



Environmental improvements at Lincoln Green centre



Boarded up houses, Halton Moor Road

7. Delivery, Phasing & Monitoring

Delivery of the EASEL Area Action Plan

The EASEL Area Action Plan will be delivered through the development or improvement of land and property in both private and public ownership. This is a 15 - 20 year Plan which will require ongoing partnership working and stakeholder and community involvement.

Land in City Council ownership will be developed through the EASEL Regeneration Initiative - a partnership between Leeds City Council and the private sector.

The scale of investment needed to achieve sustainable and long-lasting change in EASEL is greater than the availability of known public resources. The Council will be working with the private sector to make sure that long term investment in the area is secured. The EASEL Initiative is a housing led regeneration programme. Its primary aim is to create a successful housing market. Money from the sale of houses will be used to fund regeneration investment in the area. The Initiative will make sure that a proportion of private sector profits and public and government funding will be kept within the area and used to fund local projects.

The EASEL Regeneration Initiative will be supported by a Regeneration Plan. This document will set out a 5 year rolling programme of area based regeneration. This will focus on making sure that service providers in the area work together to tackle the social and economic aspects of regeneration as well as the physical aspects of regeneration. The Regeneration Plan is linked not only to the Area Action Plan but also to a wide range of policy documents and strategies which are relevant to the EASEL area.

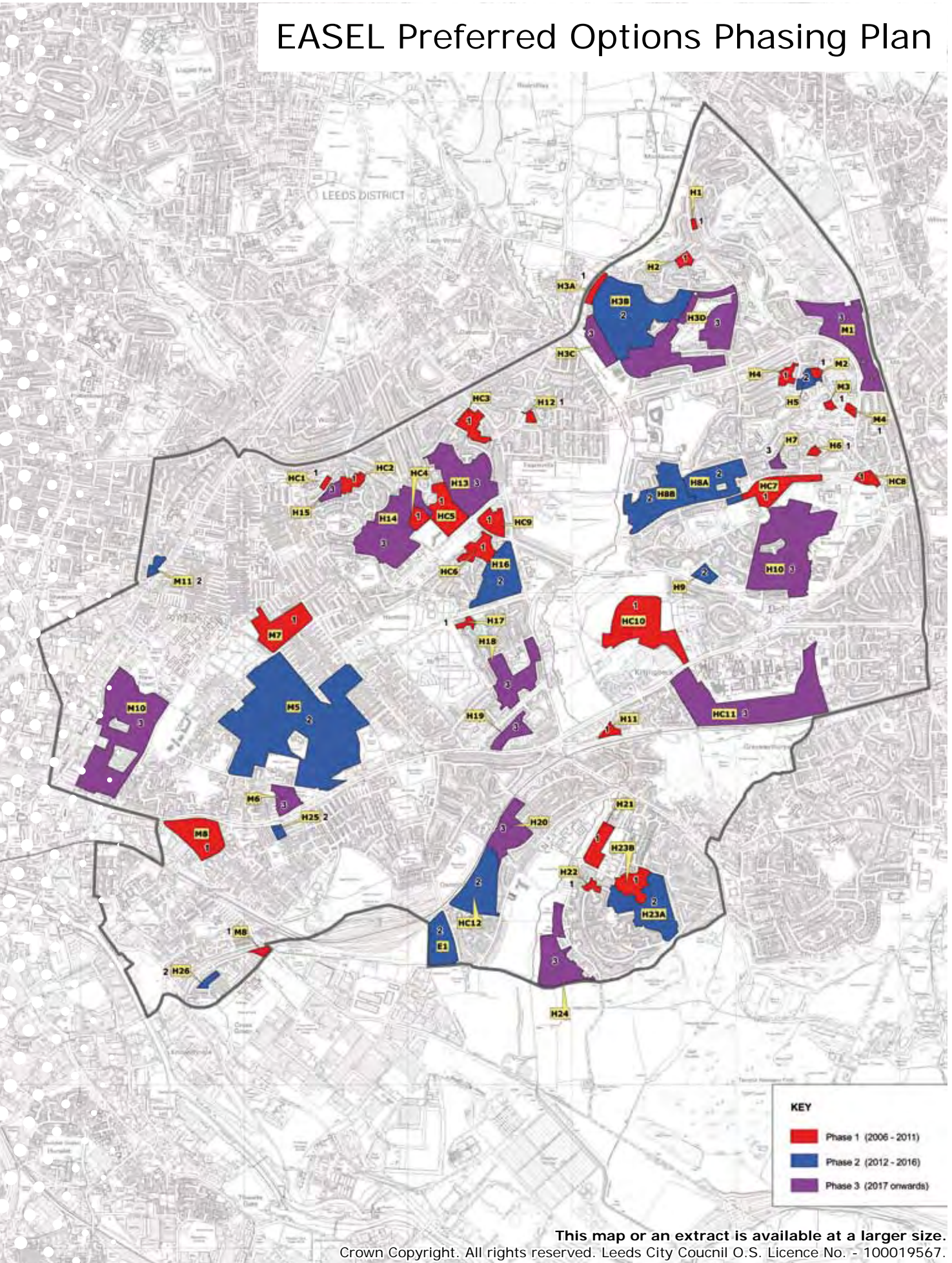
Following a process to select a private sector partner, the City Council will enter into a Strategic Development Agreement with Bellway plc to develop the first phase of sites in the EASEL area in Gipton and Seacroft. Planning applications were submitted in February 2007 to develop 743 new homes over the next 5 years. The sites are shown as Housing Commitments HC1 - HC8 on the AAP Proposals Plan. Details of the expected further phases of development are provided below and shown on the attached site development phasing plan for information. The phasing serves to give a broad indication of the sequence in which land may be brought forward in the Area Action Plan. However given that the Plan covers a 15 - 20 year timespan, it may well be subject to change as a result of rehousing or acquisition processes or in response to external funding sources or development of supporting infrastructure.


Phasing of Development

EASEL Contribution to City Wide Housing Requirements

Housing developed within the EASEL Area will contribute to the overall requirement for housing in the Leeds district which is set out in the Regional Spatial Strategy (RSS) for Yorkshire and the Humber.

EASEL Preferred Options Phasing Plan





The RSS requires Leeds to provide for an average of 1,930 dwellings a year over the period 1998-2016. Allocated housing sites are listed in the Unitary Development Plan Review 2006; they include two housing allocations within the EASEL area:

- Land to the rear of Seacroft Hospital HC11
- Waterloo Sidings HC12.

These sites have been included within the EASEL Area Action Plan together with new allocations for housing and mixed use.

Phasing of Development Sites in the Unitary Development Plan (UDP)

Land is being released in the UDP Review in three phases. The first phase of development includes brownfield land and sites with planning approval. The second and third phases involve greenfield land which will not be released until the need for further land arises.

The EASEL AAP will outline when sites will be developed. The AAP will follow the guidance of the UDP Review which states that brownfield or previously developed land will be developed before greenfield land. Exceptions to this arise as follows:

1. Where greenfield land forms part of an area which is proposed to be comprehensively redeveloped and it would not be practical to develop this land at a later stage
2. Where greenspace is proposed to be re-sited within a redevelopment area to provide more suitable greenspace provision within the new development.

Phasing of sites within EASEL AAP

The majority of the sites within the EASEL AAP are brownfield and therefore could come forward for development in the short term. In practical terms, the release of brownfield sites need to be phased. Greenfield sites are programmed for development after brownfield sites, other than the exceptions mentioned above.

The table opposite, and on the following pages, shows the suggested timing of the sequence of development within the EASEL AAP.



Preferred Option Site Ref.	Housing Sites in EASEL	Phase 1 2006 - 2011	Phase 2 2012 - 2016	Phase 3 2017 onwards
Commitments (planning permissions)				
HC10	Killingbeck Hospital			
HC9	Amberton Road Gipton			
H6	Redmire Court			
Commitments (UDP Allocations)				
HC12	Waterloo Sidings, Osmondthorpe			
HC11	Rear of Seacroft Hospital			
EASEL Phase 1 sites				
HC1	St. Wilfred's Avenue			
HC2	Easterly Mount			
HC3	Amberton Terrace			
HC4	Thorn Walk			
HC5	Oak Tree Drive			
HC6	Oak Trees			
HC7	Parkway Vale			
HC8	Seacroft Depot			
Other Sites				
H1	Kentmere Avenue			
H2	Barncroft Close			
H3A	Asket Drive			
H3B	Boggarts			
H3C	Askets			
H3D	Kentmeres			
H4	Bailey's Lane West			
H5	Bailey's Lane East			
H7	Brooklands Avenue			
H8A	Blencarns			
H8B	South Parkway			
H9	Seacroft Grange Primary school			
H10	Ironwood Approach/ Moresdale Lane			
H11	Wykebridge			
H12	Fearnville House, Dibb Lane			
H13	Oak Tree Drive/Ambertons			



Preferred Option Site Ref.	Housing Sites in EASEL	Phase 1 2006 - 2011	Phase 2 2012 - 2016	Phase 3 2017 onwards
Commitments (planning permissions)				
H14	Foundry Avenue			
H15	Easterly Cross			
H16	Coldcotes Drive			
H17	Coldcotes Circus			
H18	Brander Road			
H19	Dog & Gun, York Road			
H20	Wykebeck Avenue			
H21	Former Whitebridge School Cartmell Drive			
H22	Kendal Drive			
H23A	Rathmell Road			
H23B	Neville Road			
H24	Cartmell Drive			
H25	Mount St Mary's Primary School, Raincliffe Rd			
H26	Cross Green Grove			
Mixed Use Sites				
M1	Eastdeans / Hansby			
M2	Former Gala Bingo, Seacroft Crescent			
M3	Rear of Seacroft Library			
M4	Seacroft Grange			
M5*	Arcadia/Torre Road/ Lupton Avenue			
M6	York Road/Torre Road			
M7*	Compton Road/ Florence Street			
M8	Great Clothes, York Road			
M9	Easy Road			
M10*	Lincoln Green/Beckett Street			
M11*	Gathorne Terrace			
Employment Site				
E1	Osmondthorpe Lane/ Neville Garth			

* M5 split equally between Phase 2 and Phase 3
M7 split equally between Phase 1 and Phase 2
M10 1/3rd in Phase 2; 2/3rds in Phase 3
M11 Split between Phase 1 and Phase 2

Monitoring

Regular monitoring is an important part of the new planning system. It will allow the City Council to update parts of the Local Development Framework and to respond quickly to changing priorities in the city. Monitoring will be key to reviewing how effective policies within the EASEL Area Action Plan are. Leeds City Council will develop a system of monitoring the Area Action Plan using indicators and targets. The monitoring system will assess which plan policies are being achieved and which are failing; it will explain why and set out the steps to be taken to correct this.

The Planning and Compulsory Purchase Act (2004) requires local planning authorities to produce an Annual Monitoring Report. This will be the main means of reporting on the Area Action Plan's performance and effects.



Housing to be cleared, South Parkway - Seacroft

8. The Next Steps

A questionnaire is available for you to provide comments on the Preferred Options during the consultation period which runs from 18th June - 30th July 2007. Although there will be a further opportunity to comment, it is important that you let us have your comments at this stage so that they can help inform the final version of the Plan.

The Council will carefully consider all representations received, and where appropriate, try to resolve objections. The Area Action Plan will then be amended and formally submitted to the Government as a draft plan. This is likely to take place in Spring 2008.

The draft Area Action Plan will be made available for a further statutory 6 week consultation period, during which further representations can be made. If there are objections to the Plan these will be dealt with by an independent Government Inspector, probably in Spring 2009.

It is expected that the Area Action Plan will be adopted as a formal plan for the area by early 2010.

Appendix A

Discounted Options

Discounted Options	Justification
<p>Option 1</p>	<p>Option 1 has been discounted because it will not deliver any real change within the area.</p> <p>New residential development would start to increase the variety of tenure and improve housing quality, choice and mix. This would have some positive impact particularly within Gipton.</p> <p>However, the scale of change would be limited and important issues relating to poor housing quality, variety and mix and above average levels of deprivation would not be addressed under Option 1.</p> <p>Proposals under Option 1 would not meet the EASEL Regeneration Plan's objectives. Opportunities for development other than housing are severely limited by the small number and location of available sites.</p> <p>The lack of any significant investment within public transport would limit the opportunity to create sustainable communities.</p> <p>In the Sustainability Appraisal, this option scored the least favourably overall in terms of social, economic and environmental criteria.</p>
<p>Option 2</p>	<p>Option 2 would provide a greater spread of development across the EASEL area.</p> <p>Employment opportunities would be created within the mixed use proposals. Plans for improvements within the more densely populated terraced areas and more isolated parts of the area would be introduced.</p> <p>Limited concentrations of developments are likely to reduce the marketability of sites and affect delivery. This applies particularly to small sites which would continue to be surrounded by social housing.</p> <p>Overall the scale of change would be likely to have some impact in increasing land and property values within the area, but the degree of change would be insufficient to transform neighbourhoods and bring about any lasting benefit in terms of additional infrastructure and new facilities.</p> <p>Only 12% of respondents to the questionnaire believed that Option 2 would result in the best outcome for the EASEL area – this proved to be the least popular option.</p>

Appendix B

Main Revisions to Option 3

Amendments to Option 3	Justification
Housing	
<p>The Plan now makes a distinction between housing commitments (sites with planning permission or principle of development agreed in UDP) and new allocations.</p>	<p>To provide greater clarity.</p>
<p>The greenspace areas are shown diagrammatically within larger housing allocations.</p>	<p>This will give an indication of the level of new greenspace which will be provided. Whilst different sites may need different amounts of greenspace it is likely that within most of the larger housing allocations approximately 10% of the overall site area will be laid out as greenspace. Additional money raised from new development will be used to improve existing greenspace.</p>
<p>Site H72 (Osmondthorpe recreation ground) has been deleted and will be kept as greenspace and improved.</p>	<p>The site would have provided new housing within a community. Objections were received regarding the loss of this recreation facility which is the main facility serving the Osmondthorpe community. The site has since been re-surveyed and there is potential to enhance the area and create additional playing pitches and provide a children's play area.</p>
<p>Site H62 (Ironwood Approach / Moresdale Lane). Part of the site has been deleted from the allocation; this involves the greenspace fronting York Road and Foundry Lane and properties within Mowbray Court, Mowbray Crescent, Croftside Close, Fairfax Close, Casterton Gardens, and Moresdale Lane / Skelwith Approach.</p>	<p>More than 70 objections were received regarding this site, many of these related specifically to the loss of greenspace adjacent to York Road and Foundry Lane. Both of these greenspaces have been put back in the Preferred Option due to their community value and the positive contribution they make to the overall environment. The properties deleted from the allocation are private relatively recent housing development or Council-built development which is considered to be sustainable and should be kept.</p>
<p>Site H54 has been extended to include housing east of the Rein greenspace. Properties now included lie within Kentmere Crescent, Kentmere Green and Kentmere Gardens. The Rein is now shown as retained greenspace.</p>	<p>The properties have similar long term sustainability issues to the adjacent housing. Detailed Neighbourhood Plans will establish the most suitable location and amount of greenspace needed within this proposal. However, it may be appropriate to keep and improve the Rein, so this is kept as a possibility within the Plan.</p>
<p>H78 has been extended.</p>	<p>This has been amended to reflect the funding that has been secured through the Regional Housing Board to undertake a further phase of acquisition and clearance in this area.</p>

Amendments to Option 3	Justification
Mixed Use	
Site M8 (Osmondthorpe Lane/Neville Garth) is now proposed for employment uses and numbered E1.	Given the relationship of the site directly adjacent to land in the Aire Valley which is proposed to be developed for employment use, it is more realistic to propose the site for employment use.
Priority Improvement Areas	
Remodelling Areas have been renamed Priority Improvement Areas.	<p>These areas have been amended to provide further clarity. The phrase remodelling proved confusing to residents and implied more significant redevelopment than is likely to be the case.</p> <p>Improvement areas have been identified through the Preferred Options, but it is expected that further details about the type of intervention suitable for each Improvement Area will be drawn up in consultation with the local community, as and when funds become available for investment.</p>
Improvement areas are identified in terms of priority.	This is to make sure that funds, when available, are directed towards areas which have been shown to be in most need of investment.
Shepherds Lane Improvement Area has been extended.	This boundary has been amended to include the 5th most deprived Super Output area in the Leeds Metropolitan District.
The Ashtons in Harehills are included in the Luxors & Conways Improvement area.	The Ashtons comprise of the same type of housing as the Luxors and Conways and are in a similar condition. A considerable number of objections were received through the consultation period about excluding the Ashtons from this boundary.
The remodelling area adjacent to Richmond Hill Primary School has been deleted.	The through terraced properties in this area are in good condition and have had significant investment in recent years. They are not regarded as a priority for further investment in the short to medium term. The back-to-backs are not regarded as a particular problem in this area. Areas in Cross Green and other parts of Richmond Hill are seen as a greater priority.
Retail And Local Services	
The existing centre at Lincoln Green has been formally allocated as a local centre.	The existing centre in Lincoln Green appears to be successful and is well used by local people and will receive some short term investment. In the longer term it is possible that the centre may be relocated closer to St James Hospital to increase the viability of the centre and strengthen links between the hospital and the community.
Halton Moor local centre has moved further north to incorporate the Leisure Centre and One stop Centre.	The proposed local centre has been moved to include the existing One Stop Centre and Leisure Centre. The site adjacent to these facilities is owned by Leeds City Council and is cleared and awaiting development. This provides the opportunity to bring retail development into this area to address a gap in provision.
A new local centre has been identified in Gipton at Coldcotes Circus.	This proposal already includes a number of shops and therefore the potential exists to build on this provision and encourage a vibrant and sustainable local centre.

Amendments to Option 3

Justification

Education

A school site has been reserved in Gipton.

Projecting future pupil numbers in Gipton is difficult, in the context of the EASEL Regeneration Initiative. A number of proposed development sites are likely to come on stream within the next 5 years. The existing schools in the area are presently nearly full and scope for extension is limited. It is therefore sensible to reserve a site for a new school. The West Oaks school on Oakwood Lane has been identified as a potential site for a new school.

Leisure

The proposed leisure centre at Killingbeck has been deleted.

The alternative options showed a proposal for a leisure centre at Killingbeck as part of a Private Finance Initiative leisure centre improvement programme.

This proposal was to bring forward a leisure centre in the middle of the EASEL area, accessible to as many of the communities as possible. A considerable number of objections were received to this proposal on the grounds of issues relating to flooding, biodiversity, the area's historical character, nature conservation and access difficulties. Proposals for Leisure Centre provision within the area are to be reviewed.

The proposed extension to Banstead Park has been deleted.

A large number of objections were received to this proposal when it was consulted upon in Harehills. Although the Council proposed this as an option to provide more greenspace in the area, properties south of Banstead Park represent some of the most sustainable housing stock in Harehills. The Preferred Options have been amended to reflect these views and investment will be directed towards improving safety and reducing anti-social behaviour in the park, rather than extending the park.

Leeds Nature Areas (LNA's) have been included in the Wykebeck Valley, Killingbeck; Lime Pits Wood, Seacroft; and Waterloo Sidings, Osmondthorpe.

To correct a previous omission.

Transport

A route has been indicated for a rapid transit system.

Since the alternative options were published, a provisional route has been identified for a rapid transit system – this would be routed to St. James Hospital and then go on into the middle of the EASEL area to improve accessibility. Leeds City Council has presented an outline business case to the DfT for funding, before detailed design work can begin.

A public transport route has been shown between EASEL and Aire Valley employment area.

This has been shown to address links between EASEL and the Aire Valley employment area. It is likely that the route will use existing roads and connect the Halton Moor and Osmondthorpe areas to the Aire Valley.

Acronym	Term	Explanation
AAP	Area Action Plans	<p>AAPs are development plans which are part of the Local Development Framework (LDF). They focus on a specific area, subject to significant change, such as a major regeneration project. AAPs make sure developments are the right size, mix and quality. They also protect areas sensitive to change, and aim to solve conflict in areas with development pressures.</p> <p>The EASEL AAP will set out planning guidance and policies which will support the EASEL Regeneration Initiative.</p>
	Affordable Housing	<p>Housing which provides for the needs of local people who cannot afford to buy or rent on the open market. It may include housing for sale or rent. There is a range of different types of affordable housing and examples include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Social rented housing through a local Housing Association or Local Authority <input type="checkbox"/> Shared ownership when you rent part of the property, for instance 50%, and get a mortgage on the remainder <input type="checkbox"/> Low cost market housing which are newly-built properties that are sold at a discounted rate, usually 75% to 85% of open market value. The discount is only repayable when the property is sold.
	Brownfield land	Any land or premises that has previously been used or developed in association with a permanent structure. It includes gardens, but excludes parks, recreation grounds, allotments.
	Consultation	A process by which people and organisations are asked their view and are able to make their comments. The consultation period for the EASEL AAP Preferred Options runs for six weeks
DEC	Development Enquiry Centre	<p>This is the reception for the Council's City Development Department. It is located at:</p> <p>The Leonardo Building 2 Rossington Street Leeds LS2 8HD Tel: (0113) 247 8000 Minicom (0113) 247 4305, Fax: (0113) 247 4117 Email: planning@leeds.gov.uk Open: Monday to Friday 08:30-17:00, except Wednesdays 09:30 – 17:00.</p>
EASEL	East and South East Leeds	EASEL is the name given to the major regeneration project which aims to improve the area over the next 15-20 years. The EASEL area includes the communities of Burmantofts, Cross Green, Gipton, Halton Moor, Harehills, Lincoln Green, Osmondthorpe, Richmond Hill and Seacroft.
	East North East Homes Leeds	The company which manages council housing on behalf of Leeds City Council, in the EASEL area and beyond to the north and east.
	Eco-Homes	A sustainable, healthy and environmentally friendly home, they are built using sustainable building methods and materials. Eco homes are designed to save energy and to conserve water.

Glossary

Acronym	Term	Explanation
	Greenfield land	Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks.
(Ha)	Hectare	One hectare (Ha) is equivalent to 10,000 square metres (100 x 100). This is approximately the same size as a full size football pitch.
	Index of multiple deprivation	The most commonly used method of measuring the level of problems and issues in an area. It looks at a number of factors such as income, level of employment, health, and education.
	Leeds Housing Market Assessment	This study set out a picture of the need for housing across five housing market zones in Leeds, and suggests means to deliver affordable housing to meet the housing need in the future.
	Leeds Local Enterprise Growth Initiative	The Initiative aims to promote enterprise within disadvantaged communities, support the growth of locally owned business, and attract investment into deprived areas. Leeds has been awarded funding for parts of the EASEL area to help achieve this.
	Local centres	Local centres provide for the day-to-day shopping needs (mainly food and household necessities) of the immediately surrounding communities.
LDF	Local Development Framework	The LDF is a collection of development documents which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make up of the area. The LDF will eventually replace the UDP (Unitary Development Plan) .
	Planning	Planning is about how we plan for, and make decisions about, the future of our cities, towns and countryside. Leeds City Council, as the local planning authority, is responsible for deciding whether a development - anything from an extension on a house to a new shopping centre - should go ahead.
	Planning Aid	Planning Aid is a voluntary service offering free, independent and professional advice and support on planning matters to community groups and individuals who cannot afford to employ a planning consultant. Yorkshire Planning Aid can be contacted on (0113) 237 8486 or email mike.dando@planningaid.rtpi.org.uk
PPG	Planning Policy Guidance note	Government statements of national planning policy. They will be replaced with Planning Policy Statements (PPSs) .
	Planning Policy Guidance note 17 Assessment	In order to decide whether a playing field or land/buildings used for sport can be developed for another use, a study must assess whether there is sufficient land or buildings used for sport elsewhere within the local area.
PPS	Planning Policy Statement	Government statements of national planning policy. PPSs are replacing Planning Policy Guidance notes (PPGs) . PPSs are available from the Department of Communities and Local Government by contacting their Enquiry Helpdesk on 020 7944 4400, or they can be viewed online at www.communities.gov.uk .

Acronym	Term	Explanation
	Preferred Option	<p>Area Action Plans have to go through a formal legal process. The "Preferred Option" for EASEL has been developed through consultation on the issues and alternative options. It has taken into account national, regional and local planning policies, responses received from public consultation and technical advice on a range of issues.</p> <p>The Preferred Option will guide the future development of an area; it must be realistic, and following more detailed planning, capable of being put into action.</p> <p>At the Preferred Option stage, plans are available for public consultation for a six week period. Once comments have been received, changes may be made and the final Area Action Plan will be put together and submitted for independent examination.</p>
	Quality bus corridor	A scheme to provide a high standard of bus service along highly congested routes into Leeds city centre. It uses elements such as new bus lanes, bus priority signal arrangements, and improvements to passenger facilities.
	Rapid Transit Route	High quality bus-based public transport routes, with very similar characteristics to a tram scheme, i.e. segregated from other road traffic, highly reliable, and with high quality vehicles.
	Regeneration Initiative	Leeds City Council is working in partnership with a developer to create a major new regeneration programme for EASEL. This will involve, at a minimum, 120 hectares of council owned land being developed for new housing and other uses with private and public sector money. The aim is also to create jobs and provide better local services and amenities to improve life for residents in some of the most deprived neighbourhoods in Leeds. The whole programme could take up to 15-20 years and aims to bring in large investment and change to the EASEL area.
RSS	Regional Spatial Strategy	The RSS provides a framework to guide the preparation of local development documents within the Yorkshire and Humber region.
SA	Sustainability Appraisal	This is a document that takes into account the social, environmental and economic consequences of the Preferred Option. It also makes sure that plans produced will last.
	Sustainable development	The widely used definition was drawn up by the World Commission on Environment and Development in 1987: <i>"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs"</i> .
	Town and district centres	Town and district centres provide a wide variety of shopping and community services for a large population. The approach across Leeds is to encourage all major retail development to locate at existing centres, and ensure that retail uses remain dominant there.
UDP	Unitary Development Plan	The Leeds UDP outlines planning policies and proposals and provides a framework for considering planning applications. It was approved in July 2006 and will be superseded by the LDF (Local Development Framework).

Contact Details

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East and South East Leeds Area Action Plan - Preferred Options

Leeds Local Development Framework

Development Plan Document
June 2007