



**HEADINGLEY & HYDE PARK
NEIGHBOURHOOD DESIGN STATEMENT
Supplementary Planning Document**

Representations Statement

(relating to the main issues raised during the formal consultation period in accordance with Regulation 18(4)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004 as amended).

HEADINGLEY & HYDE PARK NEIGHBOURHOOD DESIGN STATEMENT SPD
SUMMARY OF REPRESENTATIONS RECEIVED DURING CONSULTATION PERIOD

- Notes:** 1. 'Section' refers to the Sections and paragraphs of the Consultation Draft.
2. 'Ref' refers to the Responses, listed at Annex B below.
3. 'LCC Comments' have in fact been drafted by the NDS team.
4. 'How Issues Addressed': see Final Draft of SPD, submitted to Planning Board.

SECTION	REF	MAIN ISSUES RAISED IN CONSULTATION	LCC COMMENTS	HOW ISSUES ADDRESSED IN THE SPD
7.7	22	Support green space provision	Endorsement	No action
7.8	22	Oppose rat running and bikes on pavements	endorsement	No action
7.9	22	Oppose parking on pavements	endorsement	No action
7.10	22	Oppose NGT	Contrary to LCC policy	No action
9	12	We welcome the recommendation to increase open space provision and improve pedestrian facilities in Headingley centre,	Endorsement	No action
9.5	08	Shire Oak Street narrowed	Valid suggestion	Amend 9.5.3
9.5.1	08	I am encouraged to read that the narrowing of carriageways is being suggested	Endorsement	No action
	20	I agree, but would add that some street tree planting on North Lane would be both attractive and help climate change adaptation and mitigation. Rather than screening the bottle banks it may be better to have continental style sunken recycling bins.	Agreed	Amend 9.5.1 Amend 9.5.9
9.5.2-3	08	Monderman principles: traffic lights, raised junctions, pavement railings, zebra crossings:	The Response is concerned more with traffic management than with neighbourhood design	Amend 9.5.2, otherwise no action
9.5.4	08	'landmark feature' undefined	Lack of specification is intentional	No action

9.5.6	20	Planters can quite often attract litter and vermin as the planters outside the Arndale Centre used to. I would recommend more on street tree planting with seasonal planters designed and maintained by Headingley in Bloom like those currently outside the Co-op funeral home – they would also need to be drunk student proof!	Agreed	Update 9.5.6. Refer to trees in 9.5.9.
9.5.7	20	I agree, but this work has already been done and will be reported on very soon.	Endorsement	Amend 9.5.7
9.5.9	08	Approve planters	Endorsement	No action
	20	see previous comments on planters and trees	Agreed	Amend 9.5.9
11.2.1	08	Road markings	The Response is concerned more with traffic management than with neighbourhood design	No action
11.3.2	16, 17	Does not reflect previous planning permissions. Delete	Correction	Amend and relocate to 11.2.9
11.5.3	12	We welcome the suggestion of designating a 'village green' in the Headingley Hill area	Endorsement	No action
	16, 17	Neglects development history. Delete	Correction	Amend 11.5.3
	20	completely agree, but do we need to put something specific about how the land could be protected i.e. should the classification of the land be changed in the UDP and is there time to do this in light of the Core Strategy?	Endorsement	No action
	26	Refer to NGT route, and the possibility of a linear green walkway/space; do not refer to 'village green'	Agree	Amend 11.5.3
11o	16, 17	Delete, along with 11.3.2	Record only	No action
12.2	21	Refuse planning permission for letting agencies at Hyde Park Corner	Covered by UDP Policy S4 (see A2.3.1)	No action
12.2.2	21	Remove hoardings and develop real community garden with benches. Retain	See 12.5.2	No action

		single-storey shops		
12.2.8	21	TPOs on mature trees in gardens	See 12.5.4	No action
12.5.3	26	Revise reference to impact of NGT	Agreed	Amend 7.10, 11.5.4, 12.5.3
12.5.4	22	Restrict HMOs	See 7.2 and A2.3.1 (UDP Policy H15)	No action
12.5.6	21	Ebberston Place: boundary walls demolished, York flags stolen & filled with tarmac, back doors bricked up	See 12.5.5	No action
12.5.7	20	as other point about bottle banks at 9.5.1	Agreed	Amend 12.5.7
13	13	As noted within this section, there is a lack of green space within the South Headingley area. The University would also support the protection of existing trees and grass verges together with additional planting to enhance this area.	Agreed	Add 13.5.5
	13	As an area with a high number of HMOs the area lacks adequate space for the storage of wheelie bins. The University supports any improvements to the back streets and ginnels within this area to accommodate wheelie bins and bottle banks.	See 13.5.2	No action
	20	In the section on South Headingley it would be interesting to see a mention of action to support a Home Zone work on which is currently being undertaken by Sustrans.	Outside the Neighbourhood	No action
	23	Majority of houses are student dwellings, many badly maintained	Agreed. See 13.5.1-2	No action
13.2.3	10	The potentially attractive front gardens in the Royal Parks have in many cases become neglected or concreted over.	Agreed	Add note to 13.2.3
13.4.7	10	I entirely agree with the problems mentioned – external security grilles are a major problem.	Endorsement	No action
13.5	08	Victoria Road improvements	The Response is concerned	No action

			more with traffic management than with neighbourhood design	
	10	The single action that could improve the appearance of South Headingley would be strict action to remove the 'bin blight' that clutters almost every pavement.	Agreed. This is a general problem.	Amplify 19.14
14	19	The emphasis in section 14 is almost entirely on existing buildings. Open space and access deserve more comment.	14.3, 14.4 and 14.5 all refer to open space, as do 18 and 19 generally	No action
14.3.2	07, 09	This section needs updating. Plans to convert Sparrow Park into a usable public park, including the adjacent section of road on its south side, which shall be equipped with some seating and planters, have been approved. Thus, the status is no longer uncertain.	Agreed	Update 14.3.2
14.3.5	07	The following text should be added: "Developments on plots with large gardens have, in the past, led to reduction in green space and trees (e.g. Valley Court). Future developments should be planned as not to have such effects. Tree preservation should be a priority for the area."	See 14.5.6	No action
	09	"Tree preservation and replacement of old trees with like for like should be a priority for the area. Development on existing gardens should be prevented in future as this infilling has a major impact on the local area. Traditional boundary walls cannot be removed to create new entrances"	See 14.5.6	No action
14.5.1	19	We are also keen to extend the Conservation area (already mentioned in 14.5.1), and look into more tree preservation orders (in the light of the tree cutting in the grounds of Cardigan	Endorsement	No action

		House, 84 Cardigan Road).		
14.5.2	07, 09	The following text should be added: "The character of the large villas (see 14.2.2) should be maintained, and listed building status of particularly characteristic ones (e.g. No 116 and 118 Cardigan Road) should be sought."	These villas are in the Conservation Area (7.6)	No action
	19	I think it is worth specifically stating that the character of the large Villa buildings should be retained and that further extensions put this at risk (14.2.2). This has indeed happened at Valley Court since the paper was drafted and could happen again at 116 Cardigan Road.	These villas are in the Conservation Area (7.6)	No action
	09	it is vital that the york stone pavements on the streets and back streets of the triangle are restored	endorsement	No action
14.5.3	07, 09, 19	The existing text should be exchanged by this: "Plans to develop Sparrow Park and the adjacent section of road on its south side have been approved. These plans, developed with involvement of residents, provide for the park to be made accessible and usable and the adjacent piece of road to be equipped with seating and planters. Funding to execute these plans needs to be provided, in order to ensure at least a small piece of communal green."	SPD needs to be updated	Update 14.3.2 Delete present 14.5.3
	20	agree, planning permission has been granted for this park and the money has been granted for the CPO and road closure. Should the point reflect this	SPD needs to be updated	Update 14.3.2 Delete present 14.5.3
14.5.5	07, 09	The text should be expanded to read: "There is a problem with pollution by household remains and other garbage, in particular in	See 19.14	Amend 14.5.5 Amend 19.14

		certain weeks of the year. Care should be taken that bins must be kept on premises, and this should be enforced around the end of June, beginning of December and mid September. The bottle bank near the entrance to Burley Park station needs to be complemented by a container for plastic bags and a container for paper, and it needs to be closely monitored and cleaned at weekly intervals. Pollution by human urine in the same area needs to be cleaned away daily.”		
	13	The relocation of the bottle banks from the Burley Station site on Chapel Lane needs thoughtful consideration. There is distinct lack of provision within this and bordering areas to meet the needs of resident’s currently.	Agreed	Amend 14.5.5
	20	same as other bottle bank points	Agreed	Amend 14.5.5
14.5.6	07, 09	The following sentence should be added: “For new planning applications, a presumption against in-fill (see 18.6) should be applied strictly, and retention of green space should be made compulsory”.	See 18.6	No action
Add 14.5.7	07, 09, 19	The area is not only easily accessible for motorised traffic, but is also used as a short cut at busy times, to avoid congestions caused inter alia by the roundabout on Cardigan Road/Victoria Road. Accessibility for walkers and cyclists should be enhanced by maintaining pavements and filling in potholes. Furthermore, traffic calming measures should be implemented, in particular around green spaces (e.g. Sparrow Park), and on Chapel Lane, which is used as a short cut to avoid congestion on Cardigan	See 14.5.2 Otherwise, agreed (see 7.8)	Substitute new 14.5.3

		Road, and on Newport View, which is used as a shortcut to North Lane and becomes busy on match days.		
15.2.3	03	The Victoria Home is now scheduled for demolition and replacement by a double block of care flats. The garden will be largely built over.	Agreed	Amend 15.2.3
15.2.5	03	Photo 15e is now out of date as black railings (as used on the St Michael's Lane frontage) have replaced the ugly temporary fence visible. It is planned to include another ornamental memorial gateway on this frontage.	Agreed	Replace photo 15e
15.3.1-2	03	The Victoria Home garden will have a reduced number of mature trees and greenspace.	Agreed	Delete 15.3.2
15.3.3	03	The old 'practice pitch' is <i>largely</i> tarred over. A small specialist cricket area remains green.	Agreed	Amend 15.3.3
15.4	03	The residents' walk agreed that an important feature are the old stone walls on the Kirkstall Lane frontages. Mention of these seems to have been lost, and it would be desirable to put mention in.	Agreed	Amend 15.4.3
15.5.2	20	some of this work ahs been done. Should the point be updated to reflect this? Still potential to improve this frontage though.	Agreed	Amend 15.5.2
15.6.5	03	This PRoW also communicates with the Turnways.	Correct	Amend 15.6.5
16	23	Majority of houses are student dwellings, many badly maintained	Agreed. See 16.5	No action
16.5.1	13	The University again supports any improvements to the back streets and ginnels within this area to accommodate wheelie bins and bottle banks.	Endorsement	No action
16.5.2	13	The Ash Road area is a heavily built-up	Endorsement	No action

		environment and lacks trees and planting which would greatly enhance the area. Many of the gardens in the area have removed their planting to accommodate wheelie bins and would be significantly improved with the provision of alternative wheelie bin storage provision.		
16.5.5	13	Parking within the area has been highlighted as an issue for service access. The University would welcome a review of parking arrangements and the introduction of parking controls to limit on-street parking.	Endorsement	No action
16.5.7	20	this is a contentious bit of land that I requested be TPO'd. it may be classed as brown field because they were gardens and there are garages on this land too. Can this point be clarified to reflect what the wider community would want to see on this land in future? Is building acceptable or should it be woodland attached to the allotment?	Agreed. But there is no clear community view.	No action
17	12	We would support enhancements to the green girdle around the area, including footpaths through Batcliffe Wood and along Woodhouse Ridge and landscaping on Cinder and Monument Moors, to encourage us of these green corridors by local residents.	Endorsement See 17.7	No action
17.5	13	The University's Involved Team would be happy to support any Woodhouse Ridge improvements through the recruitment of student conservation volunteers.	The offer is welcome, but outside the remit of the SPD	No action
17.7	13	The University would welcome any improvements to the infrastructure and management of Woodhouse Moor to ensure it is used and enjoyed by all local residents. In particular, we would support any attempts	Endorsement	No action

		which lead to the Moor receiving the national Green Flag status.		
	13	Litter and the provision of litter bins is a particular issue during the summer months when the Moors use reaches its peak usage. The University would welcome any improvement to ensure there is adequate provision of litter bins and routine collections to ensure the Moor remains a visually attractive green space for all users.	Agreed	Add 17.7.6
	13	Again, the University's Vinolved Team would be happy to support any Woodhouse Moor improvements through the recruitment of student volunteers.	The offer is welcome, but outside the remit of the SPD	No action
	20	I am surprised that there is no view expressed on improving Cinder and Monument Moor. At the moment these are rather scruffy pieces of land that be improved.	Agreed	Add 17.7.7
18-19	20	I am very much in support of this document in particular sections 18 and 19, which address some of the most widely experienced problems that Headingley suffers. If developers, the council, landlords and home owners can bare these few simple points in mind then the character of Headingley would be gradually restored and future citizens of Headingley and Leeds will benefit significantly.	Endorsement	No action
18.14	20	I think there should be more emphasis on street trees especially in the South Headingley area where there is little or no green space at the moment. This would enhance roads like Brudenell Road dramatically and green some of the quieter	Agreed	Add 13.5.5 Amend 18.14

		residential streets.		
19.7	20	The Regulation 7 Direction should also be expanded to include the Wood Lane area not just the Turnways.	Agreed	Amend 19.7
19.14	24	Need to review use of wheeled bins for refuse collection	Agreed, but outside remit of SPD	No action
19.16	01	We suggest “introduce pedestrian <u>and cycle</u> friendly type infrastructure treatments”.	Agreed	Amend 19.16
General	01	Wherever a walkable environment is referred to please also include a cyclable environment. This means provision for safe cycle routes to school, shops and into town, plus well sited cycle parking.	Supported	Covered by 19.16
	12	we would also wish to see improved provision for cyclists as well as pedestrians. We therefore welcome the recommendation to create a green corridor with pedestrian and cycle routes in the Wood Lane area, as part of any proposal for a by-pass of Headingley Centre under the NGT scheme.	Endorsement	No action
	08	I would like to see the Headingley NDS go further in following Monderman's design approach	The Response is concerned more with traffic management than with neighbourhood design	No action
	12	Natural England would agree that, due to the high density development in this area and the shortage of open space, it is crucial to maintain and enhance existing areas of green space. This includes both public open spaces such as pocket parks, and private spaces such as gardens which provide valuable wildlife habitats.	Endorsement	No action
	12	support tree planting in the Ash Road area and elsewhere	See 16.5.2 and 18.14	
	13	We particularly support the measures which	Endorsement	No action

		would ensure that local public spaces are well managed and enjoyed by all residents, resolve parking issues and ensure effective waste management arrangements. We would request that the University and our students are involved as partners in delivering the actions suggested.		
	13	The management makes reference to waste management in many of the defined character areas. The University would welcome the recognition of the action plan currently being developed by the University and Leeds City Council to improve waste management in areas of high student concentrations. ... It is anticipated that the plan will incorporate many of the improvements which have been detailed in the Neighbourhood Design Statement, including the location of bottle banks, binyard improvements and alternative wheelie bin storage provision.	See 19.14	No action
	20	I agree with all the comments regarding NGT and the need for works on the scheme to take into account the character of Headingley and where possible improve it through public realm. However, should a supplementary note be provided as to what should happen if the NGT scheme is scrapped as this will have implications for a number of buildings in Headingley and for the character?	See 7.10 and 19.13	No action
01, 02, 04, 05, 06, 10, 11, 13, 20, 21, 23, 24, 25		Welcome!	Endorsement	No action

ANNEX A: BODIES CONSULTED

SPECIFIC CONSULTATION BODIES

- Environment Agency*
- English Heritage (Historic Buildings and Monuments Commission for England)
- Natural England*
- West Yorkshire Police (Architectural Liaison Officers)
- Yorkshire Water
- NHS Leeds
- Government Office for Yorkshire and the Humber

GENERAL CONSULTATION BODIES

- Equality/Human Rights Commission
- Church Commissioners

OTHER CONSULTEES

- 20th Century Society
- Ancient Monuments Society
- Help the Aged
- Leeds Chamber of Commerce
- Leeds Civic Trust
- Commission for Architecture and the Built Environment (CABE)
- Council for British Archaeology
- Disabled Persons Transport Advisory Committee
- Homes and Communities Agency
- Fields in Trust (National Playing Fields Association)
- Metro
- Ramblers Association
- Society for the Protection of Ancient Buildings
- Sport England
- Highways Agency
- Home Builders Federation
- Victorian Society
- Education Leeds

Leeds City Council (Development Department) (previously consulted)

- Sustainable Development Unit* - Design & Conservation
- Highways & Street Lighting*
- Planning Services (Development Management)*
- Parks and Countryside*
- Local Plans (LDF) Team*

Headingley Local Consultees

- MP, Leeds NW
- Councillors, Inner NW Leeds*
- Community Associations
 - Cardigan Triangle*
 - Headingley Network*
 - NHPNA*
 - SHCA*
 - Turnways*
- Headingley Development Trust*
- Churches Together in Headingley
- Headingley Stadium
- University of Leeds*
- Leeds Metropolitan University
- Leeds University Union
- LMUSU
- Unipol
- Leeds Property Association
- Local retailers
 - Headingley Centre
 - Hyde Park Corner
 - Brudenell Grove/Brudenell Road/Cardigan Road

*Response received

ANNEX B: RESPONSES RECEIVED

Ref	Name	Organisation	Format	Note
01	D Hall	Sustrans	Doc	
02	J Dickinson	Leeds HMO Lobby	Doc	Simple welcome
03	L Davidson	Turnways & Laurel Bank RA	Doc	
04	M Staniforth	NHPNA	Doc	Simple welcome
05	R Norton	Headingley Development Trust	Doc	Simple welcome
06	R Harkess	Headingley Network	Doc	Simple welcome
07	D Schiek	Cardigan Triangle RA	Pdf	
08	S Fisher	---	Doc	
09	L Combes	Cardigan Triangle RA	Doc	Duplicates 07 partly
10	R Hughes	---	Doc	
11	J Dickinson	Weetwood RA	Doc	Simple welcome
12	J Walsh	Natural England	Pdf	
13	A Jackson	University of Leeds	Doc	
14	S McMain	---	Email	No specific recommendations
15	T Pagett	Environment Agency	Doc	No comment
16	W Mulvaney	Headingley Land Developments Ltd	Pdf	A strong objection
17	W Mulvaney	Diocese of Leeds	Pdf	Duplicates 16
18	J Dickinson	---	email	Duplicates 11
19	H White	---	Email	Partly duplicates 07
20	Cllr J Monaghan	LCC Headingley Ward	Email	
21	S Buckle	South Headingley CA	Paper	
22	A Lowe	---	Paper	
23	D Hood	Far Headingley Village Soc	Paper	
24	G Eastbrook	---	Paper	
25	M Staniforth	---	paper	Simple welcome
26	V Allen	NGT	Doc	