

Leeds City Centre Area Action Plan

Leeds Local Development Framework



Development Plan Document
Preferred Option Sustainability Appraisal Report Summary
April 2007

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(Bengali):-

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

(Chinese):-

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

(Hindi):-

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

(Punjabi):-

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

(Urdu):-

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

Non-technical summary

- 1.1 This Non-Technical summary highlights the process and key findings of the Sustainability Appraisal (SA) of the Leeds City Centre Area Action Plan Development Plan Document (DPD). The SA has been undertaken to assess the environmental, social and economic effects which are likely to arise from implementing the DPD. The SA also maximises the DPD potential to support the delivery of social, economic and environmental objectives, with SA providing a systematic way of checking and improving on the DPD as it develops.
- 1.2 The approach adopted in undertaking the SA is based on guidance set out in 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks', ODPM 2005 and the 'Guide to SA for the Leeds Local Development Framework', November 2005.
- 1.3 This SA was undertaken by a team of planners, economic policy professionals and sustainability experts. The initial appraisal of options was carried out in a series of workshop sessions from February to May 2006. Appraisal of the Preferred Options was carried out in February 2007.

Background to the Leeds City Centre Area Action Plan

- 1.4 Leeds City Centre has seen unprecedented rates of development in the last few years, far beyond the expectations of the Unitary Development Plan. An Action Plan was required urgently to steer and guide this growth to make sure it takes place in a way that provides the most benefits to the City. Additionally, the Regional Spatial Strategy emerged and identified Leeds as the Regional Centre and this reinforced the need to ensure that the City Centre was developing in a manner befitting a regional city. This DPD, when approved, will form part of the Local Development Framework (LDF) for Leeds.
- 1.5 The Leeds City Centre Area Action Plan has the following objectives:
 1. Promotion & maintenance of a high quality environment,
 2. More greenery
 3. Distinctive character & personality
 4. Vibrancy with residential living, shopping, leisure & culture
 5. Support growth of employment uses
 6. Promote development opportunities & supporting infrastructure
 7. Accessibility & appeal to all the community
 8. Good connections to other areas, and ease of movement within the city centre
 9. Safe & secure
 10. Plan the city centre with regard to its context as centre of the Leeds sub-region & extend the benefits of the city centre to neighbourhoods throughout the city.

SA process

- 1.6 The following process has been followed when undertaking the SA of the DPD. This process is explained in detail in the main SA Report:
 - Stage A Setting the context, objectives, baseline and scope,
 - Stage B Developing and refining options and assessing effects,

- Stage C DPD key issues and policies assessment and mitigation,
- Stage D Reporting and consultation, and
- Stage E Monitoring.

Setting the context, objectives, baseline and scope

- 1.7 When setting the context, a review of relevant plans and programmes affecting or influencing the DPD was undertaken. Baseline data was also collected to help in characterising the area, identifying areas of opportunities and challenges and to help in the prediction of impacts. The SA objectives were taken from the already established SA framework for Leeds City Council and it was against these objectives that the performance of the DPD was tested.

Developing and refining options and assessing effects

- 1.8 A number of discussion workshops were held in September 2005 and the results of these were used to develop the following key themes:
- Growth
Size of the City Centre and location of B1 office space.
 - Movement
Congestion, commuter parking, connectivity, modes of travel.
 - Managing resources
Flood risk, energy efficiency, renewables and waste.
 - Open space and greenery
Provision of space, contributions and better management.
 - Design and conservation
Tall buildings, safety and security, Conservation Areas.
 - Residential
Need for residential uses in the City Centre, type, size, location.
 - Retail uses in the City Centre
Convenience and comparison shopping, providing shops for residents.
 - Entertainment uses in the City Centre
Ensuring that entertainment uses do not conflict with residential.
 - Access
Ensuring that the City Centre is accessible to everybody.
 - Proposal Areas
Assessing the impact of mixed use proposals for nine specific areas of the City Centre.
- 1.9 For each of these policy themes a number of options were derived. Sustainability Appraisal was carried out on each option and the results used, along with the public consultation results, to choose the Preferred Option. The results of the SA were also used to further refine the Preferred Option and in some cases it was necessary to include mitigation to either reduce negative effects or improve positive effects.

DPD key issues and policies assessment and mitigation

- 1.10 Details of mitigation measures are described in Chapter 6 and include the following:
- Locations in the city centre which are closest to the train station are required to provide a higher proportion of office use to ensure that the purpose of the city centre is retained i.e. residential uses do not predominate over traditional town centre uses.
 - Major new development is required to provide a proportion of its energy needs from renewable energy sources. It is also required to meet at least a

‘very good’ BREEAM rating, as a way to mitigate against the negative effects of high levels of growth.

- Appropriate flood risk mitigation and emergency planning for residential development, student accommodation and hotels in high flood risk areas.
- Provision of Flood Risk Assessments which also take account of climate change.
- Phasing of stricter parking controls on long-stay parking to allow time for park and ride sites to be developed so that an alternative exists to commuting by private car.
- New road building to the south of the city centre to be combined with pedestrianisation of spaces near St Peters Church.
- New open space to be predominantly green rather than hard landscaping.
- Financial contributions for open space to include the cost of 10 years maintenance.
- Suitable noise insulation measures and appropriate controls on the hours of opening for bars and nightclubs.
- Developments of over 50 residential units to provide a proportion of 3 or more bedroomed units for families wanting to live in the city centre.
- Where family housing is provided, communal garden space must also be provided.

1.11 Assessment of the cumulative effects of options when they are combined together was also carried out. The results of this can be found in Table 6.1. This included a concern that the number of financial contributions in the CCAAP could have the cumulative effect of causing schemes to become unviable. The consultation process will initiate a debate about this and if necessary the Council will meet to discuss it with the development industry.

1.12 An assessment was made of the risks and uncertainties which exist. This includes uncertainties about the extent to which climate change will occur and the extent to which current rates of building will continue. Additionally, there is an uncertainty about the actual proportions of uses that will be achieved. This means that monitoring is especially important for the CCAAP.

1.13 The CCAAP will be used as the basis for decisions on planning applications within the City Centre. It will also be used as a strategic document to help bid for funds from a variety of sources which will further help to achieve the aim and objectives in the CCAAP. Some of the Preferred Options in the CCAAP will require further detailed guidance and where this is the case, such as sustainable construction, then the Council is developing Supplementary Planning Documents as appropriate.

Reporting and Consultation

1.14 This Sustainability Report has been produced and is available for consultation together with the Preferred Options of the DPD for a 6 week period from 16th April to 28th May 2007.

Monitoring

1.15 A monitoring framework has been developed (table 7.1) It is proposed that SA effects monitoring is linked to other monitoring activities, for example, the overall LDF monitoring and the Leeds City Centre Audit monitoring.

Statement on the difference the process has made

- 1.16 The purpose of the SA was to ensure that social, environmental and economic considerations have been taken into account in developing the DPD. A review of the relevant plans and programmes revealed some of the objectives that the DPD needs to take on board and the baseline compilation helped to identify challenges and opportunities facing Leeds City Centre.
- 1.17 The SA process has also helped in comparing the DPD options and highlighting the benefits a new DPD will bring i.e. future development will occur in a more sustainable way. The SA helped in choosing between the alternative options so that the most sustainable 'Preferred Option' was selected.
- 1.18 The SA has also helped identify areas where the DPD can be strengthened to further ensure it delivers sustainable development. Changes made range from changing wording, for example, ensuring that open space is predominantly 'green' space, to including clauses within options such as ensuring that residential development provides a proportion of family housing.
- 1.19 The SA has also helped in identifying mitigation measures where relevant, it has also helped in highlighting areas where there are gaps in baseline data and areas where future monitoring is required.

How to comment on the SA

- 1.20 Comments are invited on the Preferred Options DPD and on the Sustainability Appraisal until 28th May 2007.
- 1.21 Please send your comments to:-

LDF Consultation (City Centre Area Action Plan)
Planning & Economic Policy
Development Department
Leonardo Building
2 Rossington Street
Leeds LS2 8HD

Or fax to 0113 247 6484
Or email to ldf@leeds.gov.uk

Information on the Leeds Local Development Framework including the City Centre Area Action Plan is available on the City Council's website (www.leeds.gov.uk) Just follow the speed link for the Local Development Framework. The website is updated regularly to provide details of consultation events as well as feedback following the events.

Alternatively you can obtain paper copies of the documents if you request them from:
Telephone: 0113 247 8075



Contact Details

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