BJ

Photographs from Public Exhibition (Phase 1)



Photographs from Public Exhibition (Phase 1) contd...



Photographs from Public Exhibition (Phase 1) contd....



02. Detailed responses to Phase One Public Consultation

The following section summarises all of the comments received in the “additional comments” section of the questionnaire, postcards, and any subsequent written contributions submitted by individuals.

These comments covered a wide range of issues in relation to the scheme and have been categorised under eight key issues to enable the development team to construct comprehensive responses in answer to all queries on that topic. Each response gives an explanation of how the suggestion has been incorporated/considered as part of the proposals, or offers a reasoned explanation for why it has not been possible to include the idea at this stage.