



Leeds
CITY COUNCIL

Public Document Pack

DEVELOPMENT PLAN PANEL

Meeting to be held in on
Tuesday, 4th September, 2007
at 1.30 pm

MEMBERSHIP

Councillors

B Anderson
D Blackburn
J Blake

R Brett
P Davey
C Fox (Chair)

R Harker
T Leadley
A Ogilvie

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A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>EXCLUSION OF THE PUBLIC</p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
2			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes).</p>	
3			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To declare any personal / prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES</p> <p>To approve as a correct record the minutes of the meeting held on 12th June 2007.</p>	1 - 4

Item No	Ward	Item Not Open		Page No
7			<p>LEEDS LOCAL DEVELOPMENT FRAMEWORK-CORE STRATEGY - ISSUES AND ALTERNATIVE OPTIONS</p> <p>To consider the report of the Director of City Development informing of the Core Strategy Development Plan Document, including consultation with the community and stakeholders, and updating on the progress of production of the Development Plan Document.</p>	5 - 156
8			<p>DATE AND TIME OF NEXT MEETING</p> <p>Tuesday 2nd October at 1.30 p.m. at the Civic Hall.</p>	

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Agenda Item 6

Development Plan Panel

Tuesday, 12th June, 2007

PRESENT: Councillor C Fox in the Chair

Councillors B Anderson, D Blackburn,
J Blake, R Brett, T Leadley and A Ogilvie

48 DECLARATION OF INTERESTS

Councillor Fox- agenda item 6 – Aire Valley Leeds Area Actions Plans Preferred Options – declared a personal interest as a shareholder of a company which is involved in the scheme (51 refers)

Councillor Leadley – agenda item 6 – Aire Valley Leeds Area Actions Plan Preferred Options – declared a personal interest as a member of METRO which is affected by the scheme. (minute 51 refers)

49 APOLOGIES

Apologies for absence were received from Councillor Harker and Councillor Davey.

50 MINUTES

RESOLVED- That the minutes of the Development Plan Panel meeting held on 24th April 2007 be approved.

51 AIRE VALLEY LEEDS AREA ACTIONS PLAN PREFERRED OPTIONS

Members considered a report by the Director of City Development which updated Members on the progress of the Aire Valley Leeds Area Action Plan Preferred Options, and proposed that a consultation period be held between 31st August 2007 and 12th October 2007. The report sought the Panel's recommendation of the proposals to the Executive Board.

Officers provided the Panel with an overview of the process of the preparation of Development Plan Documents such as the Aire Valley Leeds Area Action Plan (AVLAAP), and informed Members that the AVLAAP is currently at the Preferred Options stage, with submission to the Secretary of State planned for Spring 2008.

Officers tabled a document containing amendments to the Preferred Option Report in Appendix 1 circulated to Members on 1st June 2007.

Officers presented the report and plans to the Panel. The presentation included the following information:

- ◇ The role of the AVLAAP includes the provision of a co-ordinated approach to the sustainable regeneration of the Aire Valley Regeneration Area, including it's spatial planning within the context of the City- Region,

- compatible with the significance of the area in terms of its potential to contribute to the growth and success of the regional economy.
- ◇ 29,000 jobs will be created in the regeneration of the Aire Valley by delivery of the development proposed in the Preferred Options.
 - ◇ The Aire Valley area covers an area of approximately 1000 hectares, with approximately 440 hectares of this land with potential for development.
 - ◇ The Leeds Employment Land Review was completed in June 2006. It concluded that the current supply of offices with planning permission is sufficient to meet predicted requirements until 2023.
 - ◇ The Knostrop Waste Water Treatment Works and the power station at Skelton Grange are both potential barriers to achieving regeneration of the full 1000 hectares of the area as both sites require significant work to facilitate this.
 - ◇ Housing: There is already planning permission in place for some residential development in the Aire Valley area, including for 699 apartments in Hunslet Mills. It is envisaged that the Aire Valley area will have a population of 10,000 people residing in 3,000 units.
 - ◇ Transport: Key elements of the transport strategy for the Aire Valley are the East Leeds Link Road which will link the M1 with the Inner Ring Road from 2008, and the need to facilitate travel between the Aire Valley and EASEL areas. Possible future bus routes were displayed to the Panel.
 - ◇ Officers highlighted the importance of the green areas of the Aire Valley including Temple Newsam House and Park, Rothwell Country Park, and also wetlands in the area which will be managed by the RSPB.

Members discussed the following issues in relation to the item:

- ◇ The development for residential use of areas identified as high risk flood zones.
- ◇ The importance of ensuring the provision of good public transport for the Aire Valley area as an alternative to using the car and to ensure accessibility of employment opportunities. The possibility of a new train line station on the Castleford line was discussed.
- ◇ The need for the provision of social housing in the Aire Valley area.
- ◇ The high quality of some facilities already present in the area, such as Thwaite Mills.
- ◇ The need to ensure consultation reaches all those affected by the regeneration of the Aire Valley, including those in areas adjacent to it such as Beeston Hill and Holbeck, and the importance of informing Ward Councillors of planned consultation in their ward so they can assist in facilitating engagement with the local communities.
- ◇ The need for officers to provide a briefing to Members following the consultation period to update on progress.

RESOLVED- That the Executive Board be recommended to approve the Aire Valley Area Action Plan Preferred Options for publication along with its Sustainability Appraisal and other supporting documents, and to formally invite representations between 31st August and 12th October 2007.

52 THE YORKSHIRE & HUMBER PANEL - THE REGIONAL SPATIAL STRATEGY

The Director of City Development submitted a report which provided an overview of the recently published Yorkshire and Humber Plan, and highlighted implications and issues which were particularly relevant to Leeds.

Officers presented the report to the Panel. Members were informed that the Report "The Regional Spatial Strategy" had been issued for information rather than for consultation, and that a 12 week consultation period was expected to commence at the end of June 2007.

The presentation included the following information:

- ◇ The report suggested that the Leeds City Region Policies are felt to be too generalised, but acknowledged that the Leeds City Region is likely to be the key economic generator in the region, although the report stated concerns around the housing and transport strategies relating to this.
- ◇ The report clarified the role of employment land forecasts and left it to Local Authorities to justify their own figures in their Local Development Frameworks.
- ◇ The report suggested a significantly higher annual housing requirement for Leeds: 4,000 dwellings from 2011 (currently 1930). The implications of this on the infrastructure of Leeds such as transport and employment require further consideration.

Members discussed the following aspects of the item:

- ◇ The relationship between the need for future housing and future employment in Leeds.
- ◇ The need for joined up thinking in planning the Regional Spatial Strategy, housing strategy and transport strategy in Leeds to ensure the different strategies complement each other.
- ◇ The need for social housing in Leeds and the conflicting demands for land.

RESOLVED- That the report be noted.

53 Date and time of next meeting

Tuesday 10th July at 1.30 p.m. in the Civic Hall, Leeds.

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Originator:	David Feeney
Tel:	2474539

Report of the Director of City Development

Development Plan Panel

Date: 4 September 2007

Subject: Leeds Local Development Framework – Core Strategy (Issues & Alternative Options)

Electoral Wards Affected:

All



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity



Community Cohesion



Narrowing the Gap



Executive Summary

1. In July 2006, Development Plan Panel considered a “Core Strategy – Towards Key Issues & Options” paper for informal / early public consultation (September – December 2006). Within the context of this report and following the period of consultation, an “Issues and Alternative Options” paper has been prepared (attached as Appendix 1), for a 6 week period of (Regulation 25) public consultation in October – November 2007.
2. The period of informal consultation (September – December 2006) comprised of a series of events, workshops, presentations at stakeholder meetings – together with the wide distribution of the consultation material. A large number of comments and useful responses were received (and are summarised in Appendix 2). Whilst a number of the comments received focused upon specific issues and the emphasis given to areas of concern, there was overall support for the general scope of the issues and options identified and the use of ‘spatial planning scenarios’ to illustrate particular outcomes – in addressing these issues.

3. A key feature of the Local Development Framework and the preparation of the Core Strategy in particular, is that these documents are being prepared during an unprecedented period of change. These changes do not only relate to the immediate opportunities and challenges resulting from physical development in Leeds but also the consequences of wider policy drivers at an international, national and regional level. For example, the need for action to be taken in response to climate change, transport & accessibility, economic competitiveness, new housing requirements and social inclusion, raise a host of issues, which need to be planned for at a local Leeds scale.
4. An important dimension of the current policy context also relates to the preparation of the emerging Regional Spatial Strategy (Yorkshire & Humber Plan), to which the LDF needs to be in general conformity. Following the Examination in Public to the draft Plan in September – October 2006 and the publication of the Panel report in early May – “Proposed Changes” to the draft Plan were due in June. However, via the Regional Planning Board, local planning authorities have been advised that the Proposed Changes process has now slipped to mid September for public consultation (with anticipated RSS adoption Spring 2008). These delays not only present practical difficulties in seeking to prepare the Leeds LDF but also the content of the emerging RSS (whilst reflecting many of the priorities of the Vision for Leeds) raises many challenges. Central to these challenges is the proposals for a much larger housing requirement for Leeds post 2011 until the end of the Plan period (2021).
5. Notwithstanding these difficulties and uncertainties, in order to comply with the milestones detailed in the City Council’s approved Local Development Scheme, it is proposed to take the Leeds LDF Core Strategy process forward via a process of further consultation.

1.0 Purpose Of This Report

- 1.1 The purpose of this report, is for the Development Plan Panel to consider the attached LDF Core Strategy Issues & Options paper, as a basis for a 6 week period of public consultation (Regulation 25).

2.0 Background Information

- 2.1 From earlier reports to the Development Plan Panel, members will recall that following reforms to the Development Planning system (introduced through the Planning & Compulsory Purchase Act 2004), local authorities are required to prepare a “Core Strategy”, as an integral part of the Local Development Framework. The purpose of this strategy is to provide an overarching framework for the preparation of Local Development Documents.
- 2.2 In providing the strategic context for these documents at a local Leeds level (and to provide a link with the Regional Spatial Strategy – to which it must be in conformity), is the need to prepare a spatial and land use planning framework, which is sufficiently robust and flexible. Such an approach also needs to have regard to interrelated (environmental, economic and social) drivers for change, together with the context set by the current UDP, the Community Strategy (Vision for Leeds) and emerging policy initiatives (e.g. the Planning White Paper).
- 2.3 Following consideration by the Development Plan Panel of a ‘Towards a Key Issues & Options Paper’ in July 2006, a period of informal consultation has taken place (September – December 2006), together with on going policy development and evidence gathering this year.
- 2.4 The period of informal consultation comprised of a major workshop event with Leeds initiative partners (11 September 2006), workshop/discussion events with Leeds residents, community groups and interested parties, attendance at meetings with stakeholders to present the initial ideas on the Core Strategy, a member briefing and consistent with the Statement of Community Involvement, the dissemination of the consultation material to a wide range of statutory and non statutory consultees.
- 2.5 This early engagement work has in turn been very useful in terms of receiving positive support for the overall approach to the development of issues and options and the development of related spatial scenarios. A number of responses have also been received regarding the scope of the issues and options identified, highlighting areas where these might be improved and in a number of cases have challenged aspects of the approach. Comments received during this stage of the process are summarised in the attached Appendix (Appendix 2) and the Issues and Alternative Options paper revised in the light of these comments.

3.0 Main Issues

Overall Approach

- 3.1 Following the initial period of informal consultation and further technical work, the “Issues and Alternative Options” paper (see Appendix 1) has been revised for further consultation. The key focus of these revisions has been to improve the clarity and structure of the paper, to update and review the Aims, Objectives, Issues and specific questions raised for consultation. In addition, further work has also been undertaken to further scope and refine the development of the ‘spatial scenarios’, as a basis to visualise the impacts of different policy approaches (and to provide a basis of the ‘Key Diagram’, which is required for the Core Strategy).

Structure of the Document

- 3.2 Following the work described in para. 3.1 above, the document is now structured as follows: sections 1 and 2 providing the overall context and background information, section 3 defining the “Vision for the Core Strategy – linking this to specific Aims, Objectives and Themes. Section 4 is based upon the interrelated themes of: “The Environment”, “The Economy”, “Regeneration and Renewal”, “Future Development” and “A Well Connected City”. Each of these themes cover a series of issues, options and questions for a number of related topic areas. Drawing upon the themes, the next section identifies four spatial scenarios, as a basis to explore ‘Leeds in the Future – Patterns of Regeneration and Development’. The final two sections of the paper set out issues around Implementation and Monitoring and provide details of how people can respond to the document. An Sustainability Appraisal has also been prepared for the Core Strategy, consistent with the LDF requirements.

Building the Evidence Base

- 3.3 As members are aware, a key component of the reforms to the Development Plan system, is the need to take into account an ‘evidence base’ in the preparation of planning policies and proposals. Consequently, in the on going preparation of the Leeds LDF Core Strategy, evidence is being drawn from a variety of sources. These include not only the comments received during the informal consultation stage and the scope of related policies and strategies but also the findings of City Council commissioned studies and technical reports. For example, the Leeds Employment Land Review, Housing Market Assessment, Strategic Flood Risk Assessment and more recently, the Leeds 2050 study, have helped to inform the revised Issues and Alternative Options paper.

Regional Spatial Strategy (RSS) – Draft Yorkshire & Humber Plan

- 3.4 As highlighted in this and in previous reports to the Development Plan Panel, an important feature of the current Development Plan system, is the need for LDF documents to be in general conformity with the Regional Spatial Strategy. Within the Yorkshire & Humber region, the RSS Panel report was issued in May, following the Examination in Public (September – October 2006). In the light of the Panel Report’s 118 recommendations, the Government Office for Yorkshire and the Humber (GOYH) are currently in the process of preparing a series of “Proposed Changes” for public consultation. This was initially expected in June but has now slipped to commence in September (for a 12 week period), with a view to the Yorkshire & Humber Plan being finally adopted in Spring 2008.
- 3.4 With regard to the Leeds LDF Core Strategy, the emerging RSS presents a number of fundamental issues. These relate to timescales, policy direction and content. With regard to timescales, given that the City Council has submitted it’s revised and updated Local Development Scheme (three year rolling work programme for the preparation of the Leeds LDF) to the Secretary of State in March (which has subsequently been accepted without a direction), it is not helpful that the RSS process has subsequently slipped. Whilst it is understood, given the complexity of the RSS process, that slippage is perhaps inevitable, further delay does cause uncertainty and potentially compromise local authority LDF production milestones (consistent with their own LDS programme).
- 3.5 With regard to the specific content of the emerging RSS, from previous reports to the Development Plan Panel, members will be aware that throughout the RSS process (including the Examination in Public), the City Council has made a number

of representations regarding the scope and content of the draft Plan. Whilst the Panel report has reflected some of these concerns in the recommendations, major areas of concern for the City Council remain. These include the presentation and clarity of the Leeds City Region approach (within the RSS context), the need to link and support strategic ambitions for physical regeneration, environmental protection and economic growth with the necessary infrastructure and the significant increase in the housing requirement for Leeds (post 2011 until the end of the plan period – 2021). As noted in the RSS to the Development Plan Panel in June, the likely increase in the housing requirement is in the order of 4,000 dwellings p.a. (the current requirement is 1,930 p.a.). Given the Council's position on this matter and depending on how the proposed requirements are presented as part of the forthcoming Proposed Changes process, it is likely that the City Council will wish to make further representations at this stage. The consequence of this for the Leeds LDF Core Strategy, is a prolonged period of uncertainty until the Proposed Changes process has been concluded and the Plan finally adopted in Spring 2008. Given the Leeds LDS commitments however, (for both the Core Strategy and the preparation of Area Action Plans), it is not practical or helpful in addressing planning challenges and opportunities in the city to wait until the RSS process has been concluded. The attached Issues and Options paper (Appendix 1) therefore acknowledges the RSS position (and overall direction of travel) and flags up the implications as issues and options for the Core Strategy. This is considered to be a pragmatic approach in moving the LDF Core Strategy approach forward, in the light of the uncertainties described above.

Consultation

- 3.6 Consistent with the City Council's Statement of Community Involvement, a series of consultation events and activities is being planned. Further details of these will be presented to members at the meeting.

4.0 Implications For Council Policy And Governance

- 4.1 None

5.0 Legal And Resource Implications

- 5.1 None other than the "conformity" issues noted above. No specific resourcing issues at this stage, other than to note that the preparation of the LDF Core Strategy is being managed within existing provision. In terms of wider strategy and policy issues, a key dimension of the LDF process, are the regulatory requirements to seek to align resourcing strategies and programmes from a variety of agencies to ensure that the overall intent of policy documents are deliverable.

6.0 Conclusions

- 6.1 This report has provided a brief review of the Leeds LDF Core Strategy process to date and going forward, has set out "Issues and Options" for further consultation. Within this context, reference has been made to the emerging RSS (draft Yorkshire & Humber Plan), emphasising the need to move the Leeds LDF Core Strategy process forward.

7.0 Recommendations

- 7.1 The Development Plan Panel is recommended to:

note the preparatory work being undertaken in the earliest stage in the preparation of the Core Strategy Development Plan Document, including consultation with the community and stakeholders, and in particular to note the next stages in the production of the Development Plan Document.

APPENDIX 1

APPENDIX 2

‘Shaping the Future’

Leeds Local Development Framework

Core Strategy

Issues and Alternative Options for consultation

Draft for Reg. 25 Consultation
(xx October – xx November 2007).

4 September 2007 DPP Version

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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 ज़रूरत 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 (दुभाषिण) 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 ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ।

(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 (انٹریپرٹیر) سے رابطہ کریں گے۔

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‘Shaping the Future’ – Have Your Say

Leeds City Council is consulting on the Issues and Alternative Options for the Core Strategy between XXX and XXX 2007. The Core Strategy and supporting documents are available for inspection at the following locations:

- Development Enquiry Centre, Development Department, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday-Friday 8.30am - 5pm, Wednesday 9.30am - 5pm)
- Central Library, Calverley Street, LS1 3AB
- XXX
- XXX

The documents are also published on the Council's website. To download the proposals go to www.leeds.gov.uk/ldf and follow the speed link for the Core Strategy within the Local Development Framework. Paper copies of the document can be requested from the address below.

A questionnaire is available to make comments, either online or via the post.

Please return your questionnaire to the following address by XXpm XXX 2007:

Local Development Framework - Core Strategy Team
Planning and Economic Policy
Development Department
Leeds City Council
2 Rossington Street
Leeds
LS2 8HD

Telephone: 0113 247 8075
Email: ldf@leeds.gov.uk
Fax: 0113 247 6484

Seeking Independent Advice and Support

Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to pay a planning consultant. Yorkshire Planning Aid also provides a programme of community planning, training and education activities.

To contact Planning Aid:

Yorkshire Planning Aid
The Green Sand Foundry
99 Water Lane, Leeds, LS11 5QN
Telephone/Fax: 0113 237 8486
Email: ykco@planningaid.rtpi.org.uk
Website: www.planningaid.rtpi.org.uk

For general planning advice contact the Planning Advice Helpline:

Telephone: 0870 850 9808
Email: ykco@planningaid.rtpi.org.uk

CORE STRATEGY ISSUES AND OPTIONS – “SHAPING THE FUTURE”

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Alternative Spatial Options (Scenarios) for the future:

- Scenario 1 - 'Base Line/Business as Usual'
(Maintaining existing policy approaches)
- Scenario 2 - 'The Compact City'
(Concentrated Development within the Main Urban Area)
- Scenario 3 - 'Dispersed Development Hubs'
(within and adjacent to the Built Up Area)
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1. INTRODUCTION

WHAT IS A LOCAL DEVELOPMENT FRAMEWORK?

- 1.1 Recently there have been major changes to the planning system, brought about by the Planning and Compulsory Purchase Act (2004). In Leeds this means that the Unitary Development Plan (UDP) will gradually be replaced by a Local Development Framework (LDF). The LDF will set out policies and proposals to guide development in Leeds and will assist in the delivery of the city's Community Strategy, "The Vision for Leeds".
- 1.2 As part of the local planning context, the City Council's Unitary Development Plan (UDP) was adopted in August 2001 and was followed by a selective UDP review (adopted in July 2006). Under the LDF transitional arrangements, policies in the UDP are 'saved' for an initial period of 3 years or until they are replaced by LDF policies and documents.
- 1.3 The LDF must also take account of national Planning Policy Statements, legislation and regulations, as well as regional and local strategies and plans, such as the Regional Spatial Strategy for Yorkshire and Humber and the West Yorkshire Local Transport Plan 2.
- 1.4 The LDF will be like a folder, containing a number of documents, which can be revised and updated individually. This approach is intended to allow greater flexibility for local authorities in responding to changing circumstances. The LDF consists of two types of documents:
 - **Development Plan Documents (DPDs):** These are documents which local authorities are required to prepare and are subject to rigorous procedures of community involvement, consultation and Independent Examination. DPDs include the Core Strategy, site specific allocations of land, the Proposals Map and, where appropriate, Area Action Plans.
 - **Supplementary Planning Documents (SPDs):** SPDs are intended to elaborate upon the policy and proposals in DPDs. They deal with specific issues affecting the whole city or are specific to a particular area. SPDs have a shorter consultation period than DPDs and are not subject to independent examination.

WHAT IS A CORE STRATEGY?

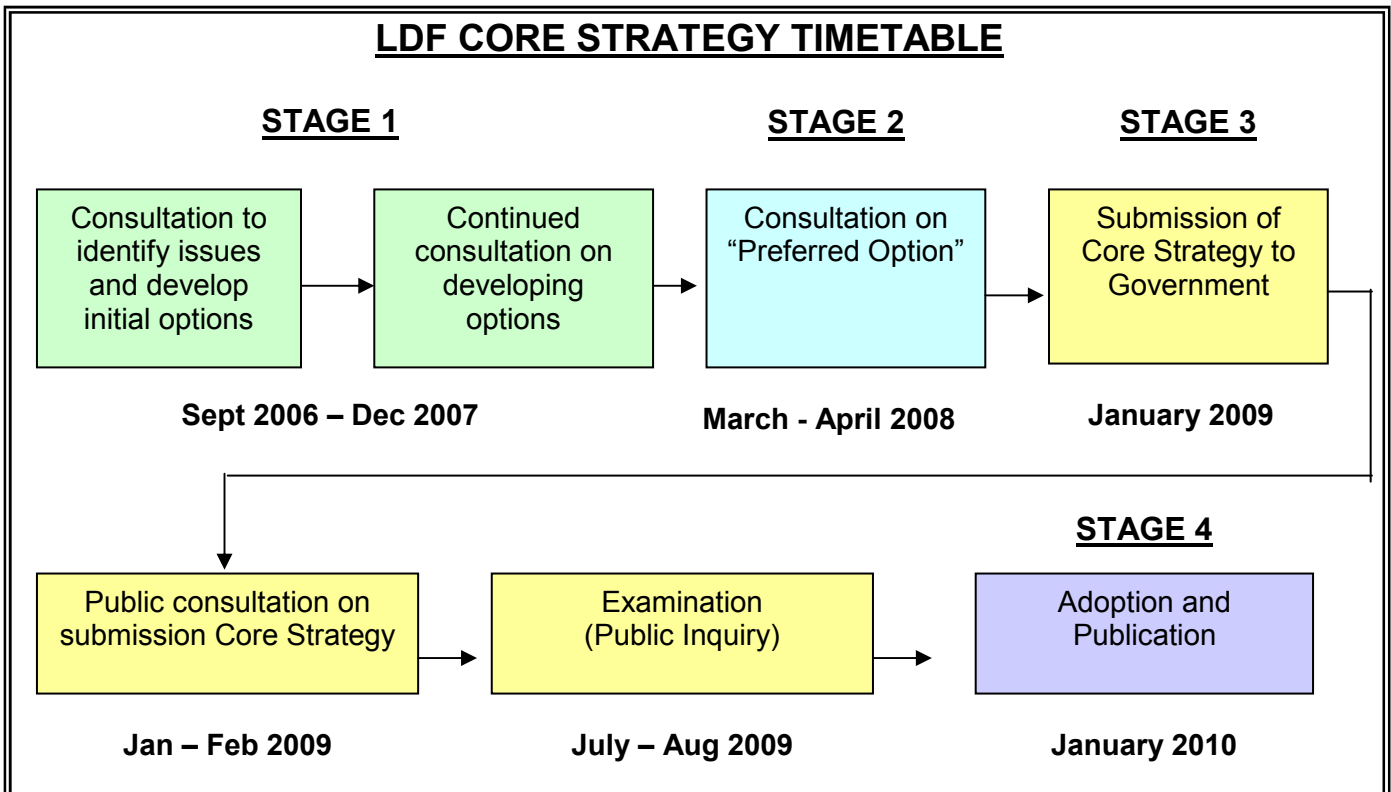
- 1.5 The Core Strategy is the principal document within the Local Development Framework (LDF). It will set out the vision for the future of Leeds over the next two decades. The document will also provide broad policies to shape development. All other documents prepared, as part of the LDF will have to fit with the Core Strategy and contain policies and proposals, which support its strategic vision. Ideally the Core Strategy would be prepared in advance of other LDF documents. However, due to the desire to progress priority areas for regeneration (identified in the UDP review) through a series of LDF Area Action Plans (the City Centre, Aire Valley Leeds, East and South East Leeds and the West Leeds Gateway) and slippage with regard to the preparation of the Yorkshire & Humber Plan (the Regional Spatial Strategy), this has not been possible. Emerging work on the Core Strategy and issues arising from the early stages of consultation on the Area Action Plans, have been used to inform the preparation of LDF documents in the round.
- 1.6 The Core Strategy within the context of national and regional policy, will address a wide range of environmental, social and economic considerations in order to address the challenges and opportunities, which Leeds faces. The timetable for the production of the Core Strategy is set out in the City Council's Local Development Scheme, which provides a

three year rolling programme for the production of DPDs and SPDs. Preparation of the Core Strategy is summarised in the diagram below.

- 1.7 The starting point for formulating the Core Strategy was a “Towards a Key Issues and Options” paper (available on request as background information), which has been considered by the Council’s Development Plan Panel and has informed the contents of this document. Following this, a summary discussion paper was prepared for informal consultation (September – December 2006), to help identify issues and to develop initial options. Within the context of the Statement of Community Involvement, the document was sent to a wide range of groups, partners and organisations and also discussed at a number of specific events and meetings. The comments raised at this early stage have been used to inform and help focus the Issues and Alternative Options for further consultation.

CORE STRATEGY TIMETABLE

- 1.8 The preparation of the Core Strategy is divided into 4 broad stages. These are described below.
- 1.9 Stage 1 is to identify issues and develop initial options for discussion and to undertake further wider public consultation to develop the options.
- 1.10 The comments received in Stage 1 will inform the preparation of a ‘Preferred Option’ which will then be subject to more consultation in Stage 2.
- 1.11 Stage 3: The Draft Core Strategy will then be published and you will have the right to formally comment and have your views considered by an independent Government appointed inspector, who will then make recommendations that the Council will be required to adopt.
- 1.12 Stage 4: It is envisaged that the Core Strategy will be adopted as a formal plan by the beginning of 2010.



SUSTAINABLE DEVELOPMENT IN LEEDS & SUSTAINABILITY APPRAISAL

- 1.13 In terms of quality of life and ‘place – making’, addressing sustainable development issues now and in the future, is of fundamental importance to Leeds. Consequently integrating environmental, economic and social issues at every step, as part of the short and longer term development of the City is therefore essential across a range of strategies and initiatives including the LDF. The solutions to such issues are wide ranging and complex, entailing the need not only for specific planning policies but complementary and consistent actions from stakeholders and individuals to make the necessary changes. The Core Strategy, like all LDF documents, is subject to a Sustainability Appraisal. The Appraisal will examine the Core Strategy against a number of different criteria to assess its contribution to the achievement of sustainable development. The ‘Core Strategy Issues and Alternative Options Sustainability Appraisal’ is available upon request and should be read in conjunction with this document to help understand the impact that different options might have on sustainability.

2. LEEDS IN CONTEXT

AN OVERVIEW OF LEEDS

- 2.1 Leeds is the regional capital of Yorkshire and the Humber and has been identified as the Core City within the ‘Leeds City Region’. The Metropolitan District extends over 562 square kilometres (217 square miles) and is an extremely diverse district, consisting of a main urban area, surrounded by small towns, villages and countryside. In fact two thirds of the district is Green Belt.
- 2.2 The population of Leeds is approximately 723,000. In age terms, the most striking feature is the high proportion of young people, as a result of the city’s role as a major provider of Higher and Further Education. In the order of 24% of the population are aged 15 – 29, compared to 19% in this age group in England as a whole. Households are slightly smaller than the England average (at around 2.27 persons per household) and the black and ethnic minority population is also just below the national average (8%). However, much higher populations are found in some local communities. The latest Government projections suggest that the Leeds population could increase by 75,000 over the next 20 years, which is significantly higher than past trends over the last 40-50 years.
- 2.3 Within the Yorkshire and Humber region as a whole, Leeds’ economic performance stands out with high economic growth and low unemployment. Over the last twenty years, Leeds has created more jobs than any other major city outside London. A key to the success of Leeds has been the strength and diversity of the local economy – and the key role of this in driving competitiveness across the wider region. It is still a significant centre for manufacturing, printing and publishing, although the vast majority of people in Leeds work in the service sector, many in finance, legal services and the creative industries. The public sector is also a major part of the local economy. Whilst Leeds is an economic success, not all of the city’s residents have been able to share in this. Consequently, the need remains to ‘narrow the gap’ between the most disadvantaged people and communities and the rest of the city.
- 2.4 In terms of the immediate economic prospects for the city, Leeds’ firms increasingly need to compete effectively in a globalised economy by ensuring they can innovate, draw upon skilled labour, have a choice of well located sites and benefit from an efficient transport infrastructure. Changing economic conditions longer term will also mean that the city will need to be able to continue to adapt to the implications of wider issues such as climate change, energy supply and economic restructuring. This will mean that in order for Leeds

to be successful over a longer timeframe, the city will not only need to develop its role within the city region but also anticipate and where possible plan for a “transition economy” (without the reliance on fossil fuel) and increasingly promote robust local and regional economic development (as a basis to mitigate against potential unforeseen adverse economic impacts beyond the influence of Leeds).

- 2.5 Although claimant unemployment overall is relatively low in Leeds (approximately 13,000), over 30,000 further people are workless on lone parent or incapacity benefit. Unemployment in some inner city wards is seven times higher than in some outer wards, although this can mask pockets of high unemployment in some streets throughout the Leeds district. In addition, the average black and minority ethnic unemployment rate is twice that of the rest of the population, whilst among the Bangladeshi community it is four times the average rate. Through the City Council’s Corporate Plan, the Community Strategy (Vision for Leeds) and a range of major regeneration and renaissance activities, the Council and its many partners are committed to reducing the gap between the most disadvantaged people and communities and the rest of the city.
- 2.6 Between 1996 - 2007, the Experian Business Strategies/Yorkshire Futures model, estimates an increase of 61,000 jobs, with a projection of a further 15, 500 net additional jobs between 2007 – 2016. It is anticipated that new jobs will be filled by a combination of existing jobholders changing jobs, resident labour force growth, an increase in ‘double job holding’, an increase in migration to Leeds (from the European Union) and an increase in commuting from the sub region. However, whilst job growth is positive for the city and region as a whole, appropriate measures will need to be taken to ensure that local people are able to access local employment opportunities and that transport and related infrastructure is sufficient to support such growth.
- 2.7 Nearly a third of jobs within the Metropolitan District are located in the City Centre, which is a significant destination for employment, shopping, tourism and cultural activities. Within this context, the City Centre’s financial and business services play a critical role in the overall economic life of the city (the sector across the Metropolitan District is the largest in the UK outside London). By 2008, it is also estimated that approximately 15,000 people will live in the City Centre. It is considered however that the international profile of the City Centre needs to be improved and more facilities of a regional and national significance need to be provided. Improvements are also needed to make the City Centre safer and welcoming to people of all ages, social and ethnic groups. Also physical links and ‘connectivity’ from the City Centre to adjacent communities needs to be improved so that the economic opportunities of the city centre can be accessed more easily by neighbouring disadvantaged communities. Accessibility to other major centres of employment outside Leeds is also important, as many Leeds residents could work outside the city if jobs could be accessed, especially by public transport.
- 2.8 Reflecting its relative economic prosperity, Leeds has experienced higher average house prices than the rest of West Yorkshire and house prices have risen rapidly in recent years. However, not all of the city has experienced such high levels of house price inflation and this has resulted in areas of high demand co-existing alongside areas of lower demand. However, given the general rise in house prices and the decline in the number of former Council house properties through the “right to buy” scheme affordability is a key issue for many low to middle income households.
- 2.9 Leeds lies at the ‘crossroads of England’ where the M1 and A1 cross the M62 and Leeds City Station is at the centre of a regional rail network and has excellent rail links with London. Facilities at Leeds-Bradford International Airport have improved, more European destinations are available and passenger numbers are projected to double by 2020.

However, a well connected transport system is vital to the city's continued success, particularly following the cancellation of the Leeds Supertram project.

- 2.10 Leeds has a diverse and attractive environment, with substantial tracts of countryside, parks and greenspace, together with a large number of conservation areas of significant landscape, biodiversity and heritage quality. Within the context of the longer term development and regeneration of the city, the protection and enhancement of the built and natural environment is fundamental to the city's future competitiveness and quality of life, and a healthy and liveable city for all should be promoted. Areas where environmental conditions are poor need to be tackled and the city must address and adapt to the long term consequences of climate change.
- 2.11 Leeds has high quality educational opportunities provided by its 2 Universities, 3 Higher Education Institutions, 7 Further Education Colleges, its schools and its training providers. The University of Leeds is one of the country's top universities; standards in primary schools are amongst the highest in major cities; and the city's secondary schools are improving. However, nearly a third of the working population living in Leeds have no qualifications at all and not enough young people are reaching their educational potential (the Annual Population Survey gives a figure of 13% of 16 – 70 year olds without qualifications in 2005 – a figure slightly lower than the region's or UK's). Addressing such issues is therefore essential in ensuring the longer term development of the city, the establishment of a knowledge economy and the promotion of sustainable communities.

TAKING ACCOUNT OF OTHER POLICIES AND STRATEGIES

- 2.12 In dealing with current and future planning issues in Leeds, the Core Strategy is informed by an evidence base together with a wide range of strategies, policies and programmes at an international, national, regional and local level. Central to these are the Community Strategy for Leeds (Vision for Leeds) and the Regional Spatial Strategy but also includes a wide range of current and emerging guidance. A key opportunity and challenge for the Core Strategy is to set an overall direction, prioritise and to coordinate the future spatial planning of Leeds Metropolitan District – against wider sustainable development principles.
- 2.13 Within the above context current and emerging policies and guidance include: evolving national legislation and planning guidance (such as the Planning White Paper, Housing Green Paper, National Waste Strategy and Transport Bill), the Regional Spatial Strategy (including the Yorkshire & Humber Plan Proposed Changes), the Regional Economic Strategy and the emerging revised Leeds Economic Development Strategy, The City Region Transport Vision the Local Transport Plan (LTP2), the Community Strategy (the Vision for Leeds), City Region Development Programme, emerging Climate Change Strategy and the Unitary Development Plan. As a consequence, the preparation of the Core Strategy is not starting with a 'blank sheet of paper' but shaped by a number of factors influencing change. A comprehensive list of the plans and programmes, which have an influence on the Core Strategy, is included in the Scoping Report of the Core Strategy Sustainability Appraisal.
- 2.14 Within this context, the emerging Regional Spatial Strategy, to which LDF needs to be in general conformity, raises particular implications for Leeds. Whilst many aspects of the draft Yorkshire and Humber Plan are consistent with the Leeds Unitary Development Plan and Community Strategy, a number of areas raise challenges regarding their implications and delivery in the city. For example, the draft Plan promotes a range of opportunities and challenging policy objectives and priorities. These include, closer working between the cities of Leeds and Bradford to recognise their respective and complementary roles, the need to protect and enhance 'green infrastructure', the 'remodelling and transformation' of major urban areas and significant requirements upon the city to plan for higher levels of

housing provision (after 2011 and to the end of the RSS plan period in 2021). This requirement is based upon changes to the population and the economy of Leeds, leading to an estimated figure of 4,000 dwellings per annum. The City Council has made representations through the RSS process raising concerns regarding the scale of the increase and the need for sufficient and appropriate levels of infrastructure to support diverse and sustainable communities.

- 2.15 Whilst many of the wider policy issues are beyond the direct control of the Core Strategy, it is important that as far as possible the strategy seeks to put in place a robust yet flexible planning framework for the city. Central to this is the need to set out a direction of change to deliver social, economic and environmental policy objectives at the same time, having regard to local evidence, research and information. This is a challenging and complex programme and the City Council will continue to work with a wide range of partners at all appropriate levels to achieve agreed priorities in the short, medium and longer term. Within this context, the Core Strategy is focused upon delivering the priorities of the Vision for Leeds and related strategies. In achieving this, the following sections of the Issues and Alternative Options paper set out an overall ‘spatial vision’, underpinned by key themes and objectives. A series of issues and alternative options are then covered within each of these areas. This is followed by the presentation of four spatial planning scenarios, to illustrate how future patterns of regeneration and development might be achieved, in response to the options and questions described under each theme. The scenarios represent potential solutions to options and questions raised and may in practice work in combination or as part of a phased approach. In response to the questions and alternative options, there is scope also for additional scenarios to be developed. These in turn will need to be appraised and considered in the future development of the Core Strategy.

3. THE VISION FOR THE CORE STRATEGY

INTRODUCTION

- 3.1 The overall vision for the Core Strategy, has been influenced by a range of planning guidance, related strategies, policies and evidence. Central to these also is the strategic direction set and priorities established as part of the Community Strategy for Leeds (the “Vision for Leeds”). It is an important aspect of the Core Strategy therefore to take into account the Vision for Leeds as well as giving further clarity to identified key priorities arising from further evidence.
- 3.2 Following a period of extensive public consultation, the Vision has been adopted by a range of partners, including Leeds City Council. The purpose of the Vision for Leeds is to guide the work of all Leeds Initiative partners to make sure that the longer term aims for the city can be achieved. These are:
- Going up a league as a city,
 - Narrowing the gap between the most disadvantaged people and communities and the rest of the city,
 - Developing Leeds’ role as the regional capital.
- 3.3 A key purpose of the LDF Core Strategy is to give spatial planning expression to these longer term aims.

SPATIAL VISION

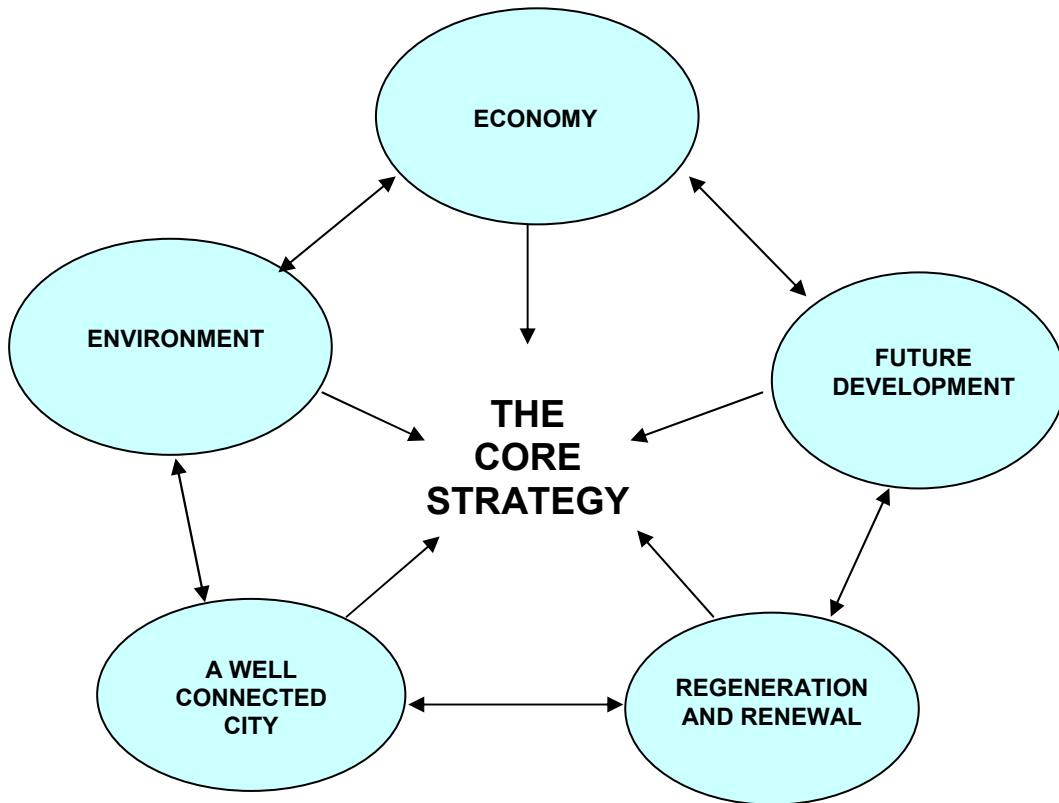
- 3.4 Drawing upon the Community Strategy, Leeds is a dynamic regional capital of European significance, which faces a wide range of challenges and opportunities. The City and wider district of Leeds, is a complex blend of urban and rural areas, extensive green infrastructure (river valleys, green wedges, greenspaces and corridors); a place of enterprise and economic competitiveness centred upon communities across a major city centre; a wide range of local centres and settlements, served by a network of infrastructure including transport and social facilities. Within the scope of the Core Strategy, land use and spatial planning challenges and opportunities need to be addressed through an overall Vision, which takes into account the diverse characteristics of Leeds – whilst seeking to provide for longer term needs. Underpinning the Spatial Vision for the Core Strategy is the need to take an integrated approach to social, economic and environmental issues in order to meet the city’s needs now and in the future.
- 3.5 Against this broad framework, climate change is already affecting us all. We are seeing more extreme weather conditions with subsequent effects on agriculture, biodiversity, air and water quality and flooding. Government places a commitment on Leeds to play its part in reducing greenhouse gas emissions and the planning system offers an opportunity to do that. For example, vehicular traffic is a prime cause of greenhouse gas emissions. Planning can reduce the need to travel by introducing locational policies within the Local Development Framework (LDF). This means locating new development close to public transport and other services, so that it is easy for people to walk, cycle and to use public transport as alternatives to travelling by car. The Core Strategy can also introduce requirements for new development, which can help us move to a low carbon economy.
- 3.6 Climate change brings a major challenge to the well being of Leeds in managing flood risk. Flooding can cause disruption to local communities but also has wide environmental, social and economic consequences. It affects both the rural farming and urban economy – and therefore a particular issue for Leeds, which is seen as the driver for the economy of the

whole region. Planning has a role in ensuring that development takes place in a way that does not increase flood risk and to provide a framework to adapt and mitigate the longer term and wide consequences of climate change.

- 3.7 Leeds also wants to ensure that there are sufficient homes to meet the needs of the diverse communities across the District. The Regional Spatial Strategy sets a challenging target for the amount of homes to be provided in Leeds and indicates that this should be provided within the main urban areas of Leeds. To achieve this however, it is necessary to ensure the provision of adequate social and transport infrastructure is available to support new housing to ensure that growth does not lead to unacceptable impacts upon the environment.
- 3.8 With this in mind, it is necessary for the City Council to work with a range of partners to provide a sufficient number, range and type of housing to meet a variety of needs and for this to be located close to where there are schools, health facilities, shops and good public transport. This helps reduce the need to travel but also, when journeys have to be made, people should be able to choose to use safe and reliable public transport as part of an integrated transport strategy. Linked to this also, is the key role of housing in supporting economic development and in maintaining and establishing sustainable communities.
- 3.9 Through the Vision for Leeds and related strategies, there has been a long term recognition in the city that in order to create balanced and sustainable communities, which meet local needs and to 'narrow the gap', there needs to be adequate access to: public transport, jobs, education, skills and training provision, health services and retail, local and community services. These are important aspects of the Core Strategy, together with the need to develop a spatial strategy, which reflects this approach, by developing communities, which have a strong town centre as their focus.
- 3.10 Enhanced economic development and regeneration in Leeds are important priorities, not just for the city but for the city region and region as a whole. These need to be achieved as part of an overall approach, which aims to safeguard, enhance and harness environmental resources (such as greenspace, biodiversity, new 'green industries' and renewable energy). Through such an approach, opportunities also arise to help deliver a local 'low carbon' and transition economy, which reflects the distinctiveness of Leeds for communities now and in the future. Against this context, the LDF Core Strategy will need to provide a policy framework to encourage and support business competitiveness and appropriate economic growth.
- 3.11 At a national and local level waste management is a key issue. For example, the region faces increasing pressure on its landfill sites. Domestic and commercial waste needs to be reduced by recycling, recovery and re-use of waste. There is also a need to decouple the increase of waste (and energy requirements) from economic development. The LDF can have an influence on all these things by seeking to manage the growth and flow of waste resources and through the design of new buildings and infrastructure. For example, use of porous surfaces can help slow down water run off and reduce flood risk.
- 3.12 This is the broad vision that we hope to achieve in our Core Strategy, to ensure that the environmental, economic and social challenges and opportunities are met for the benefit of places and communities across Leeds now and in the future. In taking this forward the following Aims, Objectives and Core Strategy themes have been identified. The Aims are intended to set the overall strategic direction, with the objectives providing a focus to develop specific policy areas, which are grouped around a number of themes.

CORE STRATEGY THEMES

3.13 In order to take the vision for the Core Strategy forward, this has been structured into five themes, which are illustrated below. In helping to take the Community Strategy priorities forward and in reflecting the emerging Regional Spatial Strategy, these themes cut across a range of environmental, economic and social issues. Each theme is considered in more detail in the following sections and key issues and alternative options are raised under each theme and via a series of questions. The purpose of this is to tackle environmental, economic and social issues in an integrated way and to help identify how the City might approach urban renewal, regeneration and growth, against a wider sustainable development framework. These sections also begin to introduce options for dealing with the issues raised, however the list of alternative options is by no means exhaustive and it is anticipated that new issues and options will be raised and suggested through the consultation process (and prompted by the Regional Spatial Strategy and new government guidance continue to emerge).



CORE STRATEGY AIMS AND OBJECTIVES

3.14 Within the context of the overall Spatial Vision, the Aims and Objectives of the Core Strategy are as follows:

Aims:

To promote the future planning, regeneration and development of Leeds as a sustainable city (consistent with 'One Planet Leeds' principles) in order to:

- Protect, enhance and manage the environment,
- Promote economic success, with a high quality of life,
- Narrow the gap between disadvantaged communities and the rest of Leeds,
- Promote and develop Leeds' role within Leeds City region as a competitive European city.

Objectives:

The Environment

1. To ensure that development takes place in a way that:

- protects and enhances our natural and built environment,
- tackles the causes and effects of climate change,
- reduces and adapts to the impacts of climate change (e.g. flood risk),
- makes best use of our natural resources (e.g. energy, water, building materials) and minimises waste.

2. To maintain the setting of Leeds within a network of connected green spaces that enhances its environment and distinctiveness.

The Economy

3. To plan for land use needs that reflect the ambitions of a major European city and to secure their economic benefits for Leeds residents by promoting:

- an enhanced, diverse and competitive economy, supported by the location of development in appropriate locations, with the necessary infrastructure,
- an enhanced and more attractive city centre, providing a catalyst for economic development in Leeds and across the region,
- a framework to effectively manage economic change and transition.

Regeneration and Renewal

4. To promote the high quality regeneration of urban areas to achieve:

- urban renaissance,
- increased prosperity for all,
- attractiveness of place and high quality design.

Future Development

5. To plan for the land use needs of Leeds to support enhanced economic development and competitiveness in terms of housing, economic activity and employment, services and leisure in the most sustainable locations, with adequate infrastructure and using sustainable construction techniques.

6. To help make all neighbourhoods desirable places to live with safe and healthy environments, easy access to supporting services, facilities and outdoor recreation and places for community focus and interaction (including: mixed communities, tenure, affordability, household type and size and vibrant city and town centres as the focus for activity).

A Well-Connected City

7. To reduce the need to travel by car and promote safe and sustainable forms of travel.

8. To improve regional, national and international transport connections.

9. To create a change in perspectives about travel so that people are more aware of the effect of their travel choices.

1. Do you agree with these strategic Aims and Objectives ?

Yes No

If No, please indicate why below.

If you feel there are there any additional Aims and Objectives which need to be included, please set these out below:

.....
.....
.....

4. KEY ISSUES AND ALTERNATIVE OPTIONS

OVERVIEW

- 4.1 The following issues and alternative options seek to explore the challenges and opportunities facing the city and the District.
- 4.2 Within each theme a series of key questions have been identified, alongside supporting explanatory text. They seek to highlight and explore the planning issues across the District. These issues in turn need to be addressed in combination as part of a wider spatial planning framework. In delivering this framework, Section 5 of this paper moves on to identify four alternative options or ‘spatial scenarios’ to consider what these issues may look like in spatial terms.

i) THE ENVIRONMENT

CLIMATE CHANGE

- 4.3 Climate change means that we are likely to experience more extreme weather events, such as heatwaves, droughts, intense rainfall and gales and with increased unpredictability. The need to adapt to the consequences of climate change in the short, medium, and longer term is a major challenge for Leeds. As well as adapting to climate change, we also need to mitigate climate change. The design of buildings and places, infrastructure provision, the level and nature of economic growth and related development patterns all impact on climate change. However, the promotion of innovation is a key element of developing a competitive economy, consistent with the role of Leeds as a Core City at the heart of the Leeds City Region. Within this context there are opportunities for Leeds to promote new technologies and ways of working to assist in adapting to and mitigating climate change.
- 4.4 The promotion of renewable energy targets have been identified at a national, regional and local level, as a means of managing the demand for energy from fossil fuels in order to combat climate change. The Regional Spatial Strategy sets a specific target for Leeds to provide energy from renewable sources, however there is little capacity in the District for off-site renewable energy generation, such as medium or large wind turbines and therefore it may only be possible to provide renewable energy through on-site micro-generation. It is within this context that Leeds must address the impact of development on climate change and the environment.
- 4.5 Using sustainable design and construction techniques can also help to ensure that the city can help to minimise energy use and adapting to climate change. Sustainable Construction principles include energy efficiency measures; renewable energy; waste recycling and composting; water efficiency, collection and recycling; on-site protection, enhancement and creation of habitats; minimizing light pollution; reusing materials and creating lifetime homes. Leeds is developing a Supplementary Planning Document to give details of the sustainable construction principles, which are applicable to major development.

2. The Core Strategy needs to continue to develop policies to adapt and mitigate climate change. Which of the following approaches should be included in the Core Strategy ?

- | | |
|---|---|
| 1. Require all new development to be designed according to sustainable construction principles, or, | 1 or 2?
<input type="checkbox"/> |
| 2. Require only major development to be designed according to sustainable construction principles. | <input type="checkbox"/> |
| 3. Seek developer contributions in order to fund the ‘retro-fitting’ of sustainable construction measures to existing housing stock. | Yes No
<input type="checkbox"/> <input type="checkbox"/> |
| 4. Require an increasing percentage of the energy needs of the building to come from on-site renewable energy generation; at least 10% up until 2010, at least 15% up until 2015, and at least 20% thereafter, or, | 4 or 5?
<input type="checkbox"/> |
| 5. Set a more challenging target for renewable energy. | |
| 6. Set targets for reducing the carbon emissions from new development. | Yes No
<input type="checkbox"/> <input type="checkbox"/> |
| 7. Set targets for climate change adaptation. To include, surface water drainage (from new development), promoting ‘green roofs’ and encouraging landscape and planting schemes that make provision for higher outside temperatures. | Yes No
<input type="checkbox"/> <input type="checkbox"/> |

Other comments:.....

4.6 One of the most obvious effects of climate change is increased flood risk. In Leeds the River Aire flows through the heart of the city and the River Wharfe flows through settlements such as Wetherby, Otley and Boston Spa. Leeds is enjoying a period of renaissance development along its waterfront with increased residential development in areas, which were previously in industrial use. To prevent any further development along the waterfronts of these rivers would hinder their sustained regeneration. However, there are ways that flood risk can be managed and still allow urban areas to flourish. The Government guidance sets out a ‘sequential approach’ to locating new development, so that the most vulnerable forms of development are not located in the highest flood risk areas. A Strategic Flood Risk Assessment (SFRA) has been completed for Leeds, which will assist in making this assessment. It is also possible to require mitigation to ensure that new development is designed to cope with flooding and to ensure that built development uses measures such as sustainable urban drainage, porous surfaces and vegetation to ensure that the flood risk is not increased.

4.7 The SFRA identifies areas of flood risk across the District. These represent the probability of flooding as follows:

- Zone 3b functional floodplain - areas where water has to flow in times of flood and where there will be no attempt to prevent it from doing so.
- High Flood Risk Zone 3a(ii) - areas that would be flooded on average once every 20 years, i.e. where there is a 5% chance of flooding in any one year.

- High Flood Risk Zone 3a(i) - areas that would be flooded on average once every 100 years, i.e. where there is a 1% chance of flooding in any one year.
- Medium Flood Risk Zone 2 - areas that would be flooded on average once every 1,000 years, i.e. where there is a 0.1% chance of flooding in any one year.

4.8 The Council will not allow development in the zone 3b functional floodplain. However, there are options within the other areas of flood risk as the Council has to try to balance flood risk with the need to provide sufficient land for housing, reduce pressure on greenfield sites and aid regeneration. It should be made clear that all development will be required to ensure that it does not exacerbate flood risk further downstream and that developer contributions for flood defence and mitigation may be required.

3. The Core Strategy needs to ensure that new development does not further worsen flood risk. This should be undertaken by:

Either:

a, b, or c?

a) Preventing residential development in all of the zone 3 high flood risk areas* regardless of regeneration objectives (this would include some of the built-up area).

Or:

b) Preventing residential development in just the highest risk parts of the zone 3 high flood risk areas* (these areas are known as 3a(ii) and include some of the built up area).

Or:

c) Allowing residential development in any of the zone 3 high flood risk area providing it helps fulfil regeneration objectives and measures are in place to mitigate the effects of flooding.

*** Details can be found in the Leeds Strategic Flood Risk Assessment**

Other comments.....

THE NATURAL ENVIRONMENT

- 4.9 The protection, management and enhancement of environmental resources, including air, land, water, biodiversity and landscape character, are fundamental not only to the quality of life in Leeds but for longer term global environmental sustainability. The delivery of long term economic growth must have regard to environmental carrying capacities, “tipping points” and recognise the important role of ‘green infrastructure’ upon the city’s character and quality of life. The need to plan for such issues is therefore integral to both current and emerging environmental legislation.
- 4.10 Part IIA of the Environmental Protection Act 1990 has established a new statutory regime for the identification and cleaning up of contaminated land. This legislation is aimed at dealing with historical contamination and involves the implementation of Leeds City Council’s Contaminated Land Inspection Strategy.
- 4.11 The Water Framework Directive places a requirement on local authorities to improve good ecological and chemical status of surface waters. This can be done by tackling practices in urban and rural areas which lead to water pollution, exercising control over the physical shape of water bodies, and controls over changes in the rates of volumes of flow.

- 4.12 Maintaining and enhancing the green infrastructure (including waterways) of the District would ensure that Leeds helps to safeguard the green environment. This consists of an integrated network of greenspaces that can be used for a variety of uses. Such spaces and ‘green corridors’ would help to improve health, fitness, mental health and wellbeing, and access to nature as well as provide a quality context for the built environment. The green infrastructure should respect landscape character and diversity, protect ecological and cultural heritage, and promote local distinctiveness. Biodiversity and geological conservation should also be protected, through designated nature conservation and geological sites and important habitats, such as ancient woodland. This is alongside the identification of key habitat networks and corridors and strategic opportunities for habitat restoration.
- 4.13 Leeds will be carrying out a greenspace audit to identify where there are areas of deficiency or over-provision. Greenspaces are recognised as a requirement for our quality of life. Leeds wants everybody to live near to quality open spaces. However, not all our open spaces are well used and consideration has to be given to how these can be upgraded.
- 4.14 The Leeds Green Belt has a key role in helping the regeneration of the urban area and in maintaining the openness around the main urban area and smaller settlements. In complementing this, the Leeds Forest Strategy aims to make Leeds Europe’s cleanest and greenest city by 2020 and the Core Strategy should take account of this and assist in achieving this aspiration.

4. The Core Strategy needs to ensure that economic growth is achieved, whilst protecting and enhancing the natural environment. This should be undertaken by the development of green infrastructure, which should be achieved by:

	Yes	No
1. Increasing the quantity of greenspace, by requiring new development to provide it,	<input type="checkbox"/>	<input type="checkbox"/>
2. Reviewing the quantity of greenspace, to identify where it is not needed and could be used for alternative uses (including housing), to provide funds to improve the quality of other greenspaces,	<input type="checkbox"/>	<input type="checkbox"/>
3. Protecting and enhancing natural habitats, and identifying and mapping opportunities for habitat creation and restoration,	<input type="checkbox"/>	<input type="checkbox"/>
4. Protecting areas of special landscape quality,	<input type="checkbox"/>	<input type="checkbox"/>

Other comments.....

THE BUILT ENVIRONMENT

- 4.15 The Leeds District is characterised by a wide range of villages, towns, suburbs, neighbourhoods and communities. In some areas there are concentrations of historic townscapes, whilst in other areas there are opportunities for major urban regeneration and renaissance. The protection and enhancement of local distinctiveness, together with creative urban design, has a key role to play in providing successful places.

5. The Core Strategy needs to make the most of its built environment and enhance the quality of places. This should be undertaken by:

- 1. Identifying, protecting, and promoting heritage and the distinctive positive character of different areas, in either,**
a. Designated historic environments, or,
b. throughout the District,
- 2. Encouraging creative, distinctive and innovative design in appropriate locations.**

a or b?

Yes No

Other comments.....

NATURAL RESOURCES AND WASTE MANAGEMENT

- 4.16 Leeds is a large and complex city, which uses a range of natural resource ‘inputs’ such as land and water, to sustain economic and living conditions in the area. Linked to these wider ‘resource flows’ and the demands placed upon them, are a range of ‘outputs’, including commercial and domestic waste arisings. Within the context of sustainable development principles, it is essential that these flows are minimised (to reduce overall levels of resource consumption), managed and planned for as far as possible within the framework of the Core Strategy (in reflecting the important planning issues associated with natural resources and waste management, the City Council is also progressing a separate Development Plan Document).
- 4.17 For example, development cannot proceed without the supply of minerals (and related building materials). Mineral working also makes an important contribution to the local economy through employment and environmental improvement through the restoration of landscapes for recreation and biodiversity. Minerals are a non-renewable resource; once worked they no longer exist in their original form. It is therefore important to encourage the sustainable husbandry of mineral resources and through sustainable design and construction techniques, encourage the use of alternatives to primary mineral resources.
- 4.18 Waste minimisation and management are important strategic issues. An overall objective is to seek to break the link between economic growth and waste arising and through the waste hierarchy (reduce, re-use, recycle and recovery) manage waste effectively at all levels. Within this context also, the positive opportunities from the generation of waste, such as the development of new products, services and employment opportunities (linked to waste recycling technologies), need to be fully explored.
- 4.19 As part of this approach, it is necessary to maintain and establish an appropriate network of waste facilities and infrastructure for both domestic and commercial waste. Consequently, in response to European legislation (and penalties) and national guidance, the City Council has developed a Waste Strategy – focussing upon specific targets and solutions for the management of “municipal waste” (the domestic waste collected by the City Council). Currently being progressed as part of this strategy, are proposals for the development of a ‘waste to energy’ facility as part of a package of measures.

6. Leeds needs to minimise the amount of waste arising. This should be undertaken by:

	Yes	No
1. Encouraging the treatment of waste at the highest possible level of the waste hierarchy,	<input type="checkbox"/>	<input type="checkbox"/>
2. Encouraging the processing of waste to add value and avoid landfill,	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

7. It is likely that Leeds will need to identify a range of locations (depending on their type and scale) for waste management facilities. Where should such facilities be located?

	Yes	No
1. Within existing residential areas and town and district centres,	<input type="checkbox"/>	<input type="checkbox"/>
2. In accessible commercial / industrial areas	<input type="checkbox"/>	<input type="checkbox"/>
3. In accessible countryside / rural locations	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

4.20 Leeds acknowledges its duty to encourage the production of minerals from within its district to help meet local demand. It will endeavour to meet its share of regional production of primary minerals in accordance with national guidance and maintain a land bank of aggregate permissions for this purpose and safeguard identified areas for possible production of aggregates, dimension stone and brick clay. In relation to the production of recycled aggregates it will work with the industry to remove barriers which limit the volume and quality of materials produced within the district.

ii) ECONOMY

ECONOMIC GROWTH AND COMPETITION

4.21 The Leeds economy is of crucial importance not only to the Leeds City Region (and national economy), but also to the wider Yorkshire and Humber area. Leeds needs to continue to adapt to industrial restructuring, promote sustainable economic development and competitiveness, against a framework of opportunities and challenges associated with ‘low carbon’ and ‘transition economies’.

4.22 Consistent with national, regional and local strategies and initiatives, Leeds is a major UK and aspiring European and international city. In the short, medium and longer term, these ambitions need to be supported by the provision of the necessary physical infrastructure, to help support business growth and ‘place making’. Such infrastructure needs to meet both current requirements (such as major public transport investment), together with future requirements linked to patterns of regeneration and economic growth. In securing enhanced levels of economic development and in spreading the benefits of economic success to renew and regenerate the city, it is essential also that training and skills development, sites and premises, transport infrastructure, enterprise and innovation are promoted and linked as part of an overall spatial planning framework.

- 4.23 One of the main reasons that Leeds has become the economic driver for the city region is because of the growth of business and financial services and consequent office development. There are questions about whether neighbouring cities such as Wakefield and Bradford should be encouraged to host more office development and whether there are other business sectors, which would be suited to other locations in the city region.
- 4.24 Housing (the quality, range and supply of the housing stock) has a key role to play in supporting the long term economic development of Leeds. This presents both opportunities and challenges in securing regeneration objectives and in managing the physical growth of Leeds, supported by the necessary infrastructure.
- 4.25 In remote country areas, the rural economy is the lifeblood that sustains communities and gives them self-sufficiency. The rural areas of Leeds have less necessity for local rural employment as they are bound into the economy of Leeds as a whole (although ‘free standing market towns’ such as Otley play an important local role).

JOBS AND TRAINING

- 4.26 To support the continued economic development of Leeds, there is a need not only to retain the existing employment base, but also to provide labour market opportunities in new employment growth areas, such as the ‘knowledge based economy’ as part of a prosperous and diverse economy.
- 4.27 In promoting longer term economic development and competition and to help ‘narrow the gap’, there is a need to improve access to employment opportunities in order to reduce levels of unemployment. Linked to the development planning process, it is important that training, education and workforce development are secured. This presents both opportunities and challenges in securing regeneration objectives and in managing the physical growth of Leeds.

iii) REGENERATION AND RENEWAL

REGENERATION

- 4.28 A key objective within existing strategies for Leeds, including the UDP Review and the Vision for Leeds, is the longer term regeneration and renaissance of the city. It is important that the Core Strategy sets out the spatial context of this objective in terms of social, economic and environmental considerations.
- 4.29 The work undertaken to date in the city has concentrated on housing and design led activities. The Core Strategy should widen this discussion to consider the comprehensive requirements of regeneration and renaissance, including jobs, transport and the environment, thereby delivering mixed and sustainable communities.
- 4.30 With a range of partners and within the context of the UDP Review, Vision for Leeds and the Regeneration Strategy, the City Council is currently promoting a number of regeneration projects across Leeds. Given that new development, particularly residential development, places increased pressure on local services it is important that the planning of these projects includes an assessment of infrastructure requirements, including access to transport, jobs, education, the remediation of contaminated/brownfield land and local services.

8. The following criteria have been used to identify where regeneration is a priority:

- a) Overall issues of deprivation,
- b) Low levels of opportunity, aspiration, and educational attainment,
- c) Poor condition of housing,
- d) Poor health,
- e) Limited choice in housing type, mix, and tenure,
- f) Poor environment,
- g) Anti-social behaviour and crime,
- h) Unemployment higher than the Leeds average,
- i) Urban areas with poor physical links to surrounding communities and the City Centre,
- j) Areas as identified within the Unitary Development Plan Review (2006),
- k) Lack of private investor interest,
- l) Contains large areas of derelict/contaminated land.

Do you think there are any additional criteria, which should be used to identify regeneration priority areas?

Yes No

Please state:.....
.....

9. Regeneration areas are designated at the following locations:

- 1. East and South East Leeds (EASEL)
- 2. Aire Valley Leeds
- 3. West Leeds Gateway
- 4. Beeston and Holbeck

Bearing in mind the criteria for identifying regeneration areas as listed in Question 8, are there any other areas, which should be identified as a regeneration priority?

Yes No

Please state:.....

iii) FUTURE DEVELOPMENT

HOUSING IN LEEDS

MEETING HOUSING NEEDS – GENERAL HOUSING

4.31 Current housing land policy is set out in the Leeds UDP Review (adopted in July 2006). This requires Leeds to provide 1930 dwellings a year until 2016. Drawing upon national and regional policy guidance (Planning Policy Guidance 3 – March 2000) and the current Regional Spatial Strategy (adopted in December 2004 – originally RPG 12), for the purposes of urban regeneration and renaissance, the UDP aims to meet as much of this requirement on previously developed (brownfield) land. Although the UDP includes greenfield and “Protected Areas of Search” sites, the strategy is to hold these in reserve until such time as brownfield supply becomes insufficient. A management policy (and phasing criteria) defines the circumstances in which reserve sites should be released and considered.

- 4.32 In many ways, this policy has been very successful. It has led to a vast increase in the amounts of land being submitted for planning approval and the stocks of land with planning permission are now well over three times as great as they were in the 1990s. Completions have exceeded targets by 41% since 1998 and more recently over 3000 dwellings a year have been built – the highest totals in Leeds since the mid 1970s. The vast majority of this development has been on brownfield land, 93% in the last 5 years. The spatial and land use consequence of this approach has been to channel investment, redevelopment and regeneration into the main urban areas of Leeds. This approach has been consistent also with wider environmental and social policy objectives to prevent urban encroachment into the Green Belt and to tackle social issues within areas of deprivation.
- 4.33 A consequence of the approach also has been the development of a high level of housing provision in the city centre and other inner areas. It has also encouraged a switch from more traditional house construction to the building of flats, which now account for three quarters of all dwellings being constructed. In some areas, family housing has been in short supply and there have been significant increases in housing density, which in some areas has raised concerns about local amenity and character.
- 4.34 Within the context of new and emerging national and regional planning guidance there are a number of policy implications for the Core Strategy. The publication of PPS3 (Planning Policy Statement 3 – Housing) in December 2006, emphasises the need to plan for sustainable and mixed communities. Whilst a priority for the redevelopment of brownfield land for housing remains, within the context of national policy to increase housing provision, local planning authorities need to demonstrate the availability of land for development over 5, 10 and 15 year periods.

MEETING THE LEEDS HOUSING REQUIREMENT

- 4.35 At a regional level, in parallel to the preparation of LDF documents at a local level, a new Regional Spatial Strategy (Yorkshire and Humber Plan) is being prepared (and was subject to an Independent Examination in Public in September - October 2006). It is anticipated that the Plan will be adopted in Spring 2008, with a period of consultation on Proposed Changes (following the publication of the Panel's recommendations in May 2007) during the autumn. A key issue for Leeds emerging from the draft Plan, is the substantial increase in the dwelling requirement for the city. Although the figures are not finalised, gross house building rates in the order of 2700 p.a. (2007 – 2011) and an estimated 4200 thereafter (2011 – 2021) are likely to be required. This increase in house building is driven not only by household formation trends but also by a desire to achieve a better balance between jobs and housing distribution.
- 4.36 In preparation of the draft Yorkshire and Humber Plan, Leeds City Council has made a number of representations regarding the dramatic scale of the proposed increase in housing provision. This has been on the basis of the following points:
- there is a need, to explore more fully alternative approaches at a city region level to achieve a more optimum distribution of houses and employment opportunities,
 - the City Council has concerns that the requirement is driven by the need to achieve a numerical housing target without sufficient regard to the requirements of genuinely sustainable and mixed communities,
 - the City Council has concerns regarding the achievement of competing RSS objectives at a local level and also the need to link levels of growth to appropriate provisions of infrastructure.

- 4.37 Within this emerging context, the Core Strategy needs to show in broad terms how the housing requirement can be met up to 2026 (15 years after the anticipated adoption in 2011). Given the relationship to the RSS and the uncertainties associated with this, it would be inappropriate to firm up specific options or strategies for Leeds at this stage. In addition, further work is being developed at a regional and sub regional level to consider housing and implementation matters further. It is therefore premature and inappropriate to seek to resolve these through the Leeds LDF Core Strategy in advance of conclusions being drawn from this work. Within the context of the Leeds Core Strategy broader issues regarding aspects of the housing requirement and locations (linked to spatial scenarios) can be raised and it should be noted also that future LDF documents (as identified in the Local Development Scheme programme), will need to allocate sufficient sites for housing and set out detailed policy for their phased release.
- 4.38 In informing these issues, Table 1 below compares the amount of housing that Leeds is expected to have to accommodate between now and 2026 (right hand column) and the various sources of supply (left and centre columns). It should be noted that 2026, for housing purposes, is the end date of the LDF Core Strategy being 15 years from adoption and that the dwelling requirement is derived from the emerging RSS. It should also be noted that H3, H4 and N34 are labels for categories of land supply used in the Leeds Unitary Development Plan. H3 phase 1 allocations comprise of urban brownfield land that could be developed now. H3 phase 2 and 3 allocations, are greenfield sites held back from immediate development. The numbers quoted are all estimates or orders of magnitude and should not be read as precise measures of the yield of each source. Also, there is some overlap between Area Action Plan sites and other sources, which has been allowed for. The H4 windfall allowance provides a proxy for a quantum of sites, which would be expected to be identified through future land availability survey.

Table 1 - Emerging Housing Requirement and Current Sources of Housing Supply

Housing supply source	Housing numbers	Shortfall to meet 73800 (cumulative deduction)
H4 windfall 2007-16	21900 to 5200	48600 to 51900
2016-26	0 to 19000	29600 to 51900
H3 phase 1 allocations	5300	27600 to 46600
EASEL Area Action Plan	7600	25900 to 44900
Aire Valley Area Action Plan	6200	20000 to 39000
H3 phase 2 allocations	1700	12400 to 31400
H3 phase 3 allocations	5900	6200 to 25200
N34 protected areas of search	10900	-4700 to 14300
New Land Requirements	?14300?	

Supply and Demand Factors

- 4.39 With regard to housing supply issues, the following key points should be noted:
- The 2007-16 windfall estimate is from the trajectory of gross house building from the City Council's March 2007 Housing Land Monitor. The 2016-26 estimates assume continuation of the long-term 1991-2007 rate of planning permissions outside the city centre, and 500 completions p.a. within it. Windfall forecasting beyond 5 years brings uncertainty. Given recent government announcements to increase house-building and advice about the use of windfall assumptions in PPS3, the Core Strategy needs have alternative means of supply identified in case lower rates of windfall ensue.

- An assumption is that “brownfield” sites would continue to be given priority with greenfield sites held back from development until brownfield supply is insufficient.
- If policy were adopted to increase the proportion of houses relative to flats, the shortfall of dwellings would increase as densities would fall.
- The N34 (Protected Areas of Search) land comprises of a range of development sites spread across the District. In the light of current government guidance, it is likely that they will need to be reappraised for housing, in the light of sustainable development criteria (to determine whether or not they should be taken forward).

Additional Supply

- 4.40 It should be noted that the purpose of the Core Strategy, is to provide an overall strategic framework, rather than allocating specific sites for development. However, the Core Strategy will need to show how the requirement for new housing will be met in broad locational terms. A range of policy options will therefore need to be explored in order to meet a range of requirements. These will be dependent upon the final adopted RSS requirement, the provision of the necessary infrastructure and urban capacity issues.
- 4.41 Such options may include:
- Use of some existing employment allocations (635 hectares) where surplus. The table above already assumes 100-125 hectares of employment allocations is re-allocated as housing land in the emerging Aire Valley Area Action Plan (but more might be re-allocated depending upon suitability and the level of employment land oversupply in Leeds).
 - Further intensification of development in existing urban areas, including:
 - modification of urban design, conservation, car parking and greenspace policy requirements enabling higher buildings and more of site areas to be built upon.
 - change of policy to allow selective elements of urban greenspace to be developed. This would focus particularly on undervalued land in areas with above average provision.
 - Review of Protected Areas of Search.
- 4.42 In translating the spatial implications of the Vision for Leeds (Community Strategy) and Regional Spatial Strategy, a number of choices are set out in the alternative options below and also as part of the spatial scenarios (see Section 5). A key aspect of these options also relates to the need for the Leeds housing requirements to be integrated with other land uses and activities – in seeking to maintain and establish sustainable communities. Integral to this approach is the need to ensure that Leeds residents benefit as far as possible from job growth and economic development.
- 4.43 Against a wider sustainable development framework, these scenarios seek to anticipate what form the main built up areas of Leeds may take, through a combination of policy options based upon urban regeneration, renewal and potential future levels of physical growth. There are a number of opportunities and issues arising from such options. Each will have a range of implications, including the use of and the need for resources, infrastructure (both existing and new), accessibility and proximity to services.

10. Do you agree / disagree with the following options:	Agree	Disagree
a) <i>Greenfield sites should be held back from development until such time as the supply of housing from brownfield site development is insufficient to meet the housing requirement,</i>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>The rate of development in urban areas should be intensified (linked to infrastructure and sustainable construction techniques) to meet any shortfalls in housing supply, (this would mean higher densities, and building on surplus greenspace and employment land),</i>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Develop strategies for the early release of greenfield sites for the provision of houses as opposed to flats,</i>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Greenfield sites should only be released where sufficient levels of public transport (and other necessary community infrastructure) can be provided, high standards of sustainable design and construction techniques are used and where higher than normal levels of affordable housing can be delivered,</i>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>The longer term contribution of “Protected Areas of Search” (PAS) sites need to be reviewed within the context of a) – d) and against sustainability criteria.</i>	<input type="checkbox"/>	<input type="checkbox"/>
Other Comments:		

HOUSING FOR ALL

- 4.44 House prices rose dramatically between 2000 and 2006, which means that home ownership is out of reach of many low to middle income households. However, at the same time the availability of former council housing stock has been reduced as a result of “right to buy” acquisitions. Housing has become expensive to buy and rent privately, even in the lowest priced areas. Where possible, the Core Strategy needs to address how local people on lower incomes can access housing, which is affordable. This includes key worker accommodation.
- 4.45 Furthermore, there is a need for the Core Strategy to address the need for potential new gypsy and traveller accommodation across Leeds.

11. The supply of good quality affordable housing in Leeds needs to be increased. Should this be increased through:

	Yes	No
1. Increasing the proportion of affordable housing that we seek on development sites,	<input type="checkbox"/>	<input type="checkbox"/>
2. Lowering the site size threshold for seeking affordable housing,	<input type="checkbox"/>	<input type="checkbox"/>
3. Allocating small-scale land on the edge of villages for affordable housing where necessary,	<input type="checkbox"/>	<input type="checkbox"/>
4. Exploring the possibility for public sector land disposal for affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>

Other comments:.....

12. Leeds must provide new accommodation for gypsies and travellers. Should this be through:

	a, b or c?
a) A variety of small sites spread around the city close to existing communities, services and infrastructure,	<input type="checkbox"/>
b) On a large site on the fringe of the City, or,	
c) Extension of the existing site at Cottingley Springs.	

Other comments:.....

HOUSING SIZE, QUALITY AND TYPE

- 4.46 Attractive neighbourhoods, characterised by a range of housing, are essential to a strong economy. With regard to the supply of different types and sizes of dwellings, recent trends have seen a greater percentage of flats being built than houses. This reverses the trend of the 1980s and 1990s where the building of houses exceeded the building of flats. Nevertheless, there is still a predominance of houses in the overall housing stock.

- 4.47 In terms of demand, approximately four fifths of new households in Leeds are forecast to be single person households, which will also have an impact on services and facilities required. However, we cannot assume that small households will be satisfied with flats. The findings of the Leeds Housing Market Assessment 2007 reveal that those households in Leeds who are intending to move over the next 2 years and newly forming households are looking for a broader range of house types and sizes.

- 4.48 Leeds has a large legacy of Victorian and Edwardian houses, which have become extremely popular amongst young professionals and wealthy families. Municipal tower blocks have also begun to undergo a renaissance in popularity recently.

- 4.49 In parts of Leeds, some of the housing is no longer ‘fit for purpose’ and in some cases is the wrong size and of poor standard. Consequently this needs to be improved, or where appropriate replaced, to meet housing decency standards. Many homes in Leeds are poorly insulated and expensive to heat, resulting in areas of ‘fuel poverty’ across the city. Such issues therefore need to be addressed as part of housing renewal and regeneration programmes, in order to provide warm and affordable homes.

- 4.50 Adapting to the consequences of climate change means that opportunities need to be taken to ensure the provision of high quality homes, to meet the needs of both current communities and future generations.
- 4.51 Housing is an integral part of wider community needs across the city. The promotion and development of sustainable communities also requires that housing provision is supported by an appropriate range of community facilities, including greenspace, sports facilities, shops, health care provision and schools.

13. The Leeds Housing Market Assessment reveals a need for a wider range of housing sizes and types than is currently being built. How should Leeds ensure that a wider variety of housing sizes and types are provided ?

	Yes	No
a) <i>A planning policy to control housing mix for all developments where appropriate,</i>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Allocating sites specifically for this purpose in suburban and rural areas appropriate for house building.</i>	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

- 4.52 National planning guidance (PPS3) sets 30 dwellings per hectare (dph) as the minimum acceptable housing density but allows local authorities to set their own density policies having regard to factors such as availability of infrastructure, transport accessibility and characteristics of areas. Since 2000, housing densities have increased in Leeds. In the city centre densities have averaged nearly 300dph and in other urban areas they have averaged 58dph.

14. Leeds needs to provide higher housing densities in order to both meet housing targets and to create sustainable communities. In particular, should the highest densities be promoted at the following locations:

	Yes	No
1. <i>In the City Centre,</i>	<input type="checkbox"/>	<input type="checkbox"/>
2. <i>In town and district centres,</i>	<input type="checkbox"/>	<input type="checkbox"/>
3. <i>On public transport nodes (such as railway stations)</i>	<input type="checkbox"/>	<input type="checkbox"/>
4. <i>On edge of City Centre locations.</i>	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

THE ECONOMY OF LEEDS

EMPLOYMENT AND RETAIL - LAND AND PREMISES

- 4.53 In meeting economic development objectives and strategic ambitions for the city, there is a need to ensure a sufficient supply, portfolio and quality of land and premises for business. This is necessary to ensure an appropriate spatial distribution and location of employment opportunities over the plan period i.e. up to 2026. Within this context, there is a need to have regard to and where possible, plan employment land allocations (including their distribution) with local authorities across the sub and city region.

- 4.54 The City Council commissioned an Employment Land Review in 2005, which was published in March 2006. This provides background on how much employment land will be needed to 2016.
- 4.55 It should be noted that more recent forecasts by Yorkshire Futures using the same econometric employment model imply a reducing net requirement for general industrial land. It should also be noted that projecting historic take-up rates tends to generate higher land requirements than employment modelling. More details of employment land forecasts are set out in the Employment Land Background Paper, but the range of expectation is summarised in Table 2. Of the wide range of employment land demand forecasts available, the City Council has chosen to use Scenario 'B' of the Employment Land Review and the 1991-2005 historic trend of take-up. The demand figures include an additional 50% to allow a 'margin of choice'. For comparison, the stock of identified employment land is also set out (Table 3).

Table 2 - Leeds Employment Land Demand

Period	2006-26
Offices (Use Class B1a and B1b)	236 – 258 ha (944,000 – 1,032,000sqm)
Industry (B1c and B2)	170 – 291 ha
Warehousing (B8)	210 – 220 ha

Table 3 - Leeds Employment Supply

Employment Land Supply at 31/03/06 (from the Leeds AMR Dec 2006)			
	Allocations	Outstanding permissions*	Total
Office (Use Class B1a)	167 ha	49 ha	216 ha
Industrial (B1b and c B2)	440 ha	16 ha	456 ha
Warehousing (B8)	28 ha	32 ha	60 ha
Total	635 ha	97 ha	732 ha

* not on allocated sites

- 4.56 The emerging RSS sets a context that the region is generally oversupplied with employment land. The figures in the table above enable only a broad assessment of demand and supply of employment land in Leeds to be made. Comparison between demand and supply needs to acknowledge that, because of national planning guidance PPS6, future office demand will have to be directed toward town centres rather than out-of-centre employment allocations. This means that the critical demand, which needs to be accommodated on allocations, is for industry and warehousing. The combined demand for both has a range of 380 - 510 ha compared with a total supply of 732 ha, although some of the allocations earmarked for office development already have planning permission and not all of them will be suitable for industrial and warehousing uses. This means that according to current forecasts, at least 380 ha of sites suitable for industrial and warehousing uses will need to be identified. In identifying these sites, some of the (up to) 732 ha will be suitable, and it might be necessary to identify some new sites.
- 4.57 It is considered that the demand for office provision (944,000 – 1,032,000sqm) can be comfortably met through outstanding planning permissions (900,000sqm), provision being made in the City Centre Area Action Plan (820,000sqm) and provision for growth of town centres being suggested elsewhere in this Alternative Options plan (unquantified).

- 4.58 There are reasons to base the provision of industrial and warehousing land on the lower end of the 380 – 511 ha range, because of the pressure to find land for housing growth and because more recent employment forecasts indicate a reduction in demand.
- 4.59 Land allocated for office development raises further issues in relation to office development within the City and town and district centres, and in ‘out of centre’ locations. Given the need to make better use of urban land (consistent with sustainable development principles), it may be necessary to redevelop existing office sites at higher densities and also to consider the future role of number of out of centre sites (allocated as office business parks in the UDP), as part of an overall spatial planning framework. With regard to out of centre sites, these are now inconsistent with the ‘town centre first’ philosophy of PPS6. Many already have planning permission, but a number remain simply as allocations, raising questions as to whether to retain them.

15. Which location do you think is most important for new industry, manufacturing, warehousing and distribution?:

a or b?

- a) **a wide range of sites across Leeds, easily accessible to local people by a variety of transport methods, or,**
- b) **a smaller number of large, strategic sites, with good transport connections, attractive to the market, and capable of providing a modern and efficient operating environment.**

Other Comments

- 4.60 It is not only a question of overall quantum of employment land. The distribution around Leeds is also important. At present about two thirds of allocations are located in the Lower Aire Valley. The remainder is reasonably well distributed around the remaining urban sectors of Leeds. Within this context, the emerging Aire Valley Area Action Plan proposes to de-allocate 100 - 125 ha of employment land, (including land identified for offices) for alternative proposals consistent with the strategic objectives to regenerate the area. Consequently, an appropriate balance needs to be struck between maintaining strategic concentrations of employment land and the wider distribution of employment land sites across the Metropolitan District. Consideration also needs to be given to the provision of a sufficient supply of sites, which meet sustainable development criteria and providing an attractive portfolio to the market.

16. Should a selection of the best existing employment sites and buildings within Leeds District be protected for employment use?

Yes No

Other Comments

- 4.61 Linked to the Economic Development Strategy and the role of Leeds at the centre of the Leeds City Region, there is a continued need to promote key sectors, including financial and business services, manufacturing, creative and media, and healthcare technologies. The City Centre has become a hub of business and financial services, which should be continued, but there are questions about whether certain town centres could take on more of a role of providing office employment (see the section below on town centres).
- 4.62 In line with PPS6, new office proposals should be guided to the City Centre and town centres, but there may be exceptions such as small scale extensions to existing out of centre offices.

17. Leeds has a range of economic sectors which are likely to grow. Is there a need to make some employment land only available for the following specialised uses?

	Yes	No
a) Research and Development / innovative / science industries,	<input type="checkbox"/>	<input type="checkbox"/>
b) Rail connected industries,	<input type="checkbox"/>	<input type="checkbox"/>
c) Waterways connected industries,	<input type="checkbox"/>	<input type="checkbox"/>
d) Media / creative industries.	<input type="checkbox"/>	<input type="checkbox"/>
e) Other (please state).....		

18. Leeds needs to encourage a diverse and robust economy. Which of the following measures should be used to help accomplish this?:

	Yes	No
1. Using planning agreements to require the provision of a proportion of low cost business space in new employment developments,	<input type="checkbox"/>	<input type="checkbox"/>
2. Using planning agreements to encourage new developments to train and recruit a proportion of local new labour market entrants.	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments

THE RURAL ECONOMY

4.63 Rural areas provide a vital role in the District as a whole in terms of providing a distinctive 'open' setting for the city of Leeds, as well as providing for future self sufficiency in terms of food production. Rural areas are sometimes treated exceptionally to try to sustain rural employment. Examples include resisting the conversion of rural commercial premises to housing and allowing rural buildings outside of town centres to be re-used for offices. The disadvantage of making such exceptions in rural areas that are close to a metropolitan city is that workers may be drawn from the city rather than the rural locality.

18. Do you think that:

	a or b?
a) certain rural parts of Leeds should be treated as self-contained priority areas for rural employment, including promoting and safeguarding of existing employment land and premises, or,	<input type="checkbox"/>
b) rural areas should be considered an integral part of the Leeds economy with no special exceptions to promote and retain rural employment ?	

Other Comments:.....

THE ROLE OF THE CITY CENTRE, TOWN AND DISTRICT CENTRES, AND LOCAL CENTRES

- 4.64 Government and regional policy provides clear advice that town and city centres are where growth of main town centre uses – shops, offices, leisure facilities and hotels – should normally be accommodated. The City Council considers that a successful city centre and thriving town centres underpin a positive and beneficial pattern of development that reflects confidently on the communities they are at the heart of and serve. Planning for the growth and development of main town centre uses within town centres will ensure a sustainable pattern of development. Only where town centres have no available space will less favourable locations be considered in accordance with clear criteria (the five key tests established in national guidance). The emerging Regional Spatial Strategy (RSS) will provide a framework to designate the higher order centres. The RSS recognises Leeds City Centre as a “regional centre” and will provide criteria for identifying Principal and Local Service Centres...It is left to individual authorities to define the lower order centres within the general framework set nationally and in the RSS.
- 4.65 One role of the Core Strategy will be to decide what status to confer on its range of smaller centres, which include free-standing historic town centres, urban town centres and smaller local centres. Table 4 below provides a list of all the places, which the Council considers are existing town and district centres. Table 5 provides a list of all the local centres. Local centres are considered to comprise more than just retail units and services; they must include some community facilities such as a doctors, library, or religious facility.

Table 4 - Town and District Centres

Armley	Hunslet
Boston Spa	Kippax
Bramley	Kirkstall
Chapel Allerton	Meanwood
Cross Gates	Middleton Ring Road
Dewsbury Road	Moor Allerton
Farsley *	Moortown Corner ***
Garforth	Morley
Guiseley Otley Road	Oakwood
Halton	Otley
Harehills Corner	Pudsey
Harehills Lane**	Rothwell
Headingley	Seacroft
Holt Park	Wetherby
Horsforth Town Street	Yeadon

* Absence of a food supermarket suggests it is more appropriately designated as a local centre.

** Currently identified as a local centre but is considered to have potential to be designated a town centre (under EASEL proposals), subject to accommodating a site for a food supermarket.

*** Expansion of centre to include M&S food supermarket justifies elevation to town centre status.

Local Centres

- 4.66 Local centres are vital in being able to offer easily accessible day-to-day range of essential shopping, services and community facilities to meet all residents' needs. They offer facilities located at the heart of the communities they serve and are the most sustainable means of grouping and accessing shopping and local services such as health centres and other small community facilities.

4.67 These locations provide the basic structure to our city, the towns and villages, and the sense of place that make real and valued communities. A list of local centres has been included in the Core Strategy to emphasise the importance of this basic building block of our urban fabric as a solid foundation to the spatial planning of Leeds.

Table 5 - Local Centres

Adel	Harehills Road	Oulton
Beeston	Hawthorn Estate Centre	Rawdon (Leeds Road)
Beeston Hill	Holbeck	Rawdon village
Burley Lodge (Woodsley Road)	Hollin Park (Easterly Road)	Richmond Hill
Burley Village	Horsforth New Road Side	Rodley
Butcher Hill	Horsforth Station Road	Royal Parks
Broadgate Lane (Horsforth)	Hyde Park Corner	Shaftsbury
Calverley	Ireland Wood	Slaid Hill
Cardigan Road	Kirkstall Road	Stanningley Bottom
Chapelton (Pudsey)	Lincoln Green	Street Lane
Chapelton Road	Little London	Swinnow
Churwell	Lower Wortley	Tommy Wass' (Dewsbury Road)
Collingham village centre	Lowtown (Pudsey)	Town Street (Armley)
Cottingley	Middleton Park Circus	Weetwood (Far Headingley)
Drighlington	Middleton Town Street	Whingate Junction
East Ardsley	Montreal (Harrogate Road)	Whinmoor
Farsley	Moortown Corner	Woodhouse Street
Galloway Lane (Pudsey)	New Farnley	Woodlesford
Gildersome	New Wortley	York Road
Guiseley (Oxford Road)	Oldfield Lane	

Neighbourhood Shopping

4.68 Neighbourhood shopping parades, smaller village centres and individual shops, are important in providing direct and neighbourhood access to shops for local communities and are vital in underpinning and sustaining sustainable communities. However, they are not locations to which additional shopping would normally be added to, for the purposes of planning guidance neighbourhood shopping parades are not to be treated as 'centres' for purposes of locating new or additional retail facilities although they are valuable to local communities and might be the only source of shopping and retail services.

19. Should the Core Strategy adopt either:

a) The following hierarchy of centres:

a or b?

- **The City Centre – for major shopping, leisure and office development,**
- **Principal Town and District Centres – for shops, supermarkets and a range of non-retail services (such as banks, libraries, restaurants, offices and estate agents),**
- **Local Centres – for a basic range of facilities for local needs,**
- **Neighbourhood shops.**

b) Or, a different hierarchy or network. Please suggest an alternative hierarchy or network

c) If you think there are any other town and district centres, or local centres, which are not listed in the tables above, please list them below:

4.69 The Leeds Employment Land Review 2006 forecasts continuing demand for new office floorspace in Leeds. The Leeds City Council Retail Study of 2003 concluded that significant capacity will exist to justify major comparison goods retail development in Leeds and that the sites currently being advanced in the city centre will be able to accommodate this capacity. There will be demand for smaller scale ad-hoc new shops and extensions. The focus for such provision, along with proposals for leisure facilities and hotels, will be town and district centres, but some centres may be better disposed to accommodate further growth than others.

4.70 Leeds City Council continues to monitor the ‘health’ of the centres across the city. This information, along with the knowledge gained from actively working with stakeholders and communities, in a number of our town centres will help to inform a detailed Town Centres Development Plan Document as part of the LDF. In advance of this work, the Council has briefly considered a number of criteria (set out in Question 20) in order to classify which centres are best placed to accommodate growth of main town centre uses, and which should aim for intensification within their existing boundaries. The starting point for this exercise is whether there is the physical space to extend the existing town centre boundaries, and whether potential redevelopment sites exist within the boundaries. A Core Strategy background paper discusses these issues in more detail.

4.71 It is recognised that due to factors such as population growth, a need to react to increasing out of centre competitive pressures or the need for regeneration, further work may identify centres as desirable for growth, which do not have the physical space for expansion. This would therefore require a much greater level of Council led intervention. In addition, it may be that some town centres would benefit from, where there is the organisational capacity, the promotion of town centre management as a means to ensure their vitality and viability.

4.72 In reviewing the role and function of existing centres, in complementing this hierarchy and without compromising their vitality and viability, it may also be necessary to plan the provision of addition district and local centres, where such areas are currently poorly served and where these would be consistent with regeneration, renewal objectives and necessary to support residential development. Such areas would also have to be well served by public transport and where appropriate include a range of facilities including health centres/doctors surgeries, as well as meeting other necessary planning requirements.

20. The following criteria have been used to identify which town and district centres have the potential for expansion:

- a) *physical potential for wider expansion or infill*
- b) *the potential for regeneration (including level of Leeds City Council ownership) with appropriate positive interventions*
- c) *good public transport connections*
- d) *sufficiency of car parking (existing and possible)*
- e) *existing success and market demand, and*
- f) *additional constraints, e.g. presence of conservation areas and listed buildings.*

Are there any other criteria, which should be used to determine the centres for expansion? If Yes, please state which:

Yes No

.....

21. Which of the following policy approach options do you prefer?

a, b, c or d?

a) *LCC will maintain and enhance the viability and vitality of all town and district centres across the District.*

b) *LCC will maintain and enhance the viability and vitality of all town and district centres across the District, and in particular considers that the following centres have the ability to intensify their use within existing boundaries:*

<p><i>Armley Bramley Cross Gates Dewsbury Road Garforth Halton Harehills Lane Holt Park</i></p>	<p><i>Hunslet Kirkstall Meanwood Otley Rothwell Seacroft Yeadon</i></p>
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c) *LCC will maintain and enhance the viability and vitality of all town and district centres across the District, and in particular considers that the following centres have the ability to intensify their use within existing boundaries and expand beyond their existing boundaries:*

<p><i>Dewsbury Road Garforth Harehills Lane Hunslet</i></p>	<p><i>Kirkstall Otley Seacroft</i></p>
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d) *Alternative / additional centres to those identified under b) or c) should be considered to have the scope to intensify their use or for expansion; please set these out below, along with reasons for your choice.....*

EXISTING OUT OF (TOWN) CENTRE SHOPPING CENTRES

4.73 Leeds has four major out of town centre shopping centres at Owlcotes, White Rose, Colton, and Killingbeck. National and regional policy would not support expansion of these centres, particularly in their current form and location. Nevertheless, there are questions about their future role in Leeds and how they are recognised and defined in the network and hierarchy of centres and how the role of different centres contribute to the overall spatial vision for Leeds. As currently configured they will continue to attract visitors for shopping trips predominantly by car. If they were to diversify to provide a wider range of facilities and services like traditional town centres, it is likely that they would compete directly with the City Centre and traditional town centres. Such out of town shopping centres may also provide opportunities for high density residential development (over and adjacent to them). However, national guidance (Planning Policy Statement 6), emphasises that the addition of housing at out of centre mixed use developments would not, in itself, justify additional floor space for main town centre uses in these locations.

23. National planning policy does not support expansion of existing out of town centre shopping centres, particularly for retail uses. So, should:

- **Owlcotes:** a or b?
 - a) *be contained as it is, or,*
 - b) *within the context of its potential impact on traditional centres and the City Centre, could it be encouraged to diversify its function and integrate into the surrounding communities?*
- **White Rose** c or d?
 - c) *be contained as it is, or,*
 - d) *within the context of its potential impact on traditional centres and the City Centre, could it be encouraged to diversify its function and integrate into the surrounding communities?*
- **Colton** e or f?
 - e) *be contained as it is, or,*
 - f) *within the context of its potential impact on traditional centres and the City Centre, could it be encouraged to diversify its function and integrate into the surrounding communities?*
- **Killingbeck** g or h?
 - g) *be contained as it is, or,*
 - h) *within the context of its potential impact on traditional centres and the City Centre, could it be encouraged to diversify its function and integrate into the surrounding communities?*

Other Comments.....

PROVIDING FOR COMMUNITIES

4.74 Crucial to the delivery of development is the provision of necessary infrastructure to support regeneration priorities and new development, and the Core Strategy and related Development Plan Documents need to support this provision. The Core Strategy will seek to influence other funding providers, however, to ensure that adequate physical infrastructure, public transport, local services and greenspace exist to uphold the high level of growth that is envisaged for the city, planning obligations which need to be sought include:

- Affordable housing
- Greenspace and biodiversity
- Public transport
- Reducing flood risk
- Education and training
- Renewable energy
- Public realm contributions
- Health facilities
- Leisure facilities (i.e. sports centres)
- Community facilities
- Public art
- Utilities

COMMUNITY SAFETY AND COHESION

4.75 Improved community safety should be promoted to ensure that people are confident to enjoy their home and living environment without the fear of crime or personal injury. Improved living environments are also required to encourage people to take a full and active role in their community and to feel a sense of ownership and belonging.

CULTURAL FACILITIES

4.76 Consistent with the role of Leeds as a major regional, UK and International City, there is a need to be able to provide and ensure equality of access to a wide range of cultural and entertainment facilities, now and in the future. These include art galleries, libraries, museums, music, major leisure and sporting venues. Within this context, the City Council with a range of partners is currently developing opportunities for an Arena and a major Casino in the city.

4.77 The cultural offer in the District, needs to be brought together as part of a coherent offer of attractions and facilities. Such facilities will in turn provide leisure opportunities for Leeds residents, business tourists and a wide range of visits to the city. Such facilities need to be supported by the necessary infrastructure and marketing.

23. Leeds needs to develop major cultural and leisure facilities.

Where should these be located?:

- a) **Within the City Centre,**
- b) **Adjacent to the City Centre, or,**
- c) **Outside the City Centre but in locations highly accessible by public transport.**

a, b, or c?

Other Comments.....

HEALTH AND EDUCATION

- 4.78 The provision of appropriate levels of health and education are integral to healthy, mixed and sustainable communities. The Core Strategy should seek to ensure good access to education and health provision for all ages. Healthy lifestyles can be promoted through access to quality greenspace, allotments, green links and recreational facilities. Linked to this, opportunities need to be taken to encourage walking and cycling through the provision of safe and attractive routes.

- 4.79 The population of Leeds enjoys the health and well-being benefits from its strong economy with for example, an average life expectancy better than the United States and 11 years more than Russia. However, despite its overall comparative wealth there is significant and striking deprivation and ill health within Leeds. Much of this ill health and the health inequalities between different areas and social groups in Leeds arise from unequal access to the basic building blocks for health: a decent home, good environment, adequate income, heating and good food; opportunities for education and employment, play and recreation, cultural development and social and physical infrastructure.

- 4.80 The provision of a green infrastructure (such as formal Parks, greenspace and landscaping) is seen as a key area to help improve health, fitness and access to nature as well as provide a quality context for the built environment. The green infrastructure should respect landscape character and diversity, protect ecological and cultural heritage, and promote local distinctiveness.

24. Leeds needs to maximise opportunities for people to improve their health and well being. How should this be undertaken?

	Yes	No
a) <i>Provision of a green infrastructure throughout the District,</i>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Improved provision of public sports halls and leisure centres,</i>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Provision of safe, car free routes for cycling and walking,</i>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Retain and where possible increase the provision of allotments.</i>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Ensure provision of an accessible network of health facilities.</i>	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

- 4.81 The City Council, in partnership with a range of agencies, including Education Leeds, continues to invest in the regeneration of schools. The Building Schools for the Future programmes will shortly begin to transform the secondary school estate across the city, adding to the considerable investment already undertaken into primary and secondary schools through the Private Finance Initiative and through the Council’s own investment into the primary estate following reviews of provision. Leeds will continue to ensure that education provision is sufficient to meet the needs of the existing and future population of the city.

- 4.82 Leeds wants all children and young people to enjoy brilliant learning that gives them confidence, knowledge, understanding and skills to thrive and achieve their potential. We want all Leeds schools to be brilliant learning places – to be good local community schools, improving schools and inclusive schools; places where every child and young person can be happy, healthy, safe and successful and where no child is left behind.

25. Leeds needs to support the provision of high quality education by:

- | | Yes | No |
|--|--------------------------|--------------------------|
| a) <i>Encouraging schools and colleges to make their facilities available for wider community use,</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) <i>Locating schools where they are most accessible to the communities they serve,</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) <i>Locating new further education provision within the city centre and town and district centres.</i> | <input type="checkbox"/> | <input type="checkbox"/> |

Other Comments:.....

iv) A WELL CONNECTED CITY

INTEGRATING TRANSPORT AND SPATIAL PLANNING

- 4.83 It is crucial that the relationship between development and transport is considered in a co-ordinated and comprehensive approach to ensure Leeds' continued economic success.
- 4.84 Within the context of the West Yorkshire Local Transport Plan (LTP2) and the Leeds City Region Transport Vision, there is a need to secure the promotion and delivery of a fully integrated transport system for Leeds. This should not only address the issue of the need to providing a high quality public transport system including a rapid transit scheme (to replace the former Supertram proposals) but also to ensure that the three main aims for the Vision for Leeds (Going up a league, Narrowing the gap and Developing Leeds' role as the regional capital) are realised. Such transport solutions are therefore essential (as part of a modern and progressive European city) not only to meet current needs but also as part of longer term framework to secure urban renaissance and in linking homes to job opportunities.

ACCESS TO (AND LINKS BETWEEN) HOMES AND JOBS

- 4.85 To ensure Leeds' long term competitiveness, management of environmental resources and the promotion of quality of life there is a need to secure sustainable forms of transport and minimise the need to travel by ensuring the appropriate location and layout of housing, employment and other uses. In making the most efficient use of land within urban areas, a key issue is the need to promote appropriate forms of high density development, in particular intensive employment uses in areas of highest accessibility to ensure that as many people as possible have access to jobs. Given the nature of the transport infrastructure within Leeds and the role of the transport infrastructure 'hub' within Leeds Metropolitan District within the wider city region, the development of appropriate transport strategies, policies and interventions within Leeds needs to have regard to this wider role and context, as well as local opportunities and impacts.
- 4.86 In terms of access to jobs, there is also a need to ensure that the benefits of economic growth are enjoyed by the City's most disadvantaged inhabitants through adequate education and training and through improving connectivity between the City Centre, other Town and District Centres and their communities, and to major employment centres elsewhere in the City Region.
- 4.87 As well as reducing the need to travel through the careful location of housing and employment, it is also important to encourage people to choose to travel by more sustainable forms of transport rather than the private car. There are a range of measures available to promote travel choice including making the required investments in the alternative public transport measures, walking and cycling measures and the travel planning measures needed to enable informed choices to be made. These choices can be complemented by measures to ensure the effective management of the transport system to improve the efficient use of networks and reduce congestion through the use of car parking and traffic management policies and pricing measures.

26. Leeds wants to provide greater choice in the travel options open to people in order to encourage the use of the most sustainable forms of transport. Which of the following measures do you think would be most effective?

	Yes	No
1. <i>Park and Ride,</i>	<input type="checkbox"/>	<input type="checkbox"/>
2. <i>Demand management measures such as road user charging,</i>	<input type="checkbox"/>	<input type="checkbox"/>
3. <i>High quality public transport systems,</i>	<input type="checkbox"/>	<input type="checkbox"/>
4. <i>Car free or limited access areas e.g. pedestrianisation and Home Zones,</i>	<input type="checkbox"/>	<input type="checkbox"/>
5. <i>Car parking management and controls,</i>	<input type="checkbox"/>	<input type="checkbox"/>
6. <i>Safe and accessible walking and cycle routes,</i>	<input type="checkbox"/>	<input type="checkbox"/>
7. <i>Business and school travel plans to ensure sustainable transport patterns in existing and new developments,</i>	<input type="checkbox"/>	<input type="checkbox"/>
8. <i>Effective traffic management to give priority to high occupancy vehicles,</i>	<input type="checkbox"/>	<input type="checkbox"/>
9. <i>Low emission zones to improve air quality e.g. for the City Centre.</i>	<input type="checkbox"/>	<input type="checkbox"/>

Other Comments:.....

4.88 Leeds Bradford Airport is recognized as a key driver in improving economic performance. However, its expansion is constrained due to its location and present limited public transport accessibility. The Regional Spatial Strategy offers little guidance on the role of the Airport within the Region. Consequently, Leeds has to consider the implications of allowing the Airport to expand, as it will mean a subsequent growth in the amount of vehicular traffic travelling to and from the airport. Clearly, at international, national and regional level airports play a key role as an element of key transport infrastructure. This role also facilitates economic development through direct job creation and wider economic competitiveness in supporting business and leisure activities. Air travel also, however, raises a number of concerns regarding its impact upon climate change, through the generation of emissions. At a local level such issues need to be balanced with national objectives and guidance and considered within the overall context of the Core Strategy as a whole and the emerging Regional Spatial Strategy.

27. Leeds should allow Leeds Bradford Airport to expand to accommodate the air travel needs of either:

a, or b?

a) *Those living in the Region, or,*

b) *Those living in and beyond the Region.*

c) *Allow Airport expansion only if supported by improved surface access by public transport and measures to mitigate the effects of aircraft noise.* Yes No

Other Comments:.....

5. LEEDS IN THE FUTURE - FUTURE PATTERNS OF REGENERATION AND DEVELOPMENT

ALTERNATIVE SPATIAL OPTIONS (SCENARIOS) FOR THE FUTURE

- 5.1 The issues and options raised in the previous sections have informed the following spatial options ('scenarios') which illustrate how Leeds may look in the future. These scenarios are only early ideas and provide a basis for discussion. It is expected that through consultation these scenarios and possibly additional or alternative scenarios will emerge. Due to the uncertainties of forecasting and meeting long term development needs (and presenting these clearly) a package containing elements of each of the scenarios (or the phasing of scenarios/regeneration and development opportunities/growth points) may be required.
- 5.2 The scenarios have been developed using the existing policy background, in particular, the Vision for Leeds, the UDP the emerging Regional Spatial Strategy, and related strategies. The first 3 scenarios are developed with close reference to the Revised UDP; the fourth is intended to be more radical and can be combined with the others to provide further ideas as to how Leeds can respond to the challenges and opportunities of the issues and alternative options highlighted above. An important function of the scenarios, is to seek to envision future opportunities and challenges associated with urban renewal, regeneration and growth. Not only do such matters need to be considered within the context of the necessary infrastructure and resources but also against the wider framework of sustainable development in determining practical solutions. Further work will need to be undertaken to support this process and the opportunities and implications of Core Strategy options assessed as they are developed.
- 5.3 Each scenario has been developed with regard to the emerging Regional Spatial Strategy, consistent with the broad locational and spatial strategy set out as part of the "Core Approach Policies" (Policies YH1 to YH8), though each scenario will perform to different degrees against these. Further assessment of the sustainability of the options will also be undertaken through the Sustainability Appraisal process in the context of the Core Strategy Spatial Vision and Aims and Objectives.

5.4 SCENARIO 1

'Base Line/Business as Usual' (Maintaining existing policy approaches)

This scenario seeks to maintain current policy approaches ('business as usual'), as set out in the UDP and other strategies, which concentrate development in the existing urban area.

- Development needs continue to be met from allocations and windfall (brownfield) sites within the built up areas.
- The Regeneration Areas/emerging Area Action Plans contribute to housing provision through their regeneration.
- The Leeds/Bradford Corridor study is promoted through the emerging Regional Spatial Strategy as a 'growth area'.
- The inner urban areas of Leeds (within the 'Rim' area) also provide a focus for regeneration and development.
- A review of employment land is undertaken with a view to reallocating land for alternative uses, where appropriate.
- It is considered that with the emerging higher housing requirements for Leeds, this approach may only meet housing needs in the short to medium term.

5.5 SCENARIO 2

'The Compact City' (Concentrated Development within the Main Urban Area)

This scenario continues the current policy approaches set out above in Scenario 1. However there is an increased concentration of development in the existing urban area with greater use of mixed use developments and development at higher densities where development land is identified.

- *Development needs continue to be met from allocations and windfall (brownfield) sites within the built up areas.*
- *The Regeneration Areas/emerging Area Action Plans contribute to housing provision through their regeneration.*
- *The Leeds/Bradford Corridor study is promoted through the emerging Regional Spatial Strategy as a 'growth area'.*
- *The inner urban areas of Leeds (within the 'Rim' area) also provide a focus for regeneration and development - more intensive regeneration and development under this Scenario than Scenario 1.*
- *A review of employment land is undertaken with a view to reallocating land for alternative uses, where appropriate.*
- *It is considered that with the emerging higher housing requirements for Leeds, this approach may only meet housing needs in the short to medium term.*
- *A review of employment land is undertaken with a view to releasing some of this for housing if appropriate.*
- *Development is also focussed upon rail corridors, selective Town Centres and the City Centre.*
- *Park and Ride and Quality Bus Initiative (QBI) routes are also used to focus development on public transport links.*
- *The overall focus of this approach is to concentrate regeneration and development upon existing infrastructure and in locations most accessible by public transport.*
- *It is considered that in this scenario the higher density of development may meet the higher demands for housing in the medium to long term.*

5.6 SCENARIO 3

'Dispersed Development Hubs' (within and adjacent to the Built Up Area)

This scenario continues the current policy approaches of Scenario 1, which concentrates development in the existing urban area. However this scenario aims to recognise that there are capacity issues within the main urban area linked to infrastructure and the potential detrimental impact high concentrations of development may have upon 'quality of life' in these locations.

- *Development needs continue to be met from allocations and windfall (brownfield) sites within the built up areas.*
- *The Regeneration Areas/emerging Area Action Plans contribute to housing provision through their regeneration.*
- *The Leeds/Bradford Corridor study is promoted through the emerging Regional Spatial Strategy as a 'growth area'.*
- *The inner urban areas of Leeds (within the 'Rim' area) also provide a focus for regeneration and development.*
- *A review of employment land is undertaken with a view to reallocating land for alternative uses, where appropriate.*
- *In this scenario, development pressure on land and infrastructure within the main urban area is reduced by phasing the release of land for development, in locations spread out across the district along accessible public transport/rail corridors.*
- *This approach may also provide an opportunity to develop policy initiatives as part of the role of Leeds across the wide city region linked to wider sub regional 'corridors' and the role of housing markets and transport infrastructure.*

- It is considered that in this scenario the increased spread of development may meet the higher demands for housing in the medium to long term.

5.7 SCENARIO 4
'New Urban Neighbourhoods' (for the 21st Century)

This scenario assumes that the current policy approaches of Scenario 1 will continue, which concentrates development in the existing urban area. However in this scenario, it is considered that Scenario 1 cannot provide for development needs in the longer term. Scenario 4 looks at more radical means of providing for long term development needs in a sustainable manner.

- *Development needs continue to be met from allocations and windfall (brownfield) sites within the built up areas.*
- *The Regeneration Areas/emerging Area Action Plans contribute to housing provision through their regeneration.*
- *The Leeds/Bradford Corridor study is promoted through the emerging Regional Spatial Strategy as a 'growth area'.*
- *The inner urban areas of Leeds (within the 'Rim' area) also provide a focus for regeneration and development.*
- *A review of employment land is undertaken with a view to reallocating land for alternative uses, where appropriate.*
- Scenario 4 looks at longer term changes and opportunities for major urban transformation and restructuring, by concentrating the focus for major new development needs in six areas of the city – within the main urban area but in locations which act as 'satellites' in complementing the City Centre and existing communities. This option attempts resolve the challenges of future changes by concentrating intense but 'green' development at 6 locations in North Leeds, East Leeds, West Leeds, Aire Valley, South Leeds and the City Centre Rim. The locations of these are for illustrative purposes only at this stage.
- The six elements of the scenario are intended also to reduce flood risk problems, by seeking to direct major new infrastructure/development away from areas of flood risk.
- This scenario seeks to maintain and establish high quality public transport links to serve the areas and for the approach to development in these areas, to complement the continued urban regeneration of priority areas.

28. Given that Scenario 1 'Base Line/Business as Usual', will continue to provide development needs in the near future, what development form should the City take in the future ?

- a) Which Scenarios would you choose?** 2, 3, or 4?
- **Scenario 2 'The Compact City'**
 - **Scenario 3 'Dispersed Development Hubs'**
 - **Scenario 4 'New Urban Neighbourhoods',**

- b) Are there any other scenario options, which you feel should be considered? If Yes, please describe:** Yes No
-

.....
.....

6. MONITORING

- 6.1 The Planning and Compulsory Purchase Act (2004) requires Local Planning Authorities to produce an Annual Monitoring Report (AMR). This will be the main means of reporting on the Core Strategy's performance and effects. It will help in allowing the Council to update parts of the Local Development Framework (LDF) and respond quickly to changing priorities across the District. The monitoring system will assess which of the Core Strategy's policies are being achieved and which are failing; it will explain why and set out steps to be taken to correct this.
- 6.2 The longer term delivery of the Core Strategy will need to be supported by on going strategies and delivery mechanisms to facilitate the provision of the necessary infrastructure to support the city's ambitions, within a local, regional, national and European context. The scale of regeneration and renaissance opportunity in the city and the need to meet current infrastructure requirements (e.g. public transport and flood defence measures), is such, that the City Council will continue to work with a range of agencies, including the development industry to secure the necessary resources. In meeting longer term strategic ambitions to 'go up a league' and within the context of the emerging Regional Spatial Strategy, economic development, environmental enhancements and social objectives (such as health care) these will also need to be identified by the emerging evidence base and met by the necessary resources, step changes and quality of provision. This is a complex and long term process but fundamental to 'place making' and the delivery of sustainable development principles over time. Consequently, as part of this, the City Council will continue to work with local and regional partners, central government and through a series of initiatives to secure resources and funding.

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation
CORE STRATEGY – GLOSSARY OF TERMS

Acronym	Term	Explanation
AVL	Aire Valley Leeds	Aire Valley Leeds is an area of 1,000 hectares of land situated to the south east of Leeds City Centre, from the Royal Armouries Museum eastwards to the M1 motorway, the Leeds-York/Selby rail line along the northern boundary, and the Leeds-Castleford line to the south. The area has over 400 hectares of land with potential for development, and is a regeneration opportunity of regional and sub-regional importance. Work is therefore progressing on the production of the Aire Valley Leeds Area Action Plan (AAP) .
	Allocation	The land use assigned to a parcel of land under a statutory Development Plan .
	Alternative Options	The second main consultation stage on a Development Plan Document with the objective of gaining public opinion and consensus over draft proposals.
AMR	Annual Monitoring Report	A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework (LDF) .
AAP	Area Action Plans	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. Their main purpose is to set out policies and proposals for the development of land to help decide planning applications and guide the future growth of the area.
	Affordable Housing	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: <ul style="list-style-type: none"> • Social rented housing through a local Housing Association or Local Authority • Shared ownership when you rent part of the property, for instance 50%, and get a mortgage on the remainder. • 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.
	Biodiversity	The whole variety of life encompassing all species and ecosystem variations, including plants and animals.
	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. Also known as 'previously developed land.'
	Carbon emissions	Releases of carbon to the atmosphere principally from the burning of fossil fuels and deforestation. Increased atmospheric concentrations of carbon dioxide and other greenhouse gases trap more of the earth's heat leading to the phenomenon known as global warming.
	City Centre	The main focus of commerce, administration, law, medicine, education, culture, entertainment and transport within Leeds. It is also the regional shopping centre and the main focus of employment. An Area Action Plan (AAP) is being drawn up for the area, which includes a definition of the City Centre boundary.
	Climate change	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption/CO ² emissions.

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation

Acronym	Term	Explanation
	Community Strategy (Vision for Leeds)	Following a period of extensive public consultation, the Vision has been adopted by a range of partners and Leeds City Council. The purpose is to guide the work of all partners to make sure that the longer term aims for the city can be achieved.
	Comparison goods	Clothing and footwear, household goods such as furnishings and electrical appliances, recreation goods, DIY goods and other non-food goods, for which the consumer generally expects to invest time and effort in visiting a range of shops before making a choice.
	Conservation Area	An area, usually part of a settlement, designated by a Local Planning Authority for preservation or enhancement because of its special architectural or historical interest.
	Consultation	A process by which people and organisations are asked their view and are able to make their comments. The consultation period for the Core Strategy Alternative Options runs for six weeks.
	Contaminated land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
	Core Strategy	The principal document within the Local Development Framework (LDF) . It sets out a spatial vision for the future of Leeds over the next two decades, and provides broad policies to shape development.
	Density	A measurement of the intensity of residential land use, usually measured by the number of dwellings per hectare (dph). The normal minimum density for housing is 30 dph.
	Deprivation	Deprivation relates to people's standards of living compared to those of society generally. It reflects the access people have to material goods and resources, and their lack of means to join in social, cultural and political life. The most commonly used method of measuring the level of problems and issues in an area is by the 'Index of Multiple Deprivation'. It looks at a number of factors such as income, level of employment, health, poor housing, and education.
	Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Most forms of development require planning permission.
DEC	Development Enquiry Centre	This is the reception for the Council's City Development Department. It is located at: 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.
	Development Plan	The statutory document(s) setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area.
DPDs	Development Plan Documents	Documents which Local Planning Authorities are required to prepare in order to set out the future spatial planning framework for their area, as part of the Local Development Framework (LDF) . They include the Core Strategy , the Proposals Map , and Area Action Plans (AAPs) . All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination. Once adopted, decisions on planning applications must be made in accordance with them.
	Development Plan Panel	Development Plans and larger, more complex or controversial planning applications in Leeds are decided by a monthly panel of Councillors, based on reports and recommendations made by Council Officers. The public may attend the meeting and a representative of any supporters or objectors may make a short address to the Panel set out their views.

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation

Acronym	Term	Explanation
	District centres	District centres tend to be recent additions designed for the purpose. They are slightly smaller than town centres, and will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. The approach across Leeds is to encourage all major retail development to locate at existing centres, and ensure that retail uses remain dominant there.
EASEL	East and South East Leeds	EASEL is the name given to the major regeneration project which aims to improve the area of East and South East Leeds 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. An Area Action Plan (AAP) is being drawn up for the area.
	East Leeds Extension	A greenfield site identified in the Unitary Development Plan (UDP) Review around the eastern edge of Leeds as a long-term reserve of land to be used in the event that brownfield sites do not come forwards at a rate to meet Regional Spatial Strategy (RSS) housing targets. This is likely to be developed not before 2012, to provide approximately 3,400 houses.
	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.
	Evidence base	The information and data gathered by local authorities to justify the policy approach set out in Local Development Documents (DPDs) , including physical, economic, and social characteristics of an area.
	Functional flood plain	Areas where water flows in times of flood (more often than once in a hundred years) and is required to be kept open in order to drain flood water from other areas.
	Green Belt	An designation for areas of open land around certain cities and large built-up areas where strict planning controls apply to keep this land permanently open or largely undeveloped. The purposes of the green belt are to check the unrestricted growth of large built up areas, prevent neighbouring towns from merging, and preserve the special character of historic towns. It also aims to safeguard the countryside from encroachment, and assist urban regeneration by encouraging the recycling of derelict and other urban land. The designation is not intended to be a statement of the quality or attractiveness of the open land.
	Green corridor	Green corridors are greenspaces which can link housing areas to the national cycle network, town and city centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal.
	Greenfield land	Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks.
	Green infrastructure	An integrated and connected network of greenspaces which can be used for a variety of uses.
	Greenspace	A collective term to describe greenspaces which the public have a right to enter and use for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside canal towpaths, pedestrian areas in the city centre, small play spaces within housing areas, or woodland. [include current greenspace policy]
	Green wedges	Open green areas acting as major breaks around and between parts of settlements formed by combinations of greenspaces such as parks, playing fields, and woodlands. They maintain the distinction between the countryside and built up areas, prevent the merging of adjacent places, and can also provide recreational opportunities.

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation

Acronym	Term	Explanation
(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.
	Home Zones	A home zone is a street or group of streets where pedestrians, playing children, cyclists, and low-speed vehicles share the space on equal terms. They combine shared surfaces, trees, planters, parked cars, seating, artwork and children's play areas to create a street-space so unlike a traditional street that vehicle speeds are significantly reduced by the instinctive, behavioural change in drivers. They require significant of community involvement and participation.
	Independent Examination	The process by which a planning inspector may publicly examine a Development Plan Document (DPD) before issuing a binding report of changes to the document, which the local authority must abide by. The Examination takes into account all the consultation comments received, and individuals and groups have a chance to present their views.
	Infrastructure	Basic urban services necessary for development to take place, for example, roads, electricity, telephone lines, sewerage, and water. It is also used to refer to transport provision, and social infrastructure such as education and health facilities.
	Issues and Options	The initial main consultation stage on a Development Plan Document with the objective of gaining public opinion and consensus over draft proposals.
Leeds HMA	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.
	Listed building	A building of special architectural or historic interest, designated by law.
	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 Unitary Development Plan (UDP) .
LDS	Local Development Scheme	The local planning authority's timescale and programme for the preparation of documents in the Local Development Framework (LDF) that must be agreed with government and reviewed every year.
	Low carbon economy	An economy which has reduced carbon emissions . This may use a mixture of energy efficiency, renewable sources of electricity, replacing coal and oil with lower carbon fuels such as gas, and the use of hydrogen as a fuel.
	Low emission zones	An area from which vehicles that fail to meet a specified pollution emission standard are excluded. Local Authorities have a duty to show progress towards improving air quality, and low emission zones may help to achieve this.
	'Narrow the gap'	The aim to reduce the economic and social disparity between the most disadvantaged people and communities and the rest of the city.
	Neighbourhood shopping parade	Neighbourhood shopping parades are smaller than local centres and provide a smaller range of uses, in particular the use is often only retail. For the purposes of planning guidance neighbourhood shopping parades are not to be treated as 'centres' for purposes of locating new or additional retail facilities.
	One Planet Leeds	XXX

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation

Acronym	Term	Explanation
	'Out of town centre' shopping centres	Large purpose built retail centres, offering few non-retail uses. They attract visitors for shopping primarily by car. Existing policy does not support expansion of these centres.
	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, Email: ykco@planningaid.rtpi.org.uk , Website: www.planningaid.rtpi.org.uk .
	Planning application/ permission	Formal approval sought from a local planning authority, allowing a proposed development to proceed.
PPG	Planning Policy Guidance note	Government statements of national planning policy. PPGs 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 .
	Preferred Options	A stage of the consultation process for Development Plan Documents (DPDs) . The Preferred Option takes into account national, regional and local planning policies, responses received from public consultation and technical advice on a range of issues. 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. 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 Plan will be put together and submitted for Independent Examination .
	Previously developed 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. Also known as 'brownfield land.'
PAS	Protected Areas of Search	The designation of Green Belt boundaries was accompanied by the designation of Protected Areas of Search to provide land for longer-term development needs. No development is permitted on PAS that would prejudice the possibility of longer-term development. The suitability and sustainability of PAS for development is to be comprehensively reviewed as part of the Local Development Framework (LDF) process.
	Public transport node	A location which is accessible by good public transport, usually centred around a train/bus station or an intersection of public transport routes.
	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/scheme	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.

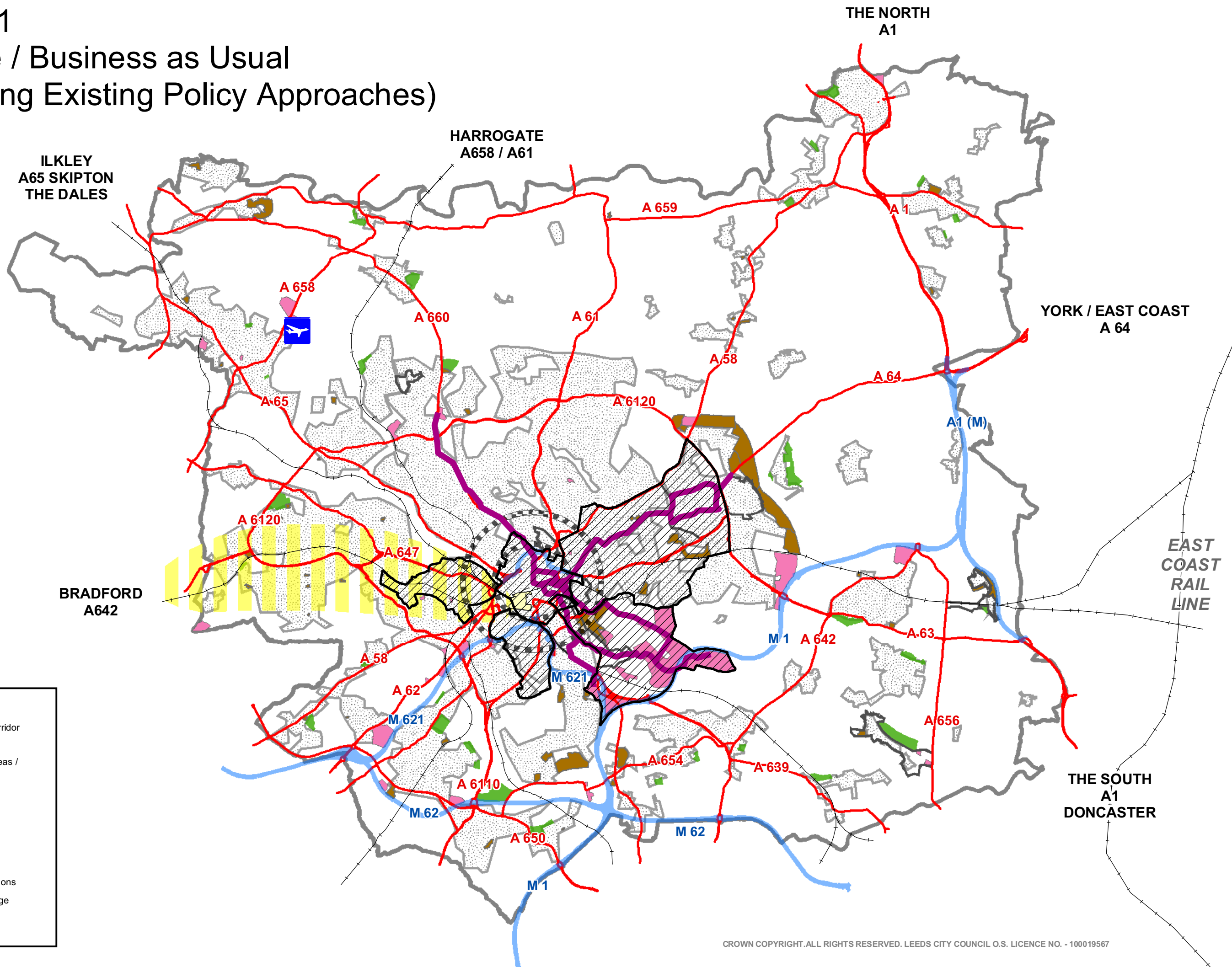
Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation














Acronym	Term	Explanation
	Regeneration	There are many and varied definitions of regeneration, which centre around the aim to achieve an improvement to the conditions of disadvantaged people or places. It includes interventions to reverse economic failure or to tackle deprivation in target areas. It can be achieved through a range of methods including improvements to the physical environment, education, health, housing, employment opportunities, and community safety. It also includes attracting and growing businesses, skills and workforce development. Planning has a central role in achieving regeneration.
RES	Regional Economic Strategy	Provides a framework for an integrated and sustainable approach to economic development and regeneration.
RSS	Regional Spatial Strategy	The RSS (also known as the Yorkshire and Humber Plan) provides a framework to guide the preparation of Local Development Frameworks (LDFs) within the Yorkshire and Humber region. It provides a strategy for how the region should look in 15 to 20 years time, including the scale and distribution of new housing, areas for regeneration, and priorities for the environment, transport, infrastructure, economic development, agriculture, minerals, and waste treatment and disposal.
	Renewable energy	Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.
	Right to buy	When a tenant living in a council-owned property purchases it at a discount, the size of which depends on the length of their tenancy.
	'Rim'	Inner urban areas of Leeds XXX
	Sequential approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out-of-centre sites.
	Scenarios	XXX
	Scoping Report	A initial report which outlines the scope of the Sustainability Appraisal (SA) for Local Development Framework (LDF) documents. It illustrates the characteristics of the subject area and highlights any key issues that have emerged from evidence gathering.
	Special landscape quality/areas	Countryside areas with the most attractive landscape value. Planning policies normally seek to protect it from visually harmful development , and maintain and improve it where necessary in order to safeguard its attractive character and appearance.
SFRA	Strategic Flood Risk Assessment	Identifies the areas of different flood risk across the District. It should be used to help identify locations for future growth and inform land use policies.
	Supertram	Leeds City Council and partners have been proposing a Supertram light rail network (as in Sheffield and Manchester) since the early 1990s. The 28km system was proposed with a City Centre core section branching off along three major routes to serve the north, east and south of the city. Funding for the scheme was rejected by central government in 2005. An alternative scheme of running low-cost guided buses running in the same corridors is now being actively pursued.
SPDs	Supplementary Planning Documents	SPDs deal with specific issues (thematic or site specific) and elaborate upon the policy and proposals in Development Plan Documents (DPDs) .

Leeds Local Development Framework
Core Strategy – Issues and Alternative Options for Consultation

Acronym	Term	Explanation
SA	Sustainability Appraisal	This is a document that takes into account the social, environmental and economic effects of a plan to allow decisions to be made that accord with sustainable development. It also makes sure that plans produced will last.
	Sustainable construction	The use of design and construction methods and materials that are resource efficient and that will not compromise the health of the environment or the associated health of the building occupants, builders, the general public or future generations.
	Sustainable development	Sustainable development seeks to ensure that all development has a minimal detrimental impact on the environment whilst maximising environmental, economic and social gains. A widely-used and accepted international definition of sustainable development is: <i>“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”</i> . There are five shared principles of sustainable development in the UK. The aim is to live within environmental limits and achieve a just society, by means of a sustainable economy, good governance, and sound science.
	Town centres	Town Centre designation refers to centres that are historically imbedded within urban areas, and contain a wide range of main town centre uses, i.e. shops, offices, leisure facilities, hotels, and community facilities. The approach across Leeds is to encourage all major retail development to locate at existing centres, and ensure that retail uses remain dominant there.
	Transition economy	An economy which is moving from being based on fossil fuels to a more sustainable and renewable energy mix.
UDP	Unitary Development Plan	The Leeds UDP outlines planning policies and proposals and provides a framework for considering planning applications. It was approved in August 2001 and a Review was approved in July 2006. It is being superseded by the Local Development Framework (LDF) .
	Urban renaissance	Urban renaissance is the process of improving the quality of life in towns and cities to make the best use of the land and develop more sustainable patterns of living.
	Waste hierarchy	A framework for securing a sustainable approach to waste management. Waste should be minimised wherever possible. If waste cannot be avoided, then it should be re-used; after this its value recovered by recycling or composting; or waste to energy; and finally landfill disposal.
WLG	West Leeds Gateway	The WLG area includes the communities of Armley, Lower Wortley, New Wortley, Upper Wortley, and The Heights. An Area Action Plan (AAP) is being drawn up for the area, aiming to improve the area over the next 15-20 years.
	West Yorkshire Local Transport Plan 2	The Transport Plan is a partnership between Metro and the five West Yorkshire district councils. It sets policies and proposals for transport planning and investment in West Yorkshire up to 2011, which supports the wider agendas of improving health, education and skills, economy, regeneration, and community cohesion.
	Windfall	A site not specifically allocated for development in a development plan , but which unexpectedly becomes available for development during the lifetime of a plan.

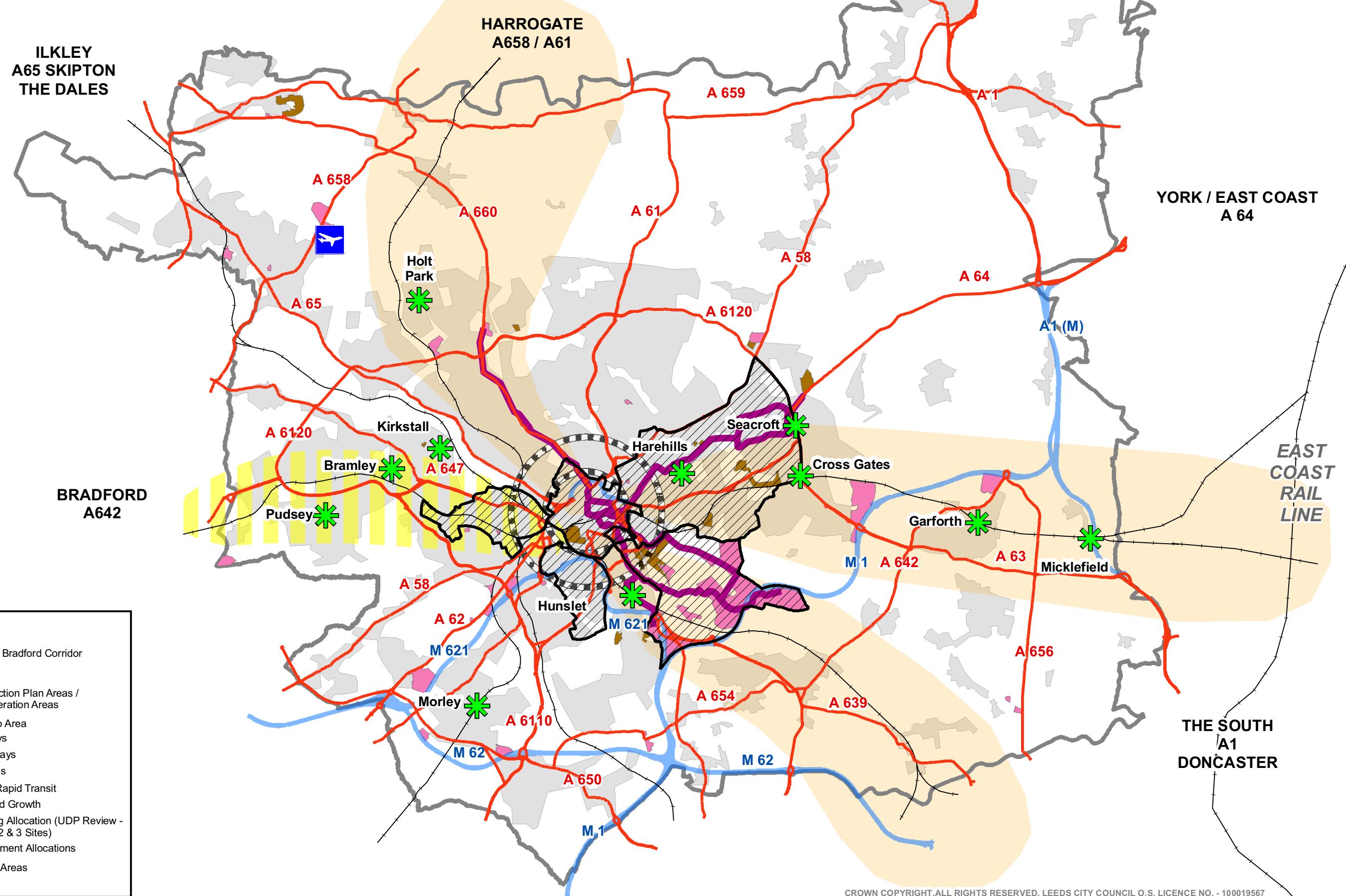
Scenario 1 Base Line / Business as Usual (Maintaining Existing Policy Approaches)



-  Airport
-  Leeds / Bradford Corridor
-  Rim
-  Area Action Plan Areas / Regeneration Areas
-  Built Up Area
-  Railways
-  Motorways
-  A Roads
-  BRT / Rapid Transit
-  Housing Allocations
-  Employment Allocations
-  Holbeck Urban Village
-  PAS Sites

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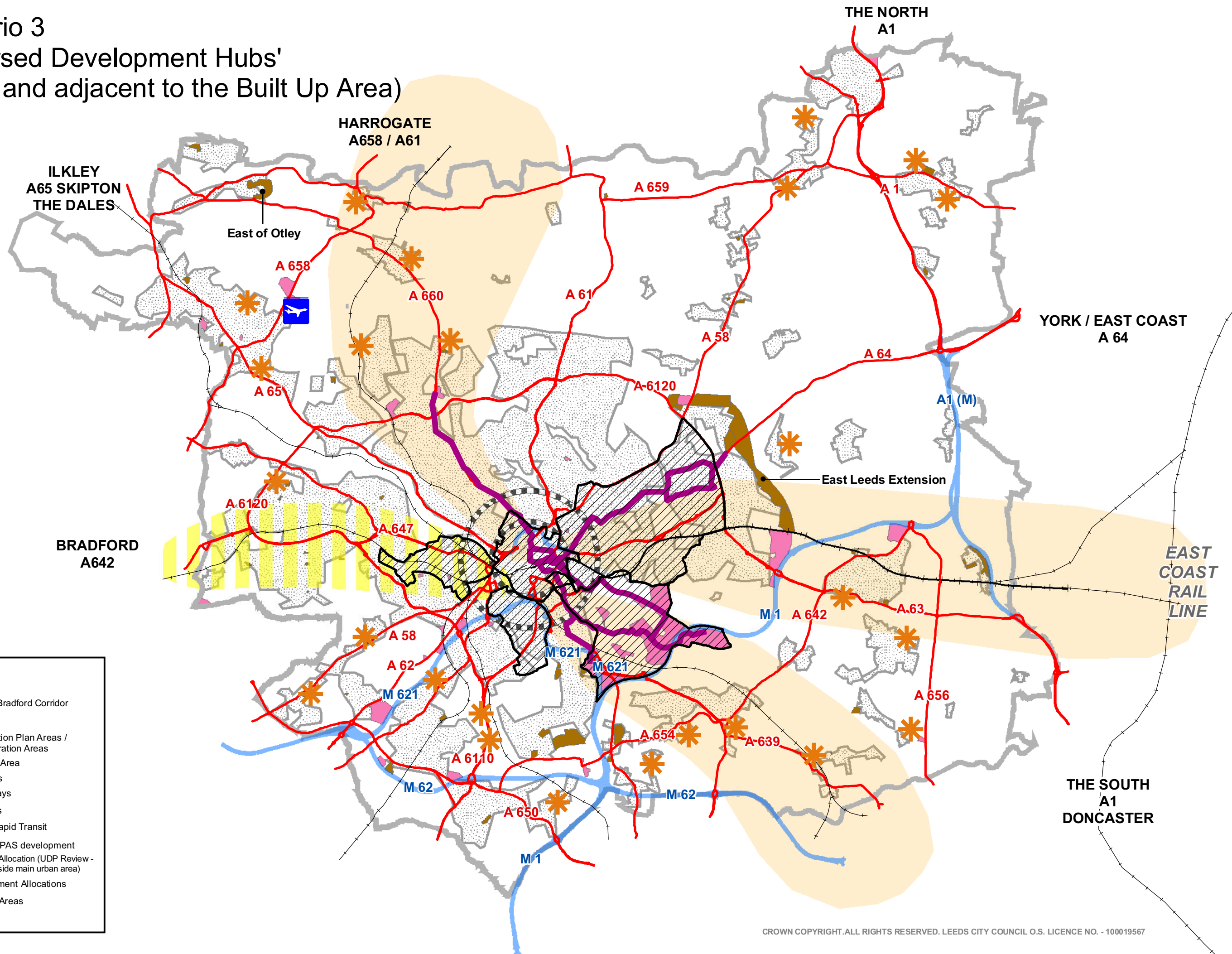
Scenario 2 'The Compact City' (Concentrated Development within the Main Urban Area)



	Airport
	Leeds / Bradford Corridor
	Rim
	Area Action Plan Areas / Regeneration Areas
	Built Up Area
	Railways
	Motorways
	A Roads
	BRT / Rapid Transit
	Focused Growth
	Housing Allocation (UDP Review - Phase 2 & 3 Sites)
	Employment Allocations
	Growth Areas

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Scenario 3 'Dispersed Development Hubs' (within and adjacent to the Built Up Area)

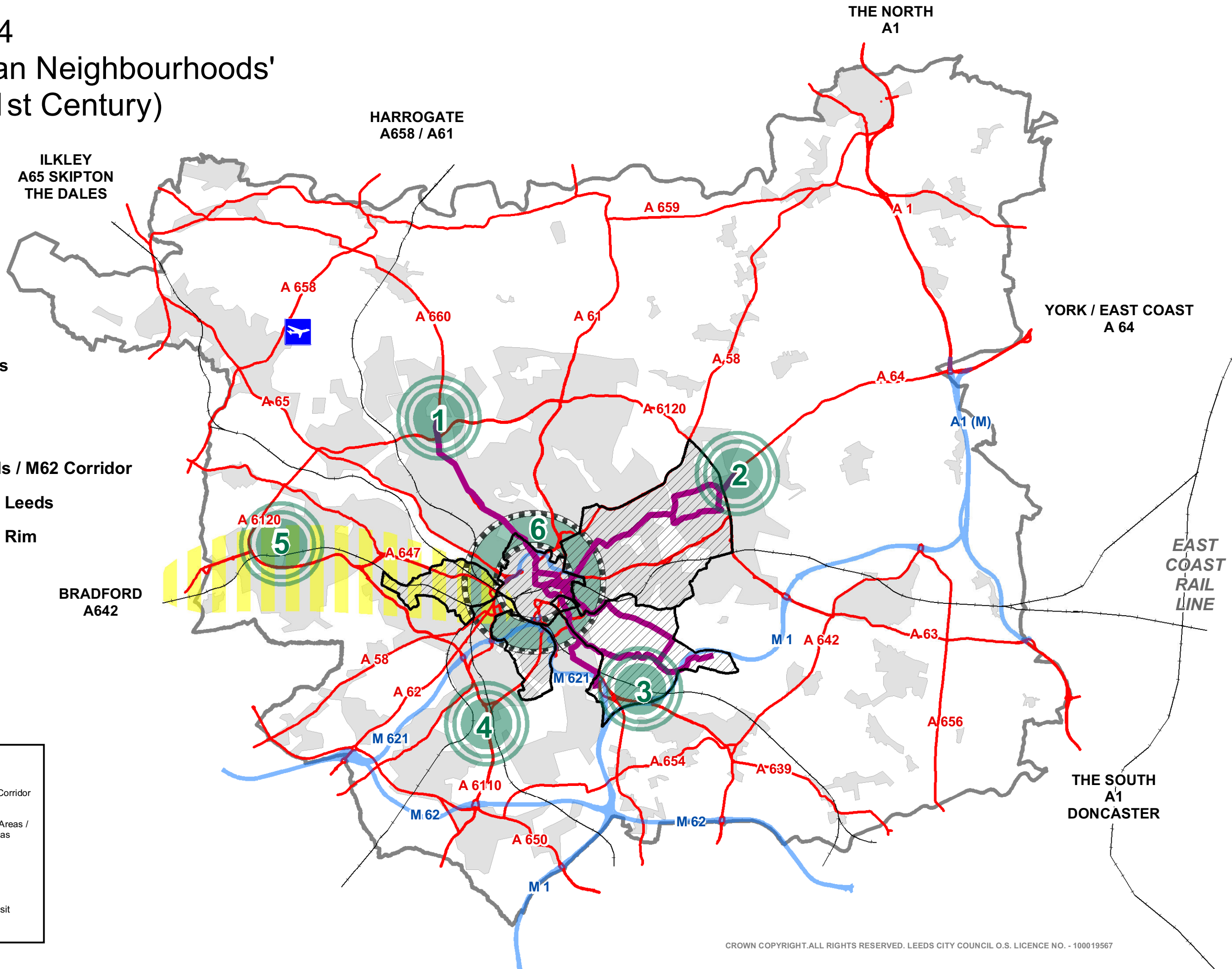


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Scenario 4 'New Urban Neighbourhoods' (for the 21st Century)

- ① North Leeds
- ② East Leeds
- ③ Aire Valley
- ④ South Leeds / M62 Corridor
- ⑤ Outer West Leeds
- ⑥ City Centre Rim

	Airport
	Leeds / Bradford Corridor
	Rim
	Area Action Plan Areas / Regeneration Areas
	Built Up Area
	Railways
	Motorways
	A Roads
	BRT / Rapid Transit



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LEEDS CITY COUNCIL - Core Strategy : Early

Rep No	Representor	Representor comments
Question 01 Do you agree with the key objectives of the Core Strategy?		
0012	Horsforth Civic Society	Yes
0020	Scholes Community Forum	No
0026	Leeds HMO Lobby	Broadly support objectives
0033	Miss Pauline Johnson	Yes
0042	The Oulton Society	Yes
0046	Environment Agency	Yes
0052	Natural England	No. The first point 'protect, enhance and manage the environment' should also include 'and natural resources'.
0063	David Wilson Homes Northern	yes
0083	Caddick Developments Ltd	yes
0092	Home Builders Federation	Yes
0095	Government Office for Yorkshire and the Humber	Number/range of Spatial Options (Scenarios) Options must be realistic (eg accord with National Policy unless good reason), offer genuine choice and be adaptable to changing circumstances. Vision and Potential Options The vision should be expanded carrying forward the spatial aspects of the community strategy & describing what Leeds will be like. It should provide the framework from which the spatial objectives can link. The options are too general & need to be more specific to Leeds, having regard to the regional context
0099	English Heritage	Broadly support the vision - in particular the 1st bullet point relating to the protection and enhancement of the environment. Given the recognition of the distinctive character of the city to its continued economic well-being, the reinforcement of local distinctiveness should be specifically recognised within the vision of the Core Strategy. Would suggest that first bullet point reads 'Protect, enhance and manage the environment in order to reinforce the distinct identity of Leeds'.
0210	CPRE Leeds District Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Yes agree, but timetable should be 2010 to 2025 and Key Diagram begin with Adopted UDP as the starting point.

Rep No Represor Represor comments

0787	Land Securities (via David Lock Associates)	Yes	
0845	Leeds Initiative	Yes	
0948	Yorkshire Water Services	Yes	
0957	Pool Parish Council	Yes	
1780	Montpellier Estates	Yes	
1960	Leeds City Council	Yes	
1982	Sport England	yes	
2064	Keyland Developments Limited	Yes	
2068	Skelton Business Park Ltd (via Skelton Business Park)	Yes	
2080	RSPB Northern England Region	Yes	
2373	Leeds Tenants Federation	yes	
2425	Leeds City Council	Yes	
2533	Ms Mary Kimble	Yes	
2544	Carter Jonas LLP	Yes	
2612	Mr Martin Staniforth	Yes	Welcome adoption of the Community Strategy Vision as the CS Vision. This should help promote positive growth across the Leeds district, including the continuation of current thriving markets and support for areas in need of regeneration
2656	CPRE	Yes	
2668	Leeds City Council	No, see below.	
2669	KPMG	yes	
2670	Federation of Small Businesses	yes	
2671	Mr Kenneth Ward	yes	
2672	Leeds City Council	Yes	

Rep No Represntor Representor comments

Question 02 Do you agree with the five overarching themes for the Core Strategy?

0012	Horsforth Civic Society	Yes
0020	Scholes Community Forum	Yes
0026	Leeds HMO Lobby	Support five key themes
0033	Miss Pauline Johnson	Yes
0042	The Oulton Society	Yes
0046	Environment Agency	Yes
0052	Natural England	No
0063	David Wilson Homes Northern	yes
0083	Caddick Developments Ltd	yes
0092	Home Builders Federation	No - housing is split into 2 themes - new devt and providing for communities
0099	English Heritage	Agree with the choice of themes in the Core Strategy - however the diagram is a bit misleading. All the themes are interconnected!
0210	CPRE Leeds District Group	Yes
0337	Aire and Calder Rivers Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Don't agree. They are too woolly. Four themes recommended: 1. The Environment, 2. Providing for Communities (including new housing), 3. A well connected city, and 4. The Economy. Regeneration should be cross-cutting throughout the 4 themes. General housing & affordable housing should be united in one theme.
0787	Land Securities (via David Lock Associates)	Yes
0845	Leeds Initiative	No
0948	Yorkshire Water Services	Yes
0957	Pool Parish Council	Yes
1780	Montpellier Estates	Yes
1960	Leeds City Council	Yes
1982	Sport England	yes
2064	Keyland Developments Limited	Yes

Rep No	Representor	Representor comments
2068	Skelton Business Park Ltd (via Skelton Business Park)	Yes
2080	RSPB Northern England Region	Support inclusion of "the Environment" as an overarching theme
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	Yes
2544	Carter Jonas LLP	Yes
		Support structuring the Vision into five interconnected themes. This acknowledges need to consider issues in a holistic way and to measure outcomes strategically. The Vision for the CS needs to more clearly set out the future for the District of Leeds and how the Council foresees the District to look in 2020. Should include specific information on growth and function of various settlements within the District and set out clear and tangible goals to form basis for development of particular policies and proposals that will enable Council to realise ambitions through careful monitoring and review.
		The term 'new development' should be replaced with something more apt. It does not provide enough focus or direction, as there is no indication as to purpose of 'new development' or what it might achieve initial caption. Suggest 'social and economic development' 'building for change' or 'building for growth' might be more appropriate.
		In future consultations LCC should highlight need to review current policy approaches as part of LDF process. Any consultation should also discuss thoroughly the pros and cons associated with each option and make it clear that there is scope to implement variations of each option. Should also reiterate need to weigh one policy objective against another in order to achieve balanced and sustainable approach towards meeting development need of the District.
2612	Mr Martin Staniforth	Yes
2656	CPRE	Yes
2668	Leeds City Council	Yes
2669	KPMG	yes
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	Yes
Question 03 Are there any other major themes which you think should be covered by the Core Strategy?		
0012	Horsforth Civic Society	Little in the document relating to the well connected city. Little consideration of transport expansion and its likely impact.
0020	Scholes Community Forum	Promoting an inclusive society in which all citizens of Leeds participate in decision making.

Rep No	Representor	Representor comments
0033	Miss Pauline Johnson	Care needs to be taken so the mistakes of the 1960s are not repeated - e.g. demolition of older housing and replacement with tower blocks. Communities were destroyed and housing problems created.
0042	The Oulton Society	Important to provide new jobs for local people to reduce the need for increased numbers of migrants from outside the entering the city. Encourage the provision of creche facilities particularly for single parent households.
0052	Natural England	The environment should also include natural resources, this would then pick up the 4th element of sustainability as set out in PPS1.
0063	David Wilson Homes Northern	Yes – a sustainable pattern of development – whilst this is included in some of the major themes it requires bringing together under a single heading. Furthermore, the Core Strategy needs to consider Leeds as a series of places (not a single place) set in the context of the City region.
0092	Home Builders Federation	Yes - the Leeds City Region Development Plan Doc should be referred to in the discussion re major themes.
0210	CPRE Leeds District Group	There is a danger of concentrating on the grand gestures and eye-catching features of regeneration. Capital expenditure is dramatic and easy, sound management to ensure a proper return needs skill and persistence. Appreciation and implementation of this must be embedded in the strategy. So, too, must be a sensitive and effective policy to provide employment for the sectors of the Leeds population which have the highest levels of unemployment; an unglamorous but essential aspect of any lasting regeneration.
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Yes, the LCR Development Plan (Nov 06), its growth & infrastructure plans should be added.
0787	Land Securities (via David Lock Associates)	N/A
0845	Leeds Initiative	What about 'working with communities' not just 'for communities', sounds far too 'top down', exclusive and irrelevant to many people in Leeds. I want to know how you are going to bring this to life - involve, engage, be creative – so people are interested. Needs more emphasis on narrowing the gap on the themes on pp.10. People and communities need to know how this affects them, where they can have a say and how this will impact on them having access to services etc. to improve their employment, health, wellbeing and community.
0960	Leeds Chamber Property Forum	Welcome strategy which encourages regeneration and improvement of Leeds.
1780	Montpellier Estates	Agree that objectives should mirror the 3 objectives of the Leeds Initiative. Broadly agree with the inter-connecting themes - but diagram should be altered to reflect that 'providing for communities' reflects both the residential and business community. Policies which underpin economic development area also relevant for communities generally.
1982	Sport England	no
2064	Keyland Developments Limited	No. It is the linkage between themes that is key and there is a need within the strategy to develop joined up thinking on the many issues. There must be a realistic assessment of deliverability and viability across the themes if the strategy is to be anything more than an aspirational wish-list.
2068	Skelton Business Park Ltd (via Skelton Business Park)	Key objectives and overarching themes must be translated into realistic policies and allocations. The CS requires a focus upon achieving delivery and viability. A failure to secure delivery will mean that the CS becomes an aspirational policy document only.
2080	RSPB Northern England Region	Sustainability should underlie all of the Core Strategy's policies.
2373	Leeds Tenants Federation	More affordable homes to be built alongside whichever strategy or scenario you go for.

Rep No	Representor	Represntor comments
2533	Ms Mary Kimble	Making Leeds a leader in sustainable development. Solving the congestion problems with light rail. Making low emissions zone and requiring buses to be low emission and tailpipe at roof, not street level
2612	Mr Martin Staniforth	Cultural regeneration
2668	Leeds City Council	Providing Leeds as a competitive European city is virtually meaningless. Why not a world city? What does competitive means anyway? Governments set the framework not cities. Narrowing the gap is mere epithet. One can narrow the gap by praising down the successful ... the gap is narrowed.
2669	KPMG	More focus on outward (from the city) facing initiatives and profile raising.
2671	Mr Kenneth Ward	The Core strategy should be reviewed at intervals to ensure that it is in line with current thinking and requirements. I appreciate that this is no easy matter where long term decisions have to be made.
2672	Leeds City Council	New economic thinking needed to alleviate climate change and to induce greater prosperity for Leeds inhabitants. Plus the need to reduce our overall impact globally on resource and material over-consumption.

Question 04 Does this section set out the right issues with regards to the environment?

0012	Horsforth Civic Society	Yes	
0020	Scholes Community Forum	Yes	
0033	Miss Pauline Johnson	Yes	
0042	The Oulton Society	Yes	
0046	Environment Agency	No	
0052	Natural England	No.	The natural environment and rural communities act (2006) places a 'duty to conserve biodiversity' on local authorities. In addition, PPS9 sets out key principles that LPAs should adhere to in order to ensure that biodiversity and geological conservation are fully considered - needs to be incorporated into this section.
			Climate change - LCC should be setting a target of zero carbon emissions from developments and having a target of reducing the carbon footprint of the Authority areas by using the REAP data and monitoring.
			The natural environment - should not be about balance between economic growth and protection/enhancement of the natural environment, but growth that will benefit both. Leeds should be looking to develop within the environmental capacity of the area.
			Built environment - design should relate to local distinctiveness. Green infrastructure corridors should link built environment with the surrounding natural environment.
			Minerals and resource/waste management - recycling of material as well as alternatives relating to primary mineral resources should be encouraged
0060	Highways Agency	No	
0063	David Wilson Homes Northern	Yes	
0083	Caddick Developments Ltd	yes	

Rep No	Representor	Representor comments
0092	Home Builders Federation	Yes
0095	Government Office for Yorkshire and the Humber	The Environment Consider the supplement to PPS1 (Dec 06 for consultation). For minerals, check para 2.11 of PPS12, MSP1 & practice guide. For waste, check para 16 of PPS10.
0099	English Heritage	Broadly agree with the issues raised.
0210	CPRE Leeds District Group	Yes
0337	Aire and Calder Rivers Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Yes, but Figs 1 & 6 concerning the environment & major constraints should be fed into the Alternative Options paper to define areas in need of environmental protection and areas likely to flood.
0787	Land Securities (via David Lock Associates)	Yes
0948	Yorkshire Water Services	Yes
0957	Pool Parish Council	Yes
1780	Montpellier Estates	Yes
1933	Metro	Yes
1960	Leeds City Council	Don't know
1982	Sport England	yes
2064	Keyland Developments Limited	Don't know
2068	Skelton Business Park Ltd (via Skelton Business Park)	No

Rep No	Representor	Representor comments
2080	RSPB Northern England Region	<p>Support potential options</p> <p>Climate Change Encourage LCC to require buildings to be constructed to EcoHomes of BREEM' excellent' standard and to set ambitious targets for on-site renewable energy generation within new developments, and adopt policies that facilitate use of such technologies in existing buildings. The Core Strategy should direct development away from locations which could increase risk of flooding (on site or elsewhere) or inhibit natural water stage function of floodplains. Adopt policies that facilitate more sustainable and cost-effective ways of managing floodwater. Creation of high-quality natural habitats would encourage green tourism into the District and make it more attractive place to work, live and invest. Importance of Sustainable Urban Drainage Systems (SUDS).</p> <p>Natural Environment The Core Strategy should direct development to sustainable locations where there are no impacts on internationally, nationally or locally designated sites or on natural resources, including protection and enhancement of internationally important South Pennine Moors Special Protection Area (SPA) and Special Area of Conservation (SAC). CS should adopt policy to facilitate conservation, restoration and creation of priority habitats. Within Leeds, the Lower Aire Valley between the M1 and A1 offers opportunity to create amazing landscape of priority habitats for benefit of wildlife and people. Reference to RSPBs vision for Lower Aire Valley. Encourage LCC to identify Lower Aire Valley as area for habitat enhancement within CS and Adopted Proposals Map and adopt supportive policies. The CS should also adopt policy to link Lower Aire Valley to city centre through mixture of cycleways, footpaths and green trails in natural settings. This should also be reflected in Aire Valley AAP.</p> <p>Built Environment Adopt policy that protects and enhances biodiversity value of open spaces in built environment, and reflect para. 14 of PPS9 that developers maximise opportunity to incorporate wildlife-friendly features within design of developments.</p> <p>Minerals A priority of the CS should be to adopt policy that ensures secondary aggregates are used wherever appropriate in construction of new developments, as per ENV4 of RSS. Restoration of minerals sites can provide rare opportunities to contribute to national and regional BAP targets. It is essential that developers identify opportunities to create biodiversity at design stage and ring fence funding to deliver enhancements. Schemes to create biodiversity should be carefully targeted to restore networks of BAP habitats, rather than utilising parts of site unsuitable for other uses.</p> <p>Resource and waste management Encourage LCC to adopt policy that moves all waste streams up waste hierarchy through robust targets eg reduction in amount of waste sent to landfill and support expansion of recycling schemes.</p>
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	Yes
2544	Carter Jonas LLP	Yes
2612	Mr Martin Staniforth	Yes
2656	CPRE	Yes
2668	Leeds City Council	No

Rep No	Representor	Representor comments
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	Yes
Question 05 Do you have any additional suggestions for potential options (environment)?		
0012	Horsforth Civic Society	Welcome statement "the protection and enhancement of local distinctiveness", but Horsforth needs a town strategy/plan - been asking for one for last 2 years.
0020	Scholes Community Forum	Promote policies to reduce the carbon footprint in Leeds, particularly transport related. Ensure the waste steam from construction waste is reduced.
0033	Miss Pauline Johnson	Important to protect the Green Belt. In Bradford a development has solar panels and windmills - Leeds should insist on the same. Needs to be an enquiry into health hazards associated with incinerators.
0042	The Oulton Society	More emphasis on improvements to the street scene, to remove sign clutter and improve the frontage of shops and retail premises.
0046	Environment Agency	Option related to flood risk vulnerability - development to avoid areas of high flood risk
0052	Natural England	Potential options include green infrastructure corridors, encourage recycling of material as well as alternatives relating to primary mineral resources. Policies should promote opportunities for the incorporation of beneficial biodiversity and geological conservation interests within the design of development.
0060	Highways Agency	Need to have consideration for air quality issues, which do not fall under the climate change category
0063	David Wilson Homes Northern	Climate change can only be promoted by looking at all aspects not just setting higher standards for new build. Green belt should not be sacrosanct but re-examined in the context of sustainable patterns of development rather than slavishly ticking off against PPG2.
0083	Caddick Developments Ltd	'Blanket' retention of the green belt may not be appropriate, albeit any re-allocation should be fully justified on social/ economic/ transportation grounds as well as environmental.
0092	Home Builders Federation	Climate change/renewable energy - para 1.8 of PPS12 says that planning policies should not seek to duplicate or cut across matters more appropriately within the scope of other legislative regimes. Energy efficiency in building use and construction is the responsibility of building regs part L. Recent review suggested that houses built after 2006 will be 40% more energy efficient than new homes built in 2002. If we are to make real efficiency gains, need more attention to existing stock. Requirements on new stock makes new houses even more expensive, when affordability is a real issue.
0099	English Heritage	3rd bullet point should be amended to read 'Protect and, where appropriate, enhance Leeds urban and rural heritage and landscapes'. Recent national policy stresses the need for the promotion of local distinctiveness. An option should include 'Reinforce the local distinctiveness of its individual communities'.
0210	CPRE Leeds District Group	It is vital that the character of the MDC be retained. This character is created by a mix of the appearance and make up of the differing parts of the city and the interaction between green and urban space. If that is lost the vitality of the city will be lost.

Rep No	Representor	Representor comments
0337	Aire and Calder Rivers Group	Para 4.5 presumably includes physical barriers in the River Aire. These must also be looked at in the context of the Water Framework Directive's object of good ecological status particularly as regards the effect of weirs on other local authorities in the Aire Valley (Wakefield, Bradford, and North Yorkshire).
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	The conclusions of the Leeds SFRA need to be incorporated into Core Strategy Environment text. It needs to explain how the tension will be resolved of i) a wide band of high flood risk land running centrally through the City and ii) this area being favoured in Scenario 3 to accommodate future development The "tipping points" (referred to in para 4.3) need to be identified prior to formation of the Core Strategy Options. The SA should examine this and all capacity issues.
0787	Land Securities (via David Lock Associates)	N/A
0845	Leeds Initiative	No mention of green belt and why this is important.
0846	University of Leeds	Agree that the CS needs policies to adapt and mitigate against climate change including % on site renewables, higher sustainable construction standards and reducing flood risk. The natural environment needs protection for its own sake, & should not be considered a resource to attract investment. Protection & enhancement of the natural environment should be an integral part of economic growth. Agree that Leeds needs to make the most of its built environment by conserving areas of character & distinctiveness and encouraging innovative design in appropriate locations. But the amount of tall buildings being promoted is a concern. They can "suck occupiers out of low rise buildings and are more energy intensive to construct. New development should provide facilities to enable sorting of different categories of waste.
0948	Yorkshire Water Services	Are these options? They should all be aimed for. The Natural Environment PPS12 (para.B4) states it is important purpose of planning system to co-ordinate new development with infrastructure it demands. RPG12 states that the ability to provide adequate sewerage and waste water treatment/disposal capacity before developments become operation is most important. Under Water Industry Act 1991, where insufficient water or sewerage infrastructure in place to serve development, a water main or sewer for domestic purposes can be requisitioned. Support inclusion of policy in CS which ensures that new development is co-ordinated with provision of essential infrastructure. Example policy:- "Development will not be permitted unless infrastructure required to service the development is available or the provision of infrastructure can be co-ordinated to meet the demand generated by the new development" Waste Water Treatment Works Suggested policy:- "Development in the vicinity of waste water treatment works will only be permitted if it would not result in the future occupiers of the development being exposed to an unacceptable loss of amenity caused by odours or other problems. If new development is to be permitted, satisfactory mitigation and/or separation distances should be incorporated.
1780	Montpellier Estates	No

Rep No Represntor Represntor comments

1933	Metro	Agree with the 5 areas proposed. However, although the design of infrastructure provision is mentioned, there is no specific mention of transport. As private transport is a major contributor to the emission of greenhouse gases, this should be given prominence in the policies in this section (ie under Climate Change)
1982	Sport England	no
2064	Keyland Developments Limited	Develop strategies and approaches which deal with degraded land and environments with policy support for schemes which bring such lands into beneficial use.
2068	Skelton Business Park Ltd (via Skelton Business Park)	The need to maintain a balance between potential options and the requirement to accommodate growth in order to secure regeneration and rejuvenation of the Leeds economy
2080	RSPB Northern England Region	As part of "Protect and enhance natural habitats, greenspace and the Green Belt", LCC identify Lower Aire Valley as an area of habitation enhancement both within CS and Adopted Proposals Map and to adopt supportive policies relating to it.
2425	Leeds City Council	Waste "aspiration to minimise waste generation" not strong enough. Our aim needs to be more radical.
2533	Ms Mary Kimble	Emissions from transport needs attention. Street trees.

Re. How should economic growth be balanced with protection and enhancement of the natural environment?

Potential Options

Protect and enhance natural habitats, greenspace and the Green Belt

- Concerned that it is too premature for LCC to be putting forward this option and needs to balance objectives of PPG9, PPG17 and PPG2 that seek to protect quality open spaces and countryside against the longer term development needs of the District. Any decision to protect land designations cannot be made until LCC undertaken thorough assessment of quality, purpose and future need in terms of existing designation and any pressures for change. Irrespective of local opinion, some difficult decisions may need to be made and these must be based on evidence and understanding of the actual situation. Any future consultation should set out findings of such evidence to allow informed discussion on future direction. It is not appropriate to base decisions on purely community opinion.

Suggested areas of greenspace which should not be subject to future protection policy including Allotments at Armley, land to south and east of Shadwell near Adel, and areas of Urban Green Corridor. Development on greenspaces should be considered where they are sub-standard, under-utilised and do not make positive contribution to visual amenity and residential value of neighbourhoods and the environment in general. Continuation of existing policy is no longer appropriate under new planning system where it has not been thoroughly tested under new procedures and reassessed.

As part of LDF process, LCC should consider Green Belt release as an option.. Re. RSS requirement, whilst appropriate to consider PAS land in first instance, need for land in addition to PAS should not be ruled out at this early stage. It may also prove strategically necessary to release Green Belt land to realise spatial interpretation of the Vision for the District and meet number of sustainability criteria. Suggested sites at Guiseley, Calverley, Farsley, Garforth, Shadwell, Boston Spa, Collingham, Scholes and Ledsham.

LCC also needs to revisit areas designated as Special Landscape Area such as Thorp Arch, Ledsham and Garforth Cliff since this is no longer a statutory designation, as set out in PPS7.

re.How can the consumption of non-renewable resources be reduced?

Admirable issue to tackle, but one this is also subject to national and European strategy for energy consumption and supply. It is understood that each mineral authority area is responsible for meeting at least some of its own mineral demand and that mineral workings are needed in the future. Therefore appropriate to continue to identify future areas of minerals for working under Safeguarded Mineral Resource Area policy. Policies to protect areas where there is potential to extract minerals from development should therefore continue, along with surrounding areas of exclusion in order that any future extraction will not be undermined due to nearby development.

Additional comments submitted Feb 07:

Rural Issues

The rural parts of Leeds – eg villages to the north, east & south - need to be planned as much as the urban parts. Opportunities to accommodate housing growth and needs in sustainable rural locations should be explored. This will help sustain the health & vitality of rural communities.

Rural needs have to be balanced against objectives to protect countryside. Current rural designations should be reviewed. Account should be given to the variety of rural settlements.

UDP sites for long term search (PAS) should be retained. The green belt boundary should be reviewed, to take account of changes in character since the West Yorkshire GB boundary was appraised. Particular attention should be paid to the boundaries around rural settlements and urban fringe areas to allow limited sustainable growth without compromising the original purposes of the WYGB.

PPS7 states that landscapes that do not afford statutory or regional protection should not be protected. Therefore, the Leeds Special Landscape Area designated in the UDP should be deleted.

Urban Fringe Priority Areas, Urban Green Corridors and Greenspaces designated in the UDP should be deleted as they are non-statutory.

Rep No	Representor	Representor comments
		Villages with historic buildings should not be treated as museums. Opportunities for growth through infill development should be encouraged to avoid village stagnation and decline. Policies should allow appropriately scaled development in such villages. Allotments Need for allotments should be assessed to see if any are surplus to requirements and could be developed, eg at Low Lane, Horsforth & Armley. Only those in demand should be protected. Minerals Future needs for expansion of existing quarries and new ones should be addressed.
2612	Mr Martin Staniforth	Will need to take into account the implications of the recent Barker report e.g. in relation to the Green Belt
2668	Leeds City Council	It is not specific enough in protecting the green belt. It is one of the great features of Leeds that people can be in the countryside so easily and quickly unlike other conurbations like Birmingham and Manchester.
2671	Mr Kenneth Ward	no
2672	Leeds City Council	I would like to see development of new economic planning and development that uses and encourages circular models as opposed to linear economic models which are the cause of environmental destruction and resource stress.

Question 06 Does this section set out the right issues with regards to new development?

0012	Horsforth Civic Society	Yes
0020	Scholes Community Forum	No
0033	Miss Pauline Johnson	Yes
0042	The Oulton Society	Yes
0046	Environment Agency	No
0052	Natural England	No
0060	Highways Agency	No
0063	David Wilson Homes Northern	Yes
0083	Caddick Developments Ltd	yes
0092	Home Builders Federation	No - refer to comments made on Q2
0099	English Heritage	Section has identified majority of the key issues. 2nd bullet point re determining housing densities based upon local context is a particularly important issue.
0210	CPRE Leeds District Group	Yes

Rep No	Representor	Representor comments
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	<p>Fails to deliver spatial strategy & too focussed on housing land releases. Text should be moved to "Providing for Communities".</p> <p>The scenarios are not justified by an evidence base, particularly land availability and infrastructure for development around nodal points. The UDP's housing & employment allocations should be the starting point.</p> <p>Section 5 should be renamed The Economy and expanded, including employment forecasts. These should make reference to the LCR Development Programme scenario of FTE growth 2006-16 of 58,197 (Appendix 5, Table 7), but consider implications to 2025.</p>
0787	Land Securities (via David Lock Associates)	Yes
0845	Leeds Initiative	No
0948	Yorkshire Water Services	Yes
0957	Pool Parish Council	Yes
1780	Montpellier Estates	Yes
1960	Leeds City Council	No
1982	Sport England	yes
2064	Keyland Developments Limited	Don't know
2080	RSPB Northern England Region	<p>Housing Location</p> <p>Support principle of focussing development on previously developed land, provided it is in a sustainable location. Biodiversity value of this land can be high, particularly adjacent to existing greenspace or wildlife corridors (para. 15 of PPS9). Include policy to ensure that all developments on brownfield land evaluated for biodiversity potential, and where this is of local or greater importance a design scheme incorporated into development.</p> <p>Re. Consequences of higher rates of house building in Leeds?</p> <p>LCC should develop policies requiring new developments to create new community facilities, including wildlife rich greenspace to meet additional needs, or contribute to enhancement of existing facilities. LCC should ensure most sustainable standards for design and construction achieved in all developments.</p> <p>Support locational criteria for new residential development. Should also include consideration of impacts on protected wildlife sites, biodiversity and natural resources.</p> <p>Land and premises</p> <p>Employment land should be allocated in sustainable locations where there is sufficient public and alternative transport infrastructure to ensure people can commute without use of car. Allocations should avoid designated wildlife sites or other significant biodiversity area such as Lower Aire Valley, or locations where there would be negative impacts on natural resources such as air and water.</p>
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	Yes

Rep No

2544

Representer

Carter Jonas LLP

Representer comments

Yes

If this section is concerned primarily with regeneration, then the title really should be changed from 'new development', as such a term does not conger up what is trying to be achieved under the theme.

re. What will be consequences of higher rates of house building in Leeds?
CS has to conform with RSS. A higher rate of house building will bring additional development pressures to the district but in turn it will contribute towards creating a stronger and more sustainable economy, as increase in population will ensure retention and expansion of key services, shops and facilities, as well as providing an easily accessible labour force for the growing economy.

The key to any future spatial strategy is not just how best to spread wealth across the district but also how to improve quality of environment in many of the older parts. It may mean greenfield land is released in and around the 'Golden Triangle', whilst initiating regeneration and housing renewal schemes in the older parts of the city. Increases in house building rates may still need to continue to be centred on the north and east of Leeds, and the outlying settlements to the south where such development will help retain people within the district, help feed neighbouring economic growth and also respond to high demand found in these areas.

Without large proportion of new development in traditional suburbs, it is unlikely the recent trend to build city centre flats will be rectified and balanced with much needed family housing. Reference to Leeds City Region study by Llewelyn Davies Yeang (Quality of Place: The North's Residential Offer - Phase IIB (September 2006)). The City Centre does not have capacity to accommodate many of the services and facilities needed by families, but does provide sound basis for retaining students once they enter labour market.

LCC should consider benefits of releasing greenfield land in sustainable locations on edge of the city such as Meanwood, Shadwell, Farsley and Boston Spa against releasing brownfield land in locations not meeting sustainability objectives. LCC should undertake review of Green Belt land in east and west and PAS sites and in sustainable locations such as Scholes, Farsley and Collingham. Also revisit greenspace, Urban Green Corridor and Special Landscape Areas.

Provision should be made for some open market housing of appropriate scale through infilling and small-scale extensions/rounding off. This may encourage improvement of services and facilities in marginal settlements leading to creation of more sustainable communities. Ref para 38 PPS3.

Re. Should Leeds continue to give priority to new housing on brownfield sites, even if this means increased densities?
LCC should adopt sequential approach to development (para.40 PPS3). However over recent years this has resulted in high number of high rise flats and subsequently limited market choice and exacerbated need for family housing. Peripheral and Green Belt land would provide opportunity to establish wider choice of housing (family houses) with lower densities. Through the emerging strategy the priorities for the district will need to be determined and a decision made as to whether the release of land within the suburbs of the city centre is more appropriate than releasing brownfield sites within the city centre core.

Re.Are a sufficient range of housing types and sizes being built in Leeds?
A better range of housing types and sizes could be achieved through release of land outside the city centre within sustainable and accessible locations, such as Farsley, Guiseley, Calverley, Rothwell, Shadwell, Boston Spa, Thorpe Arch and Ledston.

Re. How should the city respond to the changing economy to ensure that the city's economy is diverse and robust in the long term?
The city needs to ensure that it responds positively to changing economy by encouraging innovation and diversity. Needs to have flexibility to accommodate changing market demands and attract investment, whilst forging links and capitalising on economic activity in peripheral districts of City Region such as York and Wakefield. The LDF will need to ensure there is a plentiful supply of good quality and appropriate employment sites that will meet business needs of today and tomorrow, and ensure growth of City does not stall. Housing has a key role to play in meeting these objectives since good quality housing and an attractive living environment enables companies and organisations to attract high calibre staff.

Rep No Represntor Represntor comments

		<p>Re. How should Leeds balance the competing needs of housing and employment land? Best approach is to ensure a wide range of good quality employment and housing land in variety of sustainable locations is allocated within the Site Allocations DPD. Where appropriate LCC should consider allocating sites for mixed use development that can offer sustainability in the long term. When considering the allocation of employment sites that LCC consults with both local and national businesses that may be looking to expand through relocation within the district or alternatively seeking sites capable of accommodating a new regional operation. Employment sites should only be protected in future where they are likely to respond to changing needs or demands. Not all employment capable of accommodating a shift in economic activity for reasons including location, labour force, land quality and value or accessibility. Certain areas of Leeds are capable of accommodating further employment development. Thorpe Park and Thorp Arch Industrial Estates are recent success stories. The A1(M) corridor between M62 and Wetherby should continue to be focus for future development.</p> <p>Further comments submitted Feb07</p> <p>Rural employment should be encouraged through workshops, live-work units, small B1 developments and B8 storage.</p> <p>Policy should allow for farms and estates to diversify, including provision of a range of housing and businesses (vets & rural workshops).</p>
2612	Mr Martin Staniforth	Yes
2656	CPRE	Yes
2668	Leeds City Council	Yes
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	Yes

Question 07 Do you have any additional suggestions for potential options (new development)?

0012	Horsforth Civic Society	Transport problems must be addressed - city is moving towards gridlock
0020	Scholes Community Forum	Where possible (e.g. AVL and EASEL) new housing development should be linked to employment sites - to reduce the need for motorised travel
0033	Miss Pauline Johnson	House price inflation is out of control. Question the need for housing, due to the decline in industry - unless it is for the immigrant population and eastern Europeans.
0042	The Oulton Society	Where new development is proposed, local people should be trained and employed wherever possible so as not to create further transport problems. New housing should be provided with local retail outlets and community facilities. Preferable to boost facilities where new housing has put strain on these rather than decant housing to greenfield sites. PAS land should be retained for at least 15 years.
0046	Environment Agency	Option related to flood risk vulnerability - development to avoid areas of high flood risk
0052	Natural England	The criteria needs to be wider than the 4 areas identified and should include environmental capacity and biodiversity issues in the criteria.
0060	Highways Agency	This should also help address congestion and environmental issues
0063	David Wilson Homes Northern	Development pattern should look to relieve pressure upon Leeds being a single place with a radial transport pattern. Family dwellings should be the priority. Land for employment needs full consideration in the light of changing forms of employment and making land provision accordingly (support 5.15).

Rep No	Representor	Representor comments
0083	Caddick Developments Ltd	Address how and were the anticipated increased housing numbers are to be accommodated in anticipation of the RSS outcome. Also the 'knock on' consequences for facilities and infrastructure. Just opting for increased densities will, in many locations, be contentious and inappropriate. The need for more family housing outside the city centre needs to be resolved.
0092	Home Builders Federation	PPS3 - policies should be based on realistic assumptions of deliverability rather than blind adherence to brownfield first sequential approach. The sequential approach to land allocation set out in PPG3 has not been carried forward into PPS3 - needs to be reflected in CS. Leeds has problems meeting the full range of types and sizes of family housing in urban areas - if land is not allocated for family housing in urban areas, there will be significant consequences for rural areas, where house prices will continue to rise. The link between the provision of sufficient housing supply for Leeds and economic development of the city is welcomed. Over last 5 years Leeds has experienced considerable economic growth and HBF has not objection to continued growth providing that housing provision matches the growth. Concerned if CS adopts the lowest employment growth forecast (Leeds City Region Development Programme) as this would not appear to accord with the vision for promoting and developing Leeds' role as the regional capital and a competitive European city.
0095	Government Office for Yorkshire and the Humber	New Development & Providing for Communities Decide whether additional land will be required or PAS will be sufficient, taking account of sustainability of location (eg relation to MUA, public transport, wider locational strategy). Link new jobs to education & training to provide opportunities for Leeds residents, especially workless, & avoid commuting from outside of Leeds. Locational criteria for G&T sites is required (Circ.01/06 para 31). Use "suitable" rather than "favoured" in text.
0099	English Heritage	First bullet point - locational criteria for new residential development should also take account of the likely environmental constraints. 3rd bullet point - support the principle of improving decency standards. Given the embodied energy within existing buildings, if LCC is seeking a more sustainable strategy it should in the first instance, be seeking the refurb of existing housing in preference to its demolition and replacement.
0210	CPRE Leeds District Group	We support the maintenance of the distinctive building styles of the various districts and the insulation and enhancement of existing properties. It is important that new building in established areas does not clash with the existing in terms of style, materials and particularly scale.
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	More emphasis is needed on where to accommodate economic growth. The focus upon "urban capacity" is too loose & does not identify spatial locations. The LCR Development Programme offers scope to expand upon spatial preferences for accommodating new employment premises.
0787	Land Securities (via David Lock Associates)	N/A
0845	Leeds Initiative	How about accommodating families suitably? Surely we need to sort out the sites we already have – put money into the community – show people they matter and that where they live and what type of accommodation they have matter eg in Harehills, Seacroft, Gipton, Burmantofts
0846	University of Leeds	Housing should be provided in all areas of Leeds, with particular efforts to provide housing in the "rim" over the next few years. There is a danger of "over-densification" of housing in the city centre and town centres - density in these areas is already high. There is a case for requiring housebuilders to provide the less profitable forms of housing, but requirements need to be related to the HMA. On-site provision in partnership with housing associations should be preferred over commuted sums. Sales to investors in the city centre should be limited.
0948	Yorkshire Water Services	It should be noted that increased densities will put an increased pressure on existing infrastructures, mentioned in Section 4.

Rep No	Representor	Representor comments
1780	Montpellier Estates	<p>Redevelopment of obsolete employment land/premises should be permitted. New employment opportunities which are fit for purpose should be opened up including City Centre offices sites, office business parks (Thorpe Park etc.) and manufacturing/distribution locations (Aire Valley etc.). This will ensure that the city has an appropriate stock of land and premises.</p> <p>Possible new option is the development of bulky goods retail warehouses/showrooms around the city centre rim. Accessible and more sustainable than out of centre locations. By virtue of the goods they are selling, these retailers require large floorplates not easily available in the city centre.</p>
1933	Metro	<p>Metro have software to produce accessibility maps to public transport. Would like to see this inform development locations and densities (ie most accessible locations would have the densest development). See "Metro's Proposed Land Use Policies" for further comments. In the "New Development" section, reference needs to be made to Developer Contributions to public transport (to support the SPD being produced). Consideration should also be given to developer contributions towards other sustainable travel modes.</p>
1960	Leeds City Council	<p>Not enough emphasis has been placed on the need for affordable housing and the right to rent. This needs to be addressed both in the inner city and rural areas. Report suggests that because of people's educational achievements will result in lower paid jobs - which will mean people will have to rent for longer.</p>
1982	Sport England	no
2064	Keyland Developments Limited	<p>Should be reflected that it is not just new development that creates new demands - changes in demographics, lifestyle choices and expectations also drive additional requirements that need to be considered apart from demands arising from development. PAS sites should continue to be held against future land requirements.</p>
2068	Skelton Business Park Ltd (via Skelton Business Park)	<p>Land needs to be identified to meet future needs of Leeds for leisure and retail development in addition to housing and employment it should not be assumed that leisure and retail development can or should be located wholly within the City Centre</p>
2080	RSPB Northern England Region	<p>'Green tourism' projects eg restoration of St Aidan's opencast site can provide important source of local employment and contribute to diversification of Leeds economy. CS should promote and facilitate such projects through policies.</p>
2373	Leeds Tenants Federation	Lets go for it.
2425	Leeds City Council	I would like to see a much stronger line taken on affordable housing. The demographic of Leeds need to encourage influx of young families.
2533	Ms Mary Kimble	Adopt minimal green building standards. Require new development to put in designated bicycle access to site

2544 Carter Jonas LLP

Potential Options

Re. Identify a locational criteria for new residential development linked to urban capacity, 'nodal points', corridors and infrastructure requirements
Support approach, however suggest any locational criteria should draw distinction between urban and rural areas. LCC should have regard to development needs of more rural areas and ensure future sustainability of communities (ref. PPS3).

Recognise distinct characteristics across the district within the main conurbation.

It is unlikely that a simple settlement hierarchy will respond to the district's needs if it is based on settlement size and range of existing services and facilities. More sophisticated approach may be necessary. A separate approach will then be needed to uplift the quality of life within areas on edge of city centre. Accessibility and capacity of transport network may also play important role in determining location of future development, which may play more important deciding role than other sustainable development considerations.

Re. Determine housing densities based on local context

Request that understanding is gained not only on what types of houses may be required to meet population growth (PPS3), but also what types of houses and design are popular and can meet the identified need. Increase stock of 2, 3 and 4 bed semi-detached and detached houses with only two floors.

Re. Accept redevelopment or refurbishment of sub standard housing in order to improve decency standards

Improvement of homes along with general environmental improvements would contribute towards meeting regeneration objectives and also provide affordable housing. It may be appropriate for LCC to consider seeking commuted sum payments from private house builders towards improvement of these homes instead of providing new affordable housing units on residential development sites.

Re. Develop a criteria for how new housing and employment development can best be integrated

This approach is inappropriate and unnecessary; and would be difficult to implement and may not achieve the right results. New development would be discouraged.

Nevertheless, support integration of employment and housing development in terms of meeting general sustainability objective, which could be better achieved through combination of the following:

- Holistic approach to land allocations, ensuring new housing is located close to employment centres or in sustainable locations close to good transport networks thereby enabling easy access to employment
- Allocating sites for mixed use development
- Through initiatives such as Area Action Plans

Re. Consider criteria for retention of business premises and employment allocations

Consider this approach is inappropriate since it could be harmful to economy and vitality of the district. If applied rigidly will not provide any flexibility to enable re-development of redundant or outdated employment sites for other uses crucial to regeneration of an area. It may also restrict expansion of established local businesses. A number of existing employment sites are also no longer suitable for employment purposes. If existing employment sites are to come forward for redevelopment, an evaluation should be made of each site as to whether it should be retained.

Re. Explore the further use of S106 agreements for provision of training, education and workforce development
Oppose this option. The key requirements set out in Circular 05/05 cannot justify the inclusion of items that relate to 'skills training' and workforce development. Neither is relevant to planning and cannot be said to be necessary in mitigating or compensating for development. It would be unreasonable and more akin to 'betterment levy' (para.B7 05/05). This issue was subject of discussions at Public Examination into Ryedale Core Strategy. Urge LCC to refer to Inspector's Report.

Further comments submitted Feb07:

Rep No	Representor	Representor comments
		Distribution of Development The Council needs to acquire an understanding of the Leeds housing market and sub-markets through engagement with housebuilders. It needs to identify and plan for such housing markets taking account of their varying characteristics. The zones already identified for affordable housing is the start of such an approach.
2612	Mr Martin Staniforth	Need to ensure that housing/business development is flexible - current areas of growth may not continue; single person households may be a short term trend. Important that housing development is supported by services, such as food shops.
2656	CPRE	Consideration of "the distribution of and type of new housing and broad location in and around the main towns and villages".
2668	Leeds City Council	Does the city have an optimum size? Does it simply accept new development as it ... or should it have a population policy given the pressures on transportation etc.
2671	Mr Kenneth Ward	no
2672	Leeds City Council	See above comment. The current economic model of continual divergence and expansion is not sustainable. Urban modelling in Sweden is focused on declining usage of fossil fuels and the eventuality of a mixed urban/agricultural model.

Question 08 Does this section set out the right issues with regards to regeneration?

0012	Horsforth Civic Society	Yes
0020	Scholes Community Forum	Yes
0033	Miss Pauline Johnson	No
0042	The Oulton Society	Yes
0046	Environment Agency	Don't know
0063	David Wilson Homes Northern	Yes
0083	Caddick Developments Ltd	yes
0092	Home Builders Federation	No. The text doesn't explain how the programmes for the AAPs fit with the CS and saved UDP policy. The outcome of recent consultations on AAPs should be fed into the CS issues and options paper
0099	English Heritage	On the whole this section has identified the main issues.
0210	CPRE Leeds District Group	Yes
0337	Aire and Calder Rivers Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Following on from consultation, the conclusions of the AAPs on issues such as housing stock, employment land & infrastructure should be fed into the Core Strategy. Otherwise, consultation on the Core Strategy Alternative Options will be lacking.
0787	Land Securities (via David Lock Associates)	Partially

Rep No	Representor	Representor comments
0845	Leeds Initiative	Yes
0948	Yorkshire Water Services	Yes
0957	Pool Parish Council	Yes
1780	Montpellier Estates	Yes
1933	Metro	Yes
1960	Leeds City Council	No
1982	Sport England	yes
2064	Keyland Developments Limited	No
2068	Skelton Business Park Ltd (via Skelton Business Park)	No
2080	RSPB Northern England Region	Environmental regeneration, social and economic regeneration should be strongly promoted. Development of attractive and exciting communal spaces with local participation can improve community's sense of pride and togetherness. Eg Lower Aire Valley
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	No
2544	Carter Jonas LLP	Yes
		<p>Re. Where should regeneration be focussed in the City? Focussed on areas that are most in need, where there is scope to tap into additional funding sources from Community England and work in partnership with public and private sectors to deliver a holistic approach and make a difference. A targeted approach based on priority need likely to be more successful than thinner broader brush approach. A targeted approach to specific areas in need will also enable very close working with stakeholders and local communities and pilot good practice initiatives. Areas on edge of city, such as Holbeck and Beeston most in need of regeneration and should be priority. Other areas do not suffer from such acute problems and may be uplifted from new residential and employment development.</p> <p>Re. How can the city ensure there are sufficient local facilities and infrastructure to support new development? LCC can seek contributions from private sector developers where it can be illustrated that the requirement arises directly from a development. Any developer contributions must be reasonable. It is highly unlikely that this method alone will generate the funds required to provide sufficient local facilities and infrastructure and LCC therefore needs to explore different avenues to fund shortfalls eg PFI. Given contents of draft Planning Gain Supplement consultation paper, it is likely that LCC will need to identify where infrastructure and services are required across the district and how the delivery of improvements will be programmed in line with delivery of new development. The LCC approach should therefore make reference to draft PGS and gather evidence in relation to what infrastructure and service improvements necessary to accommodate development.</p>
2612	Mr Martin Staniforth	Yes
2656	CPRE	Yes

Rep No	Representor	Representor comments
2668	Leeds City Council	Yes
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	No

Question 09 Do you have any additional suggestions for potential options (regeneration)?

0012	Horsforth Civic Society	Well covered by the document
0020	Scholes Community Forum	Prioritise and phase regeneration against existing poor housing stock and slum clearance
0033	Miss Pauline Johnson	Essential that affordable housing is not destroyed in areas of social housing or older housing. People shouldn't be driven out of their homes by crime and anti-social behaviour. Refurbishment should be the priority, not demolition.
0042	The Oulton Society	Re-consolidate buses in Leeds to provide a real and efficient passenger integrated with the trains. Even take all buses into one accountable ownership.
0046	Environment Agency	Would like to see an option that explores the environmental constraints and opportunities of different areas (contaminated land, flood risk, biodiversity)
0060	Highways Agency	No comments except should provide better sustainable transport means
0063	David Wilson Homes Northern	Development should not be concentrated solely on transport corridors, this creates more potential for grid lock. A hierarchy of centres is supported but should go further to seek to make them more self-contained in providing housing, employment, retailing, education, etc.
0099	English Heritage	An additional option might be to identify the priority areas for regeneration, together with the types of interventions which might be required.
0210	CPRE Leeds District Group	Leeds has concentrated on attracting service industries but a significant segment of the population is not suited for such work. A mix of employment is needed with a strong emphasis on apprenticeship schemes.
0337	Aire and Calder Rivers Group	The regeneration of east and west Leeds along the river corridor should be utilised to improve biodiversity.
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	The "Regeneration" theme should be subsumed into 4 thematic sections (see response to Q2). The second option "concentrate development on transport corridors and accessible locations" does not relate to regeneration & should be moved to Sections 5 "New Development" or 7 "A well connected city". Concentration on nodes and corridors lacks any justification or evidence base. The "Hierarchy of Centres" option has little connection with regeneration & should be moved to Sec 8, "Providing for Communities".

Rep No	Representor	Representor comments
0787	Land Securities (via David Lock Associates)	<p>South of Leeds Regeneration Area</p> <p>Agreed that comprehensive requirements of regeneration should be considered. It is particularly important that the benefits of the Leeds Economy are spread across the south of the city as supported by the draft Yorkshire and Humber Plan, the City Region Development Programme and the Leeds Community Strategy. Important to connect areas of potential private investment and development with areas of local need. The CS should identify a South of Leeds Regeneration Area extending along the A653 to include areas in need of regeneration as well as economic nodes of activity including the White Rose. New development could be linked to Beeston/Holbeck. Use existing and future public transport nodes and routes along the A653 to enhance connectivity between homes, jobs and services and south of the city is planned in a spatial, coherent and sustainable manner.</p> <p>Role of city centre and the town and district centres</p> <p>Agree with review of hierarchy of centres retail assessment. Should quantitative and qualitative need for development be demonstrated, the review should examine potential expansion of existing centres and for new town and district centre designations. Appropriate to consider designating White Rose as Town Centre. The designation would allow for diversification and planned growth without causing harm to the vitality and viability of centres. Such a recommendation was made by the Inspector (1999) into the UDP that it was already acting as a town centre. Merry Hill in the West Midlands has recently been suggested as part of a strategic town centre in Phase One West Midlands RSS.</p> <p>Notwithstanding the suggestion to designate WRY as a centre, there should also be policy promoting diversification of the centre to reduce need to travel and improve quality of the public realm, to support specified forms of development providing they are linked to improvements eg public transport and public realm.</p>
0845	Leeds Initiative	But needs extending massively – creating sustainable communities, local amenities, services and jobs. Much more to go in about consultation with communities about how best to go about this.
0846	University of Leeds	<p>The "rim" should be included as a regeneration priority. It has land opportunities for new development and food growing. New links for walking and cycling are crucial to success.</p> <p>Public transport infrastructure investment is required to support town centres, but no further car parking should be provided.</p> <p>Additional retail and service provision should be allowed in the expanded city centre.</p>
0948	Yorkshire Water Services	Yorkshire Water would be happy to provide details on our infrastructure capacity to aid the regeneration of Leeds.
1780	Montpellier Estates	<p>The term regeneration should be qualified and defined as part of the Core Strategy. Regeneration should be considered in physical development terms - such as employment sites, residential development and redevelopment generally.</p> <p>Narrowing the gap agenda has a key role to play in delivering the social and economic regeneration of the poorest, most deprived areas. The LDF and the connectivity theme is key to ensure that the unemployed have access to new jobs in the city centre and other emerging employment locations (AVL).</p> <p>Vital that regeneration areas have access to the local shops and services required for sustainable communities. For example, there are approx 4,000 residential units planned in LS11 and this should have its own district shopping centre.</p>
1933	Metro	Suggest that office development doesn't take place in district centres unless car access can be adequately managed and restricted (see "Metro's Proposed Land Use Policies"). Consideration could also be given to having a supermarket policy, eg whether any more are needed, where they can locate, public transport accessibility (including site layout) and levels of parking required.
1960	Leeds City Council	Affordable housing - key consideration
1982	Sport England	no

Rep No	Representor	Representor comments
2064	Keyland Developments Limited	Assessment of requirements needs to be considered against the very significant environmental benefits that regeneration projects are capable of delivering.
2068	Skelton Business Park Ltd (via Skelton Business Park)	The potential options should not be confined to meeting 'local needs and circumstances'. The strategy seeks to create an international profile to Leeds. More facilities of regional and national significance need to be provided.
2080	RSPB Northern England Region	Regeneration policies should aid to provide appropriate environmental facilities to allow residents the opportunity to live healthy and sustainable lifestyles.
2425	Leeds City Council	Regeneration must enhance work/life chances but not to exclusion of public buildings/ open spaces/environmental improvement and economic well being of Leeds.
2533	Ms Mary Kimble	What about park regeneration? Developing pocket parks in abandoned terrace housing areas. Street scapes with trees.
2544	Carter Jonas LLP	<p>Potential Options</p> <p>Re.Deliver balanced and sustainable regeneration, which meets local needs and circumstances</p> <p>Support this approach as accords with government guidance; should result in longer term regeneration; and best meet individual needs of local communities</p> <p>Re.Concentrate development on transport corridors and accessible locations</p> <p>Support this approach as accords with government guidance (para.38 PPS3). The A6120 of the Ring Road is one of key road networks where there is capacity to accommodate further development, especially around Calverley and Farsley. This area is highly accessible by road and rail given close proximity to New Pudsey Railway Station and regular bus services from Leeds into Farsley. Guiseley also accessible by variety of modes and is already popular with commuters. Many of outlying settlements are accessible to Leeds City Centre, but residents choose to travel shorter distances to work and are employed locally eg Thorpe Arch and Boston Spa. This is a sustainable local opportunity that could be further developed to help balance the strong commuter draw of the City Centre.</p> <p>Re. Review and establish a 'hierarchy of centres'</p> <p>Before making any decision on this approach LCC needs to explore a number of different options for accommodating growth. There may be particular local circumstances that warrant a particular approach, but the onus of the new planning system is on LCC to illustrate these and justify any decision to pursue one particular option over another. When investigating potential options LCC should include the option to review and establish a 'hierarchy of settlements', and any other potential approaches such as a dispersed approach to development, a new settlement, concentration of development solely within the major conurbation or a hybrid of any option. A traditional settlement hierarchy approach is not suitable for Leeds and that a number of local approaches would be more appropriate given characteristics and issues facing a number of specific areas within the district.</p>
2612	Mr Martin Staniforth	<p>Paragraphs 6.6 & 6.7 are mutually inconsistent.</p> <p>Options suggest transport corridors drive development patterns - should be the reverse</p> <p>Should refer to the role of cultural industries in regeneration.</p>
2671	Mr Kenneth Ward	no
2672	Leeds City Council	I disagree with the implied expansion of retail floor space in designated centres. A deeper analysis of future economic needs and wants should be entered into. The economy of 2050 will be quite different to that of 2006. We need to start seriously debating localised economies that are not just 'sustainable' but actually restorative.

Rep No Represntor Representor comments

Question 1

2663	Oulton Hall (IOM) Ltd (via Spawforths)	Yes, agree with objectives
2663	Miller Strategic Land (via Spawforths)	Yes, agree with objectives
2663	Spawforths	Yes, agree with objectives
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Yes, agree with objectives

Question 10 Does this section set out the right issues with regards to a well connected city?

0012	Horsforth Civic Society	No
0020	Scholes Community Forum	No
0033	Miss Pauline Johnson	No
0042	The Oulton Society	Yes
0046	Environment Agency	Don't know
0052	Natural England	Yes - in addition to a range of alternative forms of transport needs to be encouraged for both the people of Leeds and people working or visiting Leeds to ensure that they use all available means of transport including cycling and walking as alternative to private motor vehicles.
0060	Highways Agency	Yes
0063	David Wilson Homes Northern	Yes
0083	Caddick Developments Ltd	yes
0210	CPRE Leeds District Group	Yes
0337	Aire and Calder Rivers Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	<p>The problem of "tipping points" is not addressed in the Options or Scenarios.</p> <p>This section effectively offers only one option to focus development on accessible locations by public transport – the "nodal point option". This lacks evidence of land availability, deliverability, market assessment, infrastructure constraints and risk around these suggested nodal points. In particular, no assessment of land capacity has been made of locations around Pudsey, Bramley, Holt Park, Seacroft and Garforth. Other options should be considered. More analysis is needed of potential in the Growth Areas identified in emerging RSS.</p> <p>Account should be taken of the transport constraints and potential identified in "A Transport Vision for W. Yorks" (March 2006) and the LCR Development Programme. These documents suggest there is little scope for growth on the network, other than in the east and north east areas of Leeds district. Growth to the south, west and north-west will be highly constrained without further investment.</p>

Rep No	Representor	Representor comments
0787	Land Securities (via David Lock Associates)	Partially
0845	Leeds Initiative	Yes
0957	Pool Parish Council	Yes
1780	Montpellier Estates	Yes
1960	Leeds City Council	Yes
1982	Sport England	yes
2064	Keyland Developments Limited	Yes
2068	Skelton Business Park Ltd (via Skelton Business Park)	Yes
2080	RSPB Northern England Region	Yes. In addition to this, all major developments irrespective of location should be required to submit transport assessments and travel plans as part of planning applications
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	No
2544	Carter Jonas LLP	Yes
		<p>Re. Can the current transport infrastructure network in Leeds continue to support the scale and pace of development in Leeds? Any strategy for development will need to take into account not only existing capacity to accommodate short term development but also infrastructure improvements that will help accommodate development in the longer term. Leeds has been identified as a City Region and acts as the central economic hub for the Region. Economic growth and population growth go hand in hand with this role and therefore any transport infrastructure issues will need to be addressed to ensure expected growth can be accommodated. To not make improvements to both rail and road is simply not an option.</p> <p>Re. How can people in Leeds be encouraged to use alternative forms of transport to the private car? There needs to be investment in an integrated state of the art transport system which is affordable, reliable, efficient and clean and can take passengers to places they want to go and get them there when they want to be. Public transport plays an important role in serving certain journeys eg travelling to work or school, and some leisure activities. It also serves certain demographic groups of the population better than others, such as the elderly and young.</p>
2612	Mr Martin Staniforth	No
2656	CPRE	Yes
2663	Taylor Woodrow Developments Ltd (via Spawforth)	Support "Well connected city" but needs an evidence base
2663	Spawforths	Support "Well connected city" but needs an evidence base

Rep No	Representor	Representor comments
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Support "Well connected city" but needs an evidence base
2663	Miller Strategic Land (via Spawforths)	Support "Well connected city" but needs an evidence base
2668	Leeds City Council	Yes
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	No
Question 11 Do you have any additional suggestions for potential options (transport)?		
0012	Horsforth Civic Society	This section needs to be central to all other elements of the Core Strategy. Scenarios 2 & 3 are dependent on great improvements to connectivity.
0020	Scholes Community Forum	Improved measures are required - not satisfactorily promoted in LTP1 e.g. park and ride and promote quality bus contracts
0033	Miss Pauline Johnson	Current transport is unable to cope with the present number of journeys at peak times. Buses and trains are dangerously overloaded. A lot of money has been wasted on Supertram, which would have caused more problems than it would have solved. Need longer trains on some routes. Bus only lanes and more buses.
0042	The Oulton Society	Employers of more than say 100 people should provide park and ride facilities to places of work. Over 150, employers to provide transport to work
0052	Natural England	Support the general principles of the options
0060	Highways Agency	Could put forward better sustainable connectivity
0063	David Wilson Homes Northern	Major infrastructure investment is required; the existing needs to be enhanced but relieved by reducing the need to travel particularly to/from City Centre. Employment opportunities should not be restricted to deprived communities.
0083	Caddick Developments Ltd	Whatever public transport measures are introduced it will be necessary to have policies and measures to address the inevitability of continued car use (hopefully running on greener fuels). Options/measures such as (i) park and ride (particularly at stations and key locations where radial routes meet the outer ring road) (ii) cross city routes (iii) the urgent need to complete the missing or wrongly located sections of the Outer Ring Road at dual carriageway standard to divert and absorb traffic, which will minimise the need to rat run through the suburbs.
0092	Home Builders Federation	Prior to producing the issues and options paper LCC should produce a sound evidence base on transport constraints, growth areas and land availability up to 2025.
0210	CPRE Leeds District Group	Need to focus on residential/employment nodes. Unless future residential and employment development is focused, the transport situation in morning and evening rush hours will become untenable. Bus services must be integrated and simple technology - suggest white lines and traffic light control transponders - used to give buses priority, especially at key times. Employers should provide transport to work where practical.
0337	Aire and Calder Rivers Group	There is potential to open further railway stations - there are none in Leeds on the Aire Valley line out of Leeds.

Rep No	Representor	Representor comments
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	More evidence of transport constraints and land availability in growth areas is needed to underpin the Core Strategy options The Leeds Ring Road Study (Scott Wilson, Nov 05) should form part of the evidence base. The East Leeds Orbital Route should feature in the Key Diagram.
0787	Land Securities (via David Lock Associates)	A653: A Public Transport Corridor The objective of connecting employment opportunities, infrastructure and homes is critical to future sustainable economic growth of Leeds. Priority should be given to existing public transport corridors and routes with proposed investment and improvements to public transport, to act as catalyst in achieving sustainable economic development in deprived areas. Eg A653. Also potential as Quality Bus Corridor and new and improved rail stations along Leeds-Huddersfield line. It should be prioritised in CS and planned in integrated and coherent manner. Related to wider South of Leeds Regeneration Area (Section 6). Connectivity will be improved to help tackle 'wordlessness' and economic inactivity.
0845	Leeds Initiative	Add in about environmentally friendly options of transport and affordability. Needs more on getting across Leeds, not just in and out of the centre.
0846	University of Leeds	Agree that need to travel be minimised & more sustainable forms of transport encouraged by i) promoting mixed use development, ii) promoting higher density development (but not over-dense) in areas of high accessibility, iii) frequent, reliable & safe public transport, iv) safe walking & cycle routes and v) use of travel plans
0957	Pool Parish Council	Hard decisions are needed to restrain parking. Park & ride should be explored in the "rim" and in neighbouring authorities on radial commuter routes. More involvement of existing private sector employers in helping to develop transport policy and attractive plans to promote alternatives to private car commuting.
1780	Montpellier Estates	The current transport infrastructure cannot possibly support the future development of the city - major investment is required. People can be persuaded to use public transport if it is clean, safe, frequent, reliable and 24 hour. However, the carrot must come before the stick - i.e. demand management. Congestion charging without investment upfront in public transport will lead to a reduction in investment - will severely prejudice Leeds in the global/European economy.
1933	Metro	Fully support option to identify employment opportunities which are linked to infrastructure provision, within easy access of deprived neighbourhoods. Needs to be significant investment in high quality public transport infrastructure (eg rail infrastructure, Rapid Transit systems and fully segregated bus lanes) to support economic growth of Leeds. There is considerable scope to improve public transport routes within current infrastructure provision, eg reallocation of road space to bus lane, provision of bus priority measures at junctions and managing demand for car travel (eg car parking policies). Encouragement to use alternative forms of transport to private car by provision of infrastructure that offers viable alternative (eg fully segregated cycle ways, improved public transport and better and safer pedestrian facilities, particularly at busy road crossings).
1982	Sport England	no
2064	Keyland Developments Limited	Not clear how "job guarantee schemes" relate to well connected city - not explained in text nor appropriate as an option in its own right
2068	Skelton Business Park Ltd (via Skelton Business Park)	Identify leisure and retail opportunities within easy reach of communities

Rep No	Representor	Representor comments
2080	RSPB Northern England Region	The CS should include policy to develop an integrated network of safe green corridors through urban areas to encourage residents to walk and cycle rather than use cars
2425	Leeds City Council	Not radical enough. We need to set up a structure that will serve Leeds into medium term future. Policy reads a little short term.
2533	Ms Mary Kimble	Make sure planning development is consistent with transport goals
2544	Carter Jonas LLP	Potential options Re. Develop policies and measures consistent with the Local Transport Plan The planning authority should develop policies and measures that are consistent with the LTP.
2612	Mr Martin Staniforth	This section is very thin and suggests a lack of commitment to transport issues. In particular the options are disconnected from the discussion. Very woolly.
2656	CPRE	Transport is a key here. All new development must have this as a background for approval.
2663	Spawforths	Alternative to supertram and new rail stations are required. Tram-train supported.
2663	Miller Strategic Land (via Spawforths)	Alternative to supertram and new rail stations are required. Tram-train supported.
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Alternative to supertram and new rail stations are required. Tram-train supported.
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Alternative to supertram and new rail stations are required. Tram-train supported.
2668	Leeds City Council	Should the city simply accept the levels of commuting from without it's borders? Should it seek to restrain it or provide for it?
2671	Mr Kenneth Ward	no
2672	Leeds City Council	Private car use and new road building needs to be discouraged very strongly. Public transportation systems need massive reinvestment and potentially re-nationalising. The symbology and externalities of the private car in social justice and pollution issues need for deeper debate.
Question 12 Does this section set out the right issues with regards to providing for communities?		
0012	Horsforth Civic Society	Yes
0020	Scholes Community Forum	Yes (90%)
0033	Miss Pauline Johnson	Yes
0042	The Oulton Society	Yes
0046	Environment Agency	Don't know
0052	Natural England	Yes - fully support paragraph 8.4 and agree with para 8.5 that the green belt has a key role in maintaining environmental quality but would like to add and where necessary the green belt should be improved where it is not good quality. Para 8.10 needs to include green or sustainable tourism and means of transport and access to the area by visitors.
0063	David Wilson Homes Northern	Yes

Rep No	Representor	Representor comments
0083	Caddick Developments Ltd	yes
0092	Home Builders Federation	No
0099	English Heritage	Overall this section has identified the correct issues.
0210	CPRE Leeds District Group	Yes
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	The Core Strategy needs to determine which areas need more housing mix and which are inappropriate for mix (eg city centre). This should take account of HMA evidence of housing need and demand in order to meet requirements of PPS3 paras 9, 10 and 11. This should include the LCR as well as Leeds itself, and address alternatives to demand in environmentally constrained districts such as Harrogate and York. The HMA should assess how identified need and demand relates to recent and outstanding supply. It is not certain whether the needs of families are being met by current housing supply.
0787	Land Securities (via David Lock Associates)	Yes
0845	Leeds Initiative	yes and no. Suggesting changing heading of Section 8 to "Assisting and working with communities".
0957	Pool Parish Council	Yes
1780	Montpellier Estates	No
1960	Leeds City Council	No
1982	Sport England	yes
2064	Keyland Developments Limited	No
2068	Skelton Business Park Ltd (via Skelton Business Park)	No
2080	RSPB Northern England Region	Support creation of green infrastructure within Leeds and development of Framework to identify areas needing enhancement and the potential for linkages. Opportunities should be identified and taken to create green infrastructure in areas of low environmental quality, such as Aire Valley AAP. The framework should also identify existing biodiversity within current green spaces and opportunities to create new areas for wildlife and for people to explore natural environments. There should be policies to ensure the biodiversity value of the Green Belt is protected and enhanced, and connectivity to other natural habitats improved.
2373	Leeds Tenants Federation	yes
2425	Leeds City Council	Yes
2533	Ms Mary Kimble	Yes

Rep No	Representor	Representor comments
2544	Carter Jonas LLP	<p>Yes</p> <p>Re. How can the city provide for the housing needs of all sections of the community? Recommend that LCC provides Strategic Housing Market Assessment that should form part of the evidence base to develop the housing policy. In accordance with PPS3, LCC should plan for the full range of market housing. Recommend a number of spatial policy threads to deal with the need to accommodate growth in established and popular areas, and address the regeneration and social issues within some of the peripheral areas to the city centre. PPS3 (para.29) provides advice on how to address issues of housing need including housing for key workers, vulnerable people and those looking to make the first step towards home ownership. LCC should also ensure that the needs of local communities are not over-looked when formulating its CS.</p> <p>Further comments submitted Feb07</p> <p>Housing needs for both affordable and market housing in rural settlements should be addressed to help sustain their health & vitality. Population growth needs to be accommodated locally so that households do not have to move away from friends & family. Innovative policy should be used to capture the help that "traditional estates" can make to house those in need of affordable housing.</p> <p>Schools The LDF should ensure that new residential development in Leeds has and will continue to generate need for additional capacity of schools, including faith schools as well as LEA schools. Also, some schools need to be improved, modernised and replaced. These needs and opportunities should be properly planned for.</p> <p>Leisure & recreation needs Housing sites can be masterplanned to deliver local recreation facilities as well as housing. Low Lane Horsforth provides particular opportunity for this.</p>
2612	Mr Martin Staniforth	Yes
2656	CPRE	Yes
2663	Taylor Woodrow Developments Ltd (via Spawforth)	Providing for communities must refer to the HMA
2663	Miller Strategic Land (via Spawforths)	Providing for communities must refer to the HMA
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Providing for communities must refer to the HMA
2663	Spawforths	Providing for communities must refer to the HMA
2668	Leeds City Council	yes
2670	Federation of Small Businesses	yes
2671	Mr Kenneth Ward	yes
2672	Leeds City Council	Yes

Rep No Represntor Represntor comments

Question 13 Do you have any additional suggestions for potential options (providing for communities)?

0012	Horsforth Civic Society	Options are clear and well stated.
0020	Scholes Community Forum	Sustainability related issues - infrastructure, accessibility, health and education
0033	Miss Pauline Johnson	Troublemakers who have been evicted from their council houses move to other areas where they cause damage and mayhem. Perhaps it would be better to move them to one place where demolition is taking place and they can aggravate each other. Cultural facilities and health facilities are best provided in the city centre where everyone can access them, apart from doctors and dentists. There could be problems with siting gypsies. The council is doing some good work with open spaces.
0042	The Oulton Society	The potential options look good, but land for setaside should be considered for trees or crops that can be used as biomass at Drax Power Station
0046	Environment Agency	Do not have any other options to suggest, however do support the discussion paper's proposal to support access to green spaces and the Leeds Forest Strategy. Also support the broadening the focus of regeneration to include the environment
0052	Natural England	Fully support the 4th point re green infrastructure framework.
0063	David Wilson Homes Northern	Sites should not be allocated for affordable only but encouragement should be given to provide homes for first time buyers.
0083	Caddick Developments Ltd	'Housing for All' and the 'Potential Options' should address the issue of provision for the ageing population, an ongoing trend with major implications for housing and ease of access to economic, social, transport and particularly healthcare facilities.
0092	Home Builders Federation	Affordable housing - HBF are not opposed to delivering affordable housing to meet the Government's sustainable communities agenda, however concern that matters of policy should be in accordance with national advice in relation to affordable housing. HMA should form part of the published evidence base prior to issues and options consultation to help provide a greater understanding of where additional affordable housing is required and in what quantities. The threshold should be determined in negotiation with developers on a site by site basis taking into account the requirements of the site, financial and market considerations, the availability of grant funding/public subsidy and the type and extent of housing need in the locality as informed by a robust and up to date housing market assessment. Approach to affordable housing should be development without prescriptive percentages.
0095	Government Office for Yorkshire and the Humber	New Development & Providing for Communities Decide whether additional land will be required or PAS will be sufficient, taking account of sustainability of location (eg relation to MUJA, public transport, wider locational strategy). Link new jobs to education & training to provide opportunities for Leeds residents, especially workless, & avoid commuting from outside of Leeds.
0099	English Heritage	Locational criteria for G&T sites is required (Circ.01/06 para 31). Use "suitable" rather than "favoured" in text. Support the intention for a green infrastructure network. Also welcome the intention to protect and enhance the city's historic environment - key element in defining the distinct identity of the city.

Rep No	Representor	Representor comments
0210	CPRE Leeds District Group	The parks and green areas within the MDC boundaries are a most important feature of the city. It is, however, important that such places are properly managed. Rothwell Country Park is an example of a good concept which has been completely wasted by lack of proper management. The city should also demonstrate much more self respect. Much of the MDC looks scruffy, for example there is a proliferation of paving that needs repair or replacing in the city centre and elsewhere. The emphasis in the past has been on capital expenditure with little thought to subsequent management and maintenance; such factors need to form a part of any project budget.
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	Identify broad areas of Leeds where housing growth can be accommodated to 2025
0787	Land Securities (via David Lock Associates)	N/A
0845	Leeds Initiative	Have the priorities been developed through consultation with the public? I suspect not. I would strive to get views and opinions from communities, using local services and venues and accessible, creative and understandable language to come up with questions.
0846	University of Leeds	Agree with increasing affordable housing provision by increasing policy requirements for proportions on-site, lowering site thresholds, allocating land on the edge of villages for affordable housing and CPOs.
0957	Pool Parish Council	Agree that balanced development needs to be achieved through public transport, jobs, education etc, health and retail/local services. As well as health and education facilities, policy to provide appropriate local retail and other services within communities.
1780	Montpellier Estates	The answer to the question "How can the city ensure that all neighbourhoods have access to quality... cultural facilities" is to clearly state in the Core Strategy that these facilities will be developed in the City Centre where there is good public transport connectivity. PPS6 should be rigorously applied in Leeds - states that leisure, entertainment facilities, arts, culture and tourism are all designated town centre uses. Notwithstanding the above, convenience retailing should be dispersed across the City Centre in order to cater for the expanding residential community as well as commercial occupiers. There needs to be sufficient flexibility in the planning policy as to ensure that ancillary retailing is sufficiently large enough to allow for the business models of retailers. In order to provide housing for all sections of the community - there is a clear link between house prices and the supply of land. As a general principle, more residential land should be allocated which will ensure an adequate supply of houses and 'all things being equal' stem the rise in house prices. However this may not alone deliver the affordable and sub-market housing required for key workers. Maybe the council could have a 2 tier residential allocation policy, whereby certain windfall sites could be allocated for key workers as oppose to open market residential. The landowners of these sites would rather have a key worker allocation, than no allocation, and this would deliver the key worker accommodation required in the city.
1933	Metro	In accordance with report commissioned by West Yorkshire Economic Partnership "Housing and Economic Growth in the Leeds City Region" consideration should be given to provision of housing for higher income groups, eg where can expensive housing be located that is easily accessible by public transport. Strongly support concentration of health and education facilities at locations that are highly accessible by sustainable transport.
1960	Leeds City Council	Right to rent and keeping families together - affordable homes earmarked for local people in all parts of Leeds MD, including rural areas.
2064	Keyland Developments Limited	As with other sections, the options are merely different policy strands requiring further development rather than the real alternatives implied by the word "options"

Rep No	Representor	Repressor comments
2068	Skelton Business Park Ltd (via Skelton Business Park)	The potential options are not comprehensive to meet the needs for communities and should recognise the requirements for other development needs.
2080	RSPB Northern England Region	Identify the Lower Aire Valley as significant 'hub' in emerging green infrastructure. Refer to RSPB's vision.
2425	Leeds City Council	See early comments. With an aging population in our outer edge communities social care costs need to be planned into policy. Not enough here.
2533	Ms Mary Kimble	Street trees, especially in central city
2544	Carter Jonas LLP	Potential Options Re.Negotiate a percentage of dwellings as part of new housing developments to be affordable and allocate sites for affordable housing only To accord with PPS3 it would be appropriate for LCC to set an overall target for the amount of affordable housing to be provided across the District and set individual targets for social-rented and intermediate housing. This must be based on evidence from Strategic Housing Market Assessment. LCC should negotiate on this basis but be mindful of need to consider likely economic viability of land (para.29 PPS3). In respect of allocating sites for affordable housing only, accept that allocation of rural exceptions sites may be appropriate means of addressing housing needs of rural areas. However concerned that to allocate sites solely for affordable housing would be contrary to overall objective of creating mixed and balanced communities. May also render a site unviable to develop or discourage landowners from releasing land for development. Public subsidy to develop sites for affordable housing is not guaranteed as Leeds will be competing with other areas with more acute housing issues (eg Bradford, Kirklees and Calderdale). This approach would not provide sustainable solution to housing needs of the district.
2612	Mr Martin Staniforth	More emphasis is required on culture and sport.
2656	CPRE	Develop outside recreational facilities for "youth" in easily accessible places in towns and larger villages
2663	Taylor Woodrow Developments Ltd (via Spawforth)	Shouldn't allocate entire sites for affordable housing, as this won't create mixed communities.
2663	Miller Strategic Land (via Spawforth)	Shouldn't allocate entire sites for affordable housing, as this won't create mixed communities.
2663	Oulton Hall (IOM) Ltd (via Spawforth)	Shouldn't allocate entire sites for affordable housing, as this won't create mixed communities.
2663	Spawforth	Shouldn't allocate entire sites for affordable housing, as this won't create mixed communities.
2671	Mr Kenneth Ward	no
2672	Leeds City Council	Making lobbying pressure for sanity in housing prices. The next 'bust' in the cycle is sure to come. Housing is a human right and should not be left to the exigencies of the market which does not have a conscience.

Question 14 Which scenario do you think best illustrates how Leeds should grow in the future?

0012	Horsforth Civic Society	Scenario 2. Although possibly a combination of scenarios 2 & 3.
0020	Scholes Community Forum	Combination of scenario 1 and scenario 2

Rep No	Representor	Representor comments
0033	Miss Pauline Johnson	Scenario 1
0042	The Oulton Society	Scenario 2
0046	Environment Agency	Scenario 2
0063	David Wilson Homes Northern	None
0083	Caddick Developments Ltd	Scenario 2 but with the addition of some elements of scenario 3 as described in paragraphs 10.8 & 10.10.
0210	CPRE Leeds District Group	Scenario 2
0337	Aire and Calder Rivers Group	Scenario 2
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	None of the scenarios sets out how Leeds should grow. The UDP should be the starting point, with housing phases 1, 2 & 3. "Business as Usual" fails to include the UDP Review phases. There's conflict between expectations for growth in AAP areas and concerns about lack of transport investment. It relies too much on the city centre apartment market at the expense of other areas, & should draw on the findings of the HMA. "Focussed Regeneration & Growth" has inconsistency by suggesting that more focussed investment on transport nodes will be achieved by less intense development in the city centre rim. There is lack of consideration of land availability and infrastructure capacity constraints. "Urban Regeneration & Dispersed Expansion". As the UDP phased sites are only shown in this Scenario, it is a serious misrepresentation. It bears no resemblance to the UDP EIP, Inspector's report and adopted document. It is misleading to suggest that lower density development would be sought on all sites, implying that this would lead to major greenfield development and lack of public transport investment.
0787	Land Securities (via David Lock Associates)	Scenario 2.
0845	Leeds Initiative	Don't know.
0846	University of Leeds	The most realistic approach will be to start with a focus on Scenario 2 "concentrating development" - especially focussing development on the "rim" and at well-connected points, and to plan ahead for Scenario 4, when new infrastructure comes into play. Development in the "Rim" should be focussed on areas that are best connected. Focus on the Leeds/Bradford corridor should be on improving quality of infrastructure, open spaces and providing additional/replacement housing at most accessible points.
0957	Pool Parish Council	Scenario 3
1780	Montpellier Estates	Scenario 2
1960	Leeds City Council	Scenario 2
1982	Sport England	Scenario 2
2064	Keyland Developments Limited	Scenario 3

Rep No	Representor	Representor comments
2068	Skelton Business Park Ltd (via Skelton Business Park)	Scenario 3
2080	RSPB Northern England Region	Scenario 2. Support commitment to 'review LCC and large landowner holdings for creative, sustainable development of brown land, provided it contributes strongly to protection and enhancement of biodiversity within the District.
2373	Leeds Tenants Federation	Scenario 3
2425	Leeds City Council	Scenario 2
2533	Ms Mary Kimble	Scenario 2
2544	Carter Jonas LLP	Scenario 3.
		<p>Comments on Scenarios</p> <p>Scenario 1 - Not sufficiently forward thinking and unlikely to result in LCC being successful in terms of delivering its Strategic Vision. Relies too heavily on past policy approaches and will result in further intensification of development pressures within the city centre, creating more pressure on transport systems and other infrastructure. Will also exacerbate many of the problems currently faced in the city centre in terms of congestion, inadequate public transport and high concentration of flattened development. This is not a sustainable solution for the city.</p> <p>Scenario 2 - Would bring a much better environment for people living and working in the city and is likely to attract investment in the city. However, it does not provide a balanced approach to the distribution of development across the district and is likely to result in further pressure on existing infrastructure and schools within the city. Without further development to the north of Leeds the 'golden triangle' effect is likely to be exacerbated further. Important areas to the future growth of Leeds and that should receive a share of development as it can be easily accommodated is Calverley, Farsley, Adel, Garforth, Meanwood and Shadwell. Also Boston Spa, Collingham, Scholes, Ledsham and Thorp Arch, as these settlements are subject to different pressures from employment growth outside of the city centre.</p> <p>Scenario 3 - Provides more balanced approach in terms of spreading development across both urban and rural areas and could:-</p> <ul style="list-style-type: none"> - bring much needed regeneration to the city centre - create less traffic congestion in the city centre - allow release of sites for development on periphery of city's built limits in areas such as Calverley, Farsley, Adel, Shadwell, Meanwood and Garforth - ensure that vitality of market towns such as Boston Spa are retained through growth - encourage retention of much needed facilities and services in villages such as Collingham, Scholes, Ledsham and Thorp Arch through measured growth - provide for development needs of rural communities <p>It is likely that such an approach will need a spatial strategy with number of policy threads. A spatial plan based on identified growth and regeneration areas should be adopted.</p> <p>The 3 options are slightly contrived and it is considered that through the DPD process variations of these 3 basic options may be necessary. In relation to areas subject to growth it may be necessary to decide whether it will be appropriate to provide for a higher rate of growth to the north, east, south or west of the district in order to deliver specific and desired outcomes. Any future spatial options should be mindful of these more detailed issues.</p>
2612	Mr Martin Staniforth	Scenario 2
2656	CPRE	Scenarios 2 and 3

Rep No	Representor	Representor comments
2663	Taylor Woodrow Developments Ltd (via Spawforth)	Scenarios - they are not balanced & are too inflexible. They should all seek balanced growth. CS should identify a settlement hierarchy and distribute development accordingly
2663	Oulton Hall (IOM) Ltd (via Spawforth)	Scenarios - they are not balanced & are too inflexible. They should all seek balanced growth. CS should identify a settlement hierarchy and distribute development accordingly
2663	Miller Strategic Land (via Spawforth)	Scenarios - they are not balanced & are too inflexible. They should all seek balanced growth. CS should identify a settlement hierarchy and distribute development accordingly
2663	Spawforth	Scenarios - they are not balanced & are too inflexible. They should all seek balanced growth. CS should identify a settlement hierarchy and distribute development accordingly
2668	Leeds City Council	Scenario 1
2669	KPMG	Scenario 2
2670	Federation of Small Businesses	Scenario 2
2671	Mr Kenneth Ward	Scenario 2
2672	Leeds City Council	Scenario 2

Question 15 Are there any additional scenarios which should be considered through the Core Strategy?

0020	Scholes Community Forum	A combination of scenarios 1 & 2 - based on plan, monitor and manage. Setting a maximum 'overshoot' percentage against RSS requirement for restriction/release of housing land (annually). Engage RUDP policies. Leeds have exceeded current target 1930 p/a year on year without addressing this issue.
0026	Leeds HMO Lobby	Would like to see additional scenarios proposed so that sustainability can be more precisely targeted.
0033	Miss Pauline Johnson	Maps were difficult to follow without place names. Concern re Beeston area regeneration and Middleton. More explanation required. Hope that regeneration doesn't cover the area I live as like the area - has a good community spirit.
0042	The Oulton Society	Capital projects and redevelopment are relatively easy to produce on paper but the maintenance of all projects should be clearly defined from the outset.
0052	Natural England	There is some merit on all of the scenarios. However we consider that 2 additional scenarios should be considered and at the final conclusion it may be that a combination of the scenarios is the ideal approach to sustainable growth for Leeds. Other options based on RSS options are: * To meet local needs locally which could be social, economic or environmental * To develop within the environmental capacity of the area and recognition of the significance of our environment is our future including our economic and social well-being
0063	David Wilson Homes Northern	The scenarios look at Leeds as a single place rather than a series of connected places within the context of the City region. Patterns of development should seek to avoid daily travel to/from city centre. Therefore the pattern of development should look at Leeds as say Wetherby, Otley, Aireborough, Leeds (old city), Morley, Rothwell, Garforth/Micklefield/Kippax and Pudsey. By seeking to retain travel within these areas more sustainable development will result.

Rep No	Representor	Representor comments
0083	Caddick Developments Ltd	Item 10.5 of Scenario 2 would exclude town such as Wetherby and Otley and major centres of population (economic activity such as Seacroft. Scenarios for these non rail served locations should be addressed. I have reservations about the very high densities envisaged under Scenario 2, which will not be appropriate in all locations. This factor, and the likely RSS outcome, are some of the reasons for suggesting the inclusion of some elements of Scenario 3.
0092	Home Builders Federation	HBF think that most appropriate approach is one based on robust and reliable evidence base used to produce the most realistic options. Must ensure the concept of promoting sustainable urban neighbourhoods where growth and regen are sought and where it could best serve existing communities. Also important to seek to meet market demands and provide housing to meet residential development levels of need.
0095	Government Office for Yorkshire and the Humber	The Scenarios Those likely to lead to dispersed development patterns would not reflect national guidance or RSS. This applies to Scenarios 1 & 3. Public transport capacity, plans & programmes should be taken into account. As work proceeds, the scenarios should deal with sufficiency to accommodate jobs & housing growth, which centres should grow & by how much, impacts on community well being & conformity with national & regional policy.
0099	English Heritage	It is not clear how the potential options have influenced the 3 scenarios. Would be clearer if each scenario outlined what the implications might be for each of the 5 key themes. Explanation of terminology would also be useful e.g. what is meant by 'medium' or 'very high' densities. A characterisation of the city would greatly assist in identifying the capacity for each part of the city to accommodate change. Scenario 1: Increase in densities and greater development pressure on the rim could affect the setting and character of the city's Conservation Areas and listed buildings. Scenario 2: Whilst reduced development pressures within the city centre, rim and existing urban areas might offer benefits to the historic environment, large scale interventions with extremely high density (esp if this means tall buildings) could have impact across large areas of the city. Additionally, there are few areas in the City Centre which has no conservation interest - so it's not clear where large scale intervention might take place. Scenario 3 - reduced pressures within the City Centre, rim and urban areas might offer benefits to the historic environment. However the release of PAS sites may impact on existing historic cores.
0198	Leeds City Council	Leeds Bradford Corridor should not be part of the Business as usual (scenario 1) - it's not that far advanced. It should be included in scenario 2. A potential Leeds Bradford growth area (YH assembly thinking) needs to be included as part of scenario 3. East rail corridor - propose that a Leeds Bradford rail corridor is included as part of scenario 3. Growth of district centres should be mentioned e.g. Armley, Bramley, Pudsey, Farsley.
0210	CPRE Leeds District Group	The way this document is phrased it would be difficult not to agree with the various. This is a pity because it tends to invalidate this aspect of the consultation process. The additional suggestions are much more important. Perhaps the greatest failure of so many noble planning ventures over the last half century has been caused by concentrating on the capital expenditure and failing to consider and fund the subsequent management. This should be a core aspect of any core strategy.
0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	The scenarios should be recast based on a robust evidence base, on economic growth and on transport capacity.

Rep No	Representor	Representor comments
0787	Land Securities (via David Lock Associates)	<p>Scenario 1 likely to result in continuation of imbalances across the city. This was conclusion of Leeds and Environs Study, 2002 and draft Yorkshire and Humber Plan (2005) and would lead to lack of investment in transport and other needs in outer neighbourhoods and centres.</p> <p>Scenario 2 is most sustainable option because makes connection between areas of need, levels of development and growth and public transport. It is important that 'growth nodes' reflect current economic realities of where there is a high level of employment and activity (district and town centres and other retail and employment centres). A regeneration area of South Leeds would contribute to achieving these objectives, providing it extends to include nodes of economic activity rather than just areas of need.</p> <p>There is some merit in Scenario 3 as it recognises diverse needs of many towns and districts of polycentric city of Leeds. However its dispersed nature means investment and development is directed to too many areas and would fail to prioritise development in most sustainable and accessible locations.</p>
0845	Leeds Initiative	<p>Scenario 1 – Clearly isn't sustainable. Scenario 2 and 3 – Don't seem ideal either.</p>
0948	Yorkshire Water Services	These scenarios should take account of Yorkshire Water's Knotrop waste water treatment works. This is a strategic works that serves Leeds, it will remain in operational use indefinitely.
0960	Leeds Chamber Property Forum	Support the concept of creating a strong centre with high densities and redevelopment of the rim - whilst at the same time opening up potential areas which are well connected to improved public transport routes. Since the Core Strategy will last for more than a decade - it shouldn't rule out any of the scenarios.
1780	Montpellier Estates	<p>Important that the expansion of the City is controlled to ensure that vacant sites in the City Centre are developed first. Would consolidate the city centre and provide a positive image as a vibrant centre. The city centre should not be allowed to stagnate because development has leapfrogged to unsustainable sites on the edge of the city.</p> <p>There is a great deal of capacity in Holbeck Urban Village - the focus of the city's expansion should be here. The city should not be allowed to haemorrhage out long the unsustainable road corridors (e.g Kirkstall Valley).</p>

Rep No	Representor	Representor comments
1933	Metro	<p>Summary of how and where development should take place across the Leeds district - General Principles - Development should make the best use of existing infrastructure and services, ie using space capacity - For new development areas, infrastructure and services need to be in place and operation on first occupation of new site. This is to ensure that new occupants have use of good quality public transport service from the outset - New employment developments need adequate measures to limit car use over and above predefined "acceptable" limits, eg parking control, targets etc</p> <p>Land Uses Offices Most sustainable location for new development is in City Centre near to station, but outside retail core. Location best suited to providing viable public transport for expected additional 10,000 daily in-commuters. It has been suggested that should the city centre and edge of city centre continue to be developed the Highways Agency could start advising planning permissions be refused due to detrimental effect on strategic road network. Consideration should be given to Leeds office study. If further land is needed consideration should be given to expanding city centre around Emmanuel Trading Estate in Holbeck as within easy walking distance of railway station, although links need improving. If LCC chose to progress office development in other locations these should be highly accessible by public transport (railway stations and major interchanges (including park and ride subject to robust management).</p> <p>Residential New development should be at the rim of the city centre, on brownfield sites within Leeds urban area, close to suburban rail stations and within Area Action Plan areas. All sites should a minimum level of public transport accessibility and clear, safe walking and cycling routes to important locations (eg to city centre from rim).</p> <p>Industrial New development be situated within Aire Valley served by good quality public transport</p> <p>East Leeds For scenario 2 and 3, recommend concentrating development (residential and employment) on one location on York/Selby line. Leeds-Micklefield Rail Capacity Review advises most appropriate location for parkway station would be Thorpe Park-Garforth area. Developers of the ELE should provide significant contribution to new station.</p> <p>A mixture of scenario 2 & 3.</p>
1982	Sport England	
2064	Keyland Developments Limited	<p>Implementation and Monitoring is not covered on this form and only one option is listed: "To provide a clear policy which gives details of maximum contributions that the Council may wish to seek" the strategy must recognise that policy and its application must be evidence based and have regard to special circumstances of particular developments - particularly on previously developed and degraded land where remediation and environmental improvements will be costly and will, in themselves, deliver significant environmental benefits.</p> <p>The seeking of contributions is not necessarily a 'one size fits all' policy. The seeking of contributions must be properly evaluated with underlying objective to secure delivery of new development, particularly in the Aire Valley where growth is sought for regeneration and rejuvenation of the wider Leeds economy. In order to secure development there may be a requirement for sources of funding other than the private sector in order to procure the delivery of new infrastructure.</p> <p>A balance needs to be struck between the request for financial contributions (and the timing thereof) and the need to ensure that the development is viable and has a reasonable prospect of being delivered.</p>
2080	RSPB Northern England Region	<p>Include environmental regeneration of the Lower Aire Valley within CS Preferred Options and any mapping or key diagram contained with it, irrespective of which scenario is taken forward.</p>
2373	Leeds Tenants Federation	<p>Make more use of buildings, that already exist! (i.e. Shaftesbury House Beeston)</p>

Rep No	Representor	Representor comments
2612	Mr Martin Staniforth	Section 9 seems to suggest that public realm contributions affect the City Centre only. Surely this should be more widespread. The policy should indicate minimum as well as maximum contributions.
2613	North Yorkshire County Council	Criteria are plural - references to 'a criteria' should be a 'criterion'.
2656	CPRE	Each scenario has its own merits and drawbacks. A strategy which incorporates the PAS sites for development (scenario 3) would provide a greater range of sites to meet the demand for housing generated within Leeds.
2663	Spawforths	Monitor and control. If not done effectively, the whole process will largely fail and be a waste of resources.
2663	Oulton Hall (IOM) Ltd (via Spawforths)	An alternative scenario should be created which maximises the development value of land in Oulton Estates' ownership. This is to comply with RSS and the Barker Report proposals.
2663	Taylor Woodrow Developments Ltd (via Spawforths)	An alternative scenario should be created which maximises the development value of land in Oulton Estates' ownership. This is to comply with RSS and the Barker Report proposals.
2663	Miller Strategic Land (via Spawforths)	An alternative scenario should be created which maximises the development value of land in Oulton Estates' ownership. This is to comply with RSS and the Barker Report proposals.
2669	KPMG	Add attracting new business, investment and people to the city and its region to support and push the regeneration and growth. New 'blood' and drive existing 'blood'.
2671	Mr Kenneth Ward	Sections 4,5,6,7,8,10. These scenarios appear to me to be correctly balanced at present, for regeneration and growth. They will need to be reviewed on a constant basis.
2672	Leeds City Council	An urban development model which has ecological imperatives at its core, which recognises that not all growth is desirable or necessary – and focuses on a restorative model. The next regeneration and community development will occur when the economy is attuned with carrying capacity limits, industrial symbiosis and intergenerational equity. In essence a slower paced society with social and environmental capital considered more robustly and carefully than what it is now. Our current path is unsustainable and creates more environmental problems, public health problems and social atomisation than it will ever seek or be able to solve.

Question 2

2663	Miller Strategic Land (via Spawforths)	No. Don't agree with themes. Should reflect vision. Housing is divided between themes. Not good to segregate the debate. New housing should be in "Providing for communities"; New employment should be in "The Economy".. Need separate "Economy" section because Leeds is the engine of growth of the region. Regeneration overlaps with other themes.
2663	Oulton Hall (IOM) Ltd (via Spawforths)	No. Don't agree with themes. Should reflect vision. Housing is divided between themes. Not good to segregate the debate. New housing should be in "Providing for communities"; New employment should be in "The Economy".. Need separate "Economy" section because Leeds is the engine of growth of the region. Regeneration overlaps with other themes.
2663	Taylor Woodrow Developments Ltd (via Spawforths)	No. Don't agree with themes. Should reflect vision. Housing is divided between themes. Not good to segregate the debate. New housing should be in "Providing for communities"; New employment should be in "The Economy".. Need separate "Economy" section because Leeds is the engine of growth of the region. Regeneration overlaps with other themes.
2663	Spawforths	No. Don't agree with themes. Should reflect vision. Housing is divided between themes. Not good to segregate the debate. New housing should be in "Providing for communities"; New employment should be in "The Economy".. Need separate "Economy" section because Leeds is the engine of growth of the region. Regeneration overlaps with other themes.

Rep No Represntor Representor comments

Question 3

2663	Taylor Woodrow Developments Ltd (via Spawforths)	Other themes. LCR Development Programme should be referred to.
2663	Miller Strategic Land (via Spawforths)	Other themes. LCR Development Programme should be referred to.
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Other themes. LCR Development Programme should be referred to.
2663	Spawforths	Other themes. LCR Development Programme should be referred to.

Question 4

2663	Oulton Hall (IOM) Ltd (via Spawforths)	Yes. Happy with environment issues
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Yes. Happy with environment issues
2663	Spawforths	Yes. Happy with environment issues
2663	Miller Strategic Land (via Spawforths)	Yes. Happy with environment issues

Question 5

2663	Spawforths	Energy efficiency should be dealt with by building regulations
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Energy efficiency should be dealt with by building regulations
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Energy efficiency should be dealt with by building regulations
2663	Miller Strategic Land (via Spawforths)	Energy efficiency should be dealt with by building regulations

Question 6

2663	Oulton Hall (IOM) Ltd (via Spawforths)	Urban capacity not measured. Nodal points are not justified.
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Urban capacity not measured. Nodal points are not justified.
2663	Spawforths	Urban capacity not measured. Nodal points are not justified.
2663	Miller Strategic Land (via Spawforths)	Urban capacity not measured. Nodal points are not justified.

Rep No Represntor Representor comments

Question 7

2663	Taylor Woodrow Developments Ltd (via Spawforths)	Shouldn't identify sequential approach to land development, ie. Brownfield first, because not transposed into PPS3. The CS shouldn't have a sequential approach. PPS3 has a target of 60% new housing on brownfield land; therefore some greenfield sites in sustainable locations will be suitable for development. PPS3 says "windfall" development can't be counted; therefore the parameter should be deliverability. Also, the CS should say more about the types of housing needed (according to HMA)
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Shouldn't identify sequential approach to land development, ie. Brownfield first, because not transposed into PPS3. The CS shouldn't have a sequential approach. PPS3 has a target of 60% new housing on brownfield land; therefore some greenfield sites in sustainable locations will be suitable for development. PPS3 says "windfall" development can't be counted; therefore the parameter should be deliverability. Also, the CS should say more about the types of housing needed (according to HMA)
2663	Spawforths	Shouldn't identify sequential approach to land development, ie. Brownfield first, because not transposed into PPS3. The CS shouldn't have a sequential approach. PPS3 has a target of 60% new housing on brownfield land; therefore some greenfield sites in sustainable locations will be suitable for development. PPS3 says "windfall" development can't be counted; therefore the parameter should be deliverability. Also, the CS should say more about the types of housing needed (according to HMA)
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Question 8

2663	Taylor Woodrow Developments Ltd (via Spawforths)	Regeneration section is vague and aimless
2663	Spawforths	Regeneration section is vague and aimless. There is no mention of the need to generate energy from waste. Also, housing renewal must be backed by an evidence base that will show deliverability of sites.
2663	Miller Strategic Land (via Spawforths)	Regeneration section is vague and aimless
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Regeneration section is vague and aimless

Rep No Represntor Represntor comments

Question 9

2663	Miller Strategic Land (via Spawforths)	Regeneration section should be deleted
2663	Oulton Hall (IOM) Ltd (via Spawforths)	Regeneration section should be deleted
2663	Spawforths	Regeneration section should be deleted
2663	Taylor Woodrow Developments Ltd (via Spawforths)	Regeneration section should be deleted

Question G General comments

0026	Leeds HMO Lobby	Much attention is given to meeting housing requirements - but there is no recognition that a major contribution to housing shortage is the appropriation of family housing as 2nd homes in NW Leeds by student landlords. Needs to be addressed by CS.
0026	Leeds HMO Lobby	CS is inflexible in terms of the actions it proposes - 1. Promote economic growth, but at the same time there is a real problem of affordable housing in the district (e.g. golden triangle) 2. Protect the environment - yet it's also noted that Leeds-Bradford airport passenger numbers are projected to double by 2020. 3. Higher education provision - yet no acknowledgement is made of the way the 2 units in Inner NW Leeds have entirely undermined the sustainability of this area
0026	Leeds HMO Lobby	CS is inflexible in terms of time - states that regeneration is focussed on the AAP areas. No indication that the LDF itself might development, and further AAPs be added to the portfolio.
0026	Leeds HMO Lobby	Inflexible in terms of space - particular concerns of small towns and villages and the suburban areas are not considered
0026	Leeds HMO Lobby	Introduction states that LDF approach is intended to allow greater flexibility - but the CS itself appears to lack flexibility.
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0046 Environment Agency

Topic Papers
Biodiversity

Fragmentation of habitats and loss of links between isolated populations of species are major threats to biodiversity. Major green corridor along River Aire and Leeds to Liverpool canal; wetland habitats in Lower Aire Valley, Fairburn Ings is exceptional example. The potential for enhancement and the threat of further fragmentation and decline is why biodiversity is an important issue for the CS. Reference to strategies and information - RSPB Lower Aire Valley Strategy; BAP Leeds Biodiversity Action Plan; The River Aire Fish Pass Action Plan 2005.

Contaminated Land

Significant problem of contaminated land poses threat to public health and the environment. Support continuation of redevelopment of brownfield rather than greenfield sites as protects and enhances soil resources.

Flood Risk

Flooding in Leeds shown in Map 2 (provided with representation). Flood risk in the city is classified by EA as high (meaning it has a medium probability of flooding but very high consequences). Current flood protection in Leeds is limited to privately owned structure which act as informal defences. There are no flood defence structures in Leeds. Aware of the ongoing work on Leeds Strategic Flood Risk Assessment. The CS should be informed by the Aire Catchment Flood Management Plan and help to facilitate the Leeds Flood Alleviation Scheme. Reference to further strategies and information - Aire Catchment Flood Management Plan; The draft Aire CFMP published for consultation.

Water Quality/Resources

Water quality has improved significantly in Leeds over past 50 years. This improved quality needs to be protected and in some areas enhanced further. In line with the Water Framework Directive, local authorities will be required to assist in delivery of River Basin Management Plans (statutory plans). The CS should be informed by the general aims of Water Framework Directive. One area in Leeds falls within a Source Protection Zone, designated to protect ground water that is being abstracted for consumption from pollution (shown in Map 4). Further strategies and information - Aire and Calder Catchment Abstraction Management Plan.

Waste

Significant issue for Leeds. Although the CS may not be used to address this issue it should set policy direction line with the waste hierarchy.

Options

Spatial options not covered in the discussion paper but should be considered as part of any CS formulation

Green Infrastructure

An emphasis on green infrastructure should form one element of one or all of the options. The areas marked in green on Map 3 (with representation) should be designated as areas of green infrastructure, either as existing green infrastructure or as areas for growth in green infrastructure. In areas where high quality green spaces exist they should be protected, however there are areas where green infrastructure can be accommodated alongside other uses. To create this mix, necessary to require creation of habitat buffer strips, cycle and walkways, native planting and habitat protection and enhancement.

Focused Growth

More sustainable growth strategy than dispersed growth. Will encourage brownfield site development, lead to more sustainable transport patterns and can facilitate alternate uses on greenfield sites such as flood alleviation schemes and habitat creation.

0046 Environment Agency

Rep No	Representor	Representor comments
0046	Environment Agency	<p>Key Issues Sustainable Development The overall aim of the CS should be to set framework for sustainable development.</p> <p>Climate Change Spatial planning can play important role in adaptation to climate change and reducing greenhouse gases (as set out in PPS1). Have specific policies regarding sustainable transport, renewable energy contributions and sustainable energy use in housing and industry etc. Flexibility needs to be built into the CS to respond to climate change eg flooding. Elements of adaptation and prevention measures are essential and broad approaches outlined in proposed option of CS.</p> <p>Watercourses The CS should recognise and capitalise upon benefit that its watercourses offer. Reference to Map 1 and 2 provided with representation. The CS should be informed by the Strategic Flood Risk Assessment and PPS25.</p> <p>Green Infrastructure Recognising valuable greenspaces and corridors, many of which include watercourses. The CS needs to set out a clear policy for protecting and enhancing green networks and spaces referred to as green infrastructure.</p> <p>Climate change, watercourses and green infrastructure are integral elements of any aim to create a sustainable city and should be considered seriously in any CS.</p>

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0046	Environment Agency	<p data-bbox="164 1541 209 1668">Topic Papers Biodiversity</p> <p data-bbox="212 353 308 1668">Fragmentation of habitats and loss of links between isolated populations of species are major threats to biodiversity. Major green corridor along River Aire and Leeds to Liverpool canal; wetland habitats in Lower Aire Valley, Fairburn Ings is exceptional example. The potential for enhancement and the threat of further fragmentation and decline is why biodiversity is an important issue for the CS. Reference to strategies and information - RSPB Lower Aire Valley Strategy; BAP Leeds Biodiversity Action Plan; The River Aire Fish Pass Action Plan 2005.</p> <p data-bbox="336 1480 355 1668">Contaminated Land</p> <p data-bbox="359 412 403 1668">Significant problem of contaminated land poses threat to public health and the environment. Support continuation of redevelopment of brownfield rather than greenfield sites as protects and enhances soil resources.</p> <p data-bbox="432 1565 451 1668">Flood Risk</p> <p data-bbox="454 353 579 1668">Flooding in Leeds shown in Map 2 (provided with representation). Flood risk in the city is classified by EA as high (meaning it has a medium probability of flooding but very high consequences). Current flood protection in Leeds is limited to privately owned structure which act as informal defences. There are no flood defence structures in Leeds. Aware of the ongoing work on Leeds Strategic Flood Risk Assessment. The CS should be informed by the Aire Catchment Flood Management Plan and help to facilitate the Leeds Flood Alleviation Scheme. Reference to further strategies and information - Aire Catchment Flood Management Plan; The draft Aire CFMP published for consultation.</p>
0046	Environment Agency	<p data-bbox="847 1429 866 1668">Water Quality/Resources</p> <p data-bbox="869 338 754 1668">Water quality has improved significantly in Leeds over past 50 years. This improved quality needs to be protected and in some areas enhanced further. In line with the Water Framework Directive, local authorities will be required to assist in delivery of River Basin Management Plans (statutory plans). The CS should be informed by the general aims of Water Framework Directive. One area in Leeds falls within a Source Protection Zone, designated to protect ground water that is being abstracted for consumption from pollution (shown in Map 4). Further strategies and information - Aire and Calder Catchment Abstraction Management Plan.</p> <p data-bbox="783 1608 802 1668">Waste</p> <p data-bbox="805 349 825 1668">Significant issue for Leeds. Although the CS may not be used to address this issue it should set policy direction line with the waste hierarchy.</p> <p data-bbox="847 1592 866 1668">Options</p> <p data-bbox="869 663 888 1668">Spatial options not covered in the discussion paper but should be considered as part of any CS formulation</p> <p data-bbox="920 1476 940 1668">Green Infrastructure</p> <p data-bbox="943 360 1067 1668">An emphasis on green infrastructure should form one element of one or all of the options. The areas marked in green on Map 3 (with representation) should be designated as areas of green infrastructure, either as existing green infrastructure or as areas for growth in green infrastructure. In areas where high quality green spaces exist they should be protected, however there are areas where green infrastructure can be accommodated alongside other uses. To create this mix, necessary to require creation of habitat buffer strips, cycle and walkways, native planting and habitat protection and enhancement.</p> <p data-bbox="1096 1509 1115 1668">Focused Growth</p> <p data-bbox="1118 383 1163 1668">More sustainable growth strategy than dispersed growth. Will encourage brownfield site development, lead to more sustainable transport patterns and can facilitate alternate uses on greenfield sites such as flood alleviation schemes and habitat creation.</p>

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0057	Ashdale Land & Property Company Ltd (via Barton Willmore Planning Partnership-Northern)	<p>Summary: Firm has interests in Micklefield and Allerton Bywater. Questionnaire answered but with reference to their report, don't know if they agree with the key objectives and seek clarification of what these are. agree to 5 Themes, agree environment section deals with disagree with new development issues, disagree with regeneration issues, disagree with well connected city issues, agree with community issues, favour Scenarios 2 & 3. Micklefield is promoted as a well connected settlement by rail. Renewable energy and climate change targets should not damp development. Development at Micklefield would strengthen it's role and utilise it's links (bus and rail) and services. Consider Council should review Green Belt informed by Housing Market Assessment and PAS prioritising sites with good public transport links ie Micklefield. Support higher housing numbers, review of Green Belt, development could help problematic areas like Micklefield and develop their facilities more. Regeneration should be spread out from City Centre to other settlements, ie those served by existing infrastructure (the East Leeds Rail Line and Micklefield). Support for integrated transport and regeneration. Development could assist in theregeneration of Micklefield. Planning obligations should be considered on a case by case basis with a clear understanding of the mechanisms involved. Scenarios – 1- benefits of regeneration should be spread to outlying settlements such as Micklefield and E Leeds rail Line. Scenario 2 – needs clarification on approach to Green Belt and PAS. Scenario 3 – consider that a balance of 1,2 & 3 would be the best mix ie Regeneration Areas plus outlying areas such as Micklefield which are well served by rail. A balanced approach is needed.</p>

Rep No	Representor	Representor comments
0060	Highways Agency	<p>Scenario 1 HA not supportive of continuation of this scenario, as would not support HA's wider area interests. The M621 in particular is already heavily congested in morning and evening peaks and the HA has already placed Directions of Non Approval on several developments in Holbeck area until suitable solution to additional traffic generation can be found. The approach could have implications for the M1 corridor to east of Leeds, particularly with concentration of development in Aire Valley as sub-regional employment area.</p> <p>Scenario 2 Transport provision would be greatly improved at the growth areas with focussed development allowing for better targeting of resources. This scenario is representative of HA's interests with regards to development in Leeds. Would see improvement to transport through investment in infrastructure and alongside promotion of sustainable modes this would have potential to reduce commuter trips on SHN</p> <p>Scenario 3 Whilst rail services on the East Leeds line will be improved to serve new development, there are existing passenger capacity constraints and the dispersed nature of development sites will make it difficult to ensure transport is improved or that general urban infrastructure receives much investment as lack of development focus. This scenario has potential for increased commuter demand on the SHN, particularly M1 east of Leeds and likely phased approach is to be endorsed. The scenario would see improvements to some rail services with development focussed along this line, other transport provision would be lacking in provision and would not represent package of sustainable transport to support development.</p> <p>HA would support further development of Scenario 2 as would provide focussed investment in transport provision alongside reduced development pressures. Also sections of Scenario 3 such as a phased approach but need regeneration with existing and improved connections.</p>
0060	Highways Agency	<p>Stress the need for land for business and employment use to be supported by sustainable transport measures to discourage the creation of new commuter trips on the Strategic Highway Network (SHN), particularly the M621 and M1 east of Leeds and for a phased approach to development, conforming with the RSS.</p> <p>HA support the principle of regeneration of Leeds and new housing developments, as long as there is appropriate regard for the transport infrastructure, and the use of sustainable modes promoted as part of the developments.</p> <p>HA support further development and promotion of public transport in Leeds and between Leeds and the sub-regional centres, as it may have potential to reduce single occupancy commuter trips on the SHN. Also support appropriate location of housing and employment to minimise the need to travel. The level of accessibility should be an important factor in assessing the potential future growth of centres. In order to reduce the pressure on the SHN and local network, public transport and sustainable modes such as walking and cycling should be central to any future growth of centres.</p>
0060	Highways Agency	<p>Supportive of seeking planning obligations from developers for provision of new improvements to existing public transport, particularly if done to discourage single occupancy vehicle trips to and from new developments.</p> <p>The maps are very basic and not clear. The content overall may be adequate however the presentation is not and as such has left a few things out, such as names of the places in the area shown and inconsistency of motorways being shown not to mention other things.</p> <p>It is key for LCC to be in line/general conformity with the developing RSS. As a result this may lead to some confusion with this consultation by consultees.</p>

Rep No Representer Representer comments

0060 Highways Agency

Section 6 Regeneration
Re. How can the city ensure that there is sufficient local facilities and infrastructure to support new development?
Assessing the likely developments and trips from it, with use of models such as gravity models. Assessing the impacts from these trips and investing in appropriate public transport and alternative transport infrastructure.
7. How can people in Leeds be encouraged to use alternative forms of transport to the private car?
Encouragement by employers, tax incentives, better promotion of benefits of alternative means including financial and environmental considerations. Promoting staggering of start and finish times for work and schools, including holidays to help alleviate pressure on local and strategic highways, travel planning and so on.

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0060	Highways Agency	<p>Supportive of seeking planning obligations from developers for provision of new improvements to existing public transport, particularly if done to discourage single occupancy vehicle trips to and from new developments.</p> <p>The maps are very basic and not clear. The content overall may be adequate however the presentation is not and as such has left a few things out, such as names of the places in the area shown and inconsistency of motorways being shown not to mention other things.</p> <p>It is key for LCC to be in line/general conformity with the developing RSS. As a result this may lead to some confusion with this consultation by consultees.</p>

Rep No Representer Representer comments

0060 Highways Agency

Section 6 Regeneration
Re. How can the city ensure that there is sufficient local facilities and infrastructure to support new development?
Assessing the likely developments and trips from it, with use of models such as gravity models. Assessing the impacts from these trips and investing in appropriate public transport and alternative transport infrastructure.
7. How can people in Leeds be encouraged to use alternative forms of transport to the private car?
Encouragement by employers, tax incentives, better promotion of benefits of alternative means including financial and environmental considerations. Promoting staggering of start and finish times for work and schools, including holidays to help alleviate pressure on local and strategic highways, travel planning and so on.

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0092	Home Builders Federation	<p>Conformity with emerging policy - Needs to fit with draft RSS panel report (due Feb 2007). Question the appropriateness of producing and issues and options paper which includes spatial options which could fail to conform with the emerging RSS. Should not have been released before the RSS Panel report was due.</p> <p>Needs to also take into account consultation responses received to emerging AAPs. The outcome of these consultations should be publicly available prior to consultation on the CS issues and options paper. The council's intended action for EASEL and AVL should feature in the issues and options paper - given the scale of them.</p>
0092	Home Builders Federation	<p>Conformity with current policy - CS issues paper has little regard to the recently adopted UDP review land allocations. Any substantive change in direction from the UDP would raise issues of soundness. There has been no major shift in national policy since adoption of UDP review to justify this.</p>
0092	Home Builders Federation	<p>PPS3 - 15 year supply of housing - will require CS to plan for the period 2010-2025. How can the CS run until 2025 and exclude adopted phase 2 and phase 3 UDP allocations.</p> <p>Evidence base - PPS12 para 4.24 sets out 9 tests of soundness to be considered in preparation of DPDs. Following docs should be taken into account as part of the evidence base: * AMR with realistic housing trajectory based upon information supplied through the Sept 2006 Housing Land Monitor * Leeds HMA * Strategic FRA * Leeds City Region Transport Strategy * Leeds City Region Development Programme</p>

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0095	Government Office for Yorkshire and the Humber	<p>Implementation</p> <p>A monitoring and implementation framework will be required (PPS12 para 2.9). Options must be deliverable & credible in terms of resources to deliver them (Companion Guide, sec 8.4), even though implementation may be through other DPDs. Where possible, there should be "buy-in" by appropriate stakeholders, and where implementation relies upon organisations other than the Council, evidence of necessary commitment must be documented.</p> <p>Relationships with AAPs & UDP - inter-relationships need to be fully explained, including programming & timing.</p> <p>Leeds City Region – the C.S. needs to explain the role of Leeds vis-à-vis strategies of the 10 neighbouring authorities, especially those with large city/town centres. Relationships with the LCR Development Programme & Transport Vision should be spelt out.</p>
0198	Leeds City Council	<p>What about alternative expansion levels at the airport? Uncertain how the Metro proposals for the Leeds -Harrogate and M621 corridor fits with these proposals</p>
0210	CPRE Leeds District Group	<p>Section 9: Implementation and Monitoring</p> <p>This Section has been missed out of the response form. This is most unfortunate because monitoring and control is crucial. If this is not done effectively the whole process will fail and the exercise will be nothing other than a well intentionally but pointless waste of money</p>
0414	Revera (via Scott Wilson)	<p>Summary:</p> <p>Agrees with all the questions and favours Option 3.</p> <p>Considers City Centre needs to expand to become successful on a European level.</p> <p>Car commuting could increase as a result of additional jobs - non sustainable.</p> <p>Green Belt boundaries (particularly to the East), should be reviewed to meet strategic development requirements ie Leeds Arena as this side is well connected to national highway network. Quotes much of Barker Report which recommends relaxation of Green Belt to allow for environmental improvements, public access, leisure and tourism.</p> <p>Family houses promoted.</p> <p>Affordable housing delivery could make unacceptable sites ok i.e. 'rural exception' sites.</p> <p>Surrounding settlements should be allowed to expand and become more self reliant.</p> <p>New development should be concentrated around public transport particularly East Leeds and Garforth.</p> <p>Option 3 favoured and reallocation of Aire Valley employment sites to residential and leisure uses.</p> <p>Development should be masterplanned rather than happening on a piecemeal basis.</p> <p>Buses should be segregated from traffic and development concentrated on rail stations.</p> <p>Access to and within the Green Belt needs to be reassessed and improved.</p> <p>Option 1 rejected as it will not deliver aspirations of stepping up a league or development promoted by RSS.</p> <p>Option 2 capacity of infrastructure and community facilities and transport may not support high density developments.</p> <p>Option 3 support East Leeds growth and develop PAS here first as rail infrastructure is there already.</p>

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0480	East Leeds Extension consortium companies (via Dacre Son & Hartley)	<p>Tests of soundness Evidence base – the Alternative Options should not be advanced until the following are digested: AMR 2006 with housing trajectories, HMA, SFRA, LCR Transport Strategy, LCR Development Programme, PPS3 and PPS25</p> <p>Test iv requires conformity with the Development Plan unless out of step with new national guidance or changes of circumstances. Since adoption of UDP Review, there have been no substantive shifts in national or regional policy to require a shift in policy direction.</p> <p>Whilst the text of the Key Issues paper acknowledges the importance of the UDP, not all of the six figures do. Figure 2 does, by including all of the land allocations. All scenarios should treat the UDP allocations as the starting point. The challenge is to extend the spatial approach to 2025.</p> <p>Scenario 3 offers no locations for displaced employment uses which would be displaced by mixed use developments in regeneration areas in a context of significant employment growth.</p> <p>Conformity is also necessary with PPS3 which requires a 15 year time horizon. Para 38 requires a housing strategy to be set out for the sustainable location of housing. To be in conformity, if any Scenarios don't include the UDP phase 2 & 3 sites, a significant assessment of the alternative sites is required.</p> <p>Leeds does not have local circumstances that prevent identification of specific housing sites, so cannot rely upon windfall provision (paras 58 & 59).</p> <p>Procedurally, (soundness test vii), consultation on Alternative Options should not take place until the RSS Panel Report is published as such AOs would generate a false set of unjustified Issues and Options and constrain proper consultation. Also, the Alternative Options should consider the significant development possibilities being generated by the AAPs, particularly Aire Valley and EASEL. These AAPs should not be treated as a fait accompli.</p> <p>Section 9: Implementation & Monitoring This is mis-labeled. The section actually deals predominantly with developer contributions. This should have been a distinct part of the options section. It also needs to take account of the Government's emerging proposals for a Planning Gain Supplement. Proposals are needed for implementation and monitoring which can be drawn from the DCLG paper "Preparing Core Strategies" including the setting of realistic & recordable targets according to timescales.</p>
0837	Leeds City Council	<p>Role of the city centre - Given the predicted increase in city centre population, impmt that the CS recognises the importance of access to new parks and greenspace.</p>
0837	Leeds City Council	<p>Health and education - reference access to quality greenspace, allotments, green links is welcomed. Could be enhanced by further reference to outdoor sport provision.</p>
0837	Leeds City Council	<p>Cultural facilities - Should be recognised that the DCMS definition of culture includes 'park, open space, wildlife habitats, water environments and countryside recreation' as well as 'children's play, playgrounds and play activities' - it is therefore important that parks and greenspaces are seen as part of cultural provision within the city. Many European cities market their city around major parks alongside their cultural/art facilities. This is what we should be doing in Leeds with Roundhay Park, Otley Chevin, Golden Acre, Temple Newsam and Lotherton.</p>
0837	Leeds City Council	<p>Greenspace and forestry - parks and greenspace would be a better title for this section. Given issues over burial space, cemetery provision should be included as part of the CS. There are also strategies for fixed play provision and the playing pitch strategy - should make reference to these.</p>

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1933	Metro	Consideration needs to be given to Leeds City Region Transport Vision and "Housing and economic growth in the Leeds City Region" reports
1933	Metro	Re. Implementation and Monitoring Developer contributions to public transport needs to incorporate Residential Metrocards, infrastructure and new services. Consideration should also be given to seeking planning obligations from developers to Sustainable Transport.
1933	Metro	Re. A Well Connected City Integrating transport and spatial planning - Crucial that relationship between development and transport is considered in a co-ordinated and comprehensive approach to ensure Leeds' continued economic success. Within context of LTP2 and Leeds City Region Transport Vision, need to secure the promotion and delivery of a fully integrated public transport system for Leeds. Should not only address issues caused by cancellation of Leeds Supertram, but ensure 3 main aims of Vision for Leeds are realised. Access to (and links between) homes and jobs - Ensure Leeds' long term competitiveness, management of environmental resources and promotion of quality of life, need to secure sustainable forms of transport and minimise need to travel by ensuring appropriate location and layout housing, employment and other uses. A key issue is need to promote appropriate forms of high density development, in particular intensive employment uses in areas of highest accessibility to ensure as many people as possible have access to jobs. In terms of access to jobs, need to ensure the benefits of economic growth are enjoyed by the City's most disadvantaged inhabitants through adequate education and training and through improving connectivity between City Centre, other Town and District Centres and these communities.

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2068	Skelton Business Park Ltd (via Skelton Business Park)	Implementation and Monitoring The discussion paper does not pay sufficient regard to the issue of deliverability. Reference to policy giving details of maximum contributions the Council may seek. The CS should recognise that the seeking of contributions is not necessarily a 'one size fits all' policy. The seeking of financial contributions must be properly evaluated with underlying objective to secure delivery of new development particularly in the Aire Valley. To secure development there may be a requirement for sources of funding other than private sector to procure delivery of new infrastructure. A balance needs to be struck between request for financial contributions and timing thereof and need to ensure that development is viable and has reasonable prospect of being delivered. The CS should acknowledge that issues relating to 'implementation' will need to be considered in detail within AAPs. The CS should not therefore prescribe the 'details of maximum contributions' in circumstances such as Aire Valley where no credible and robust evidence base is available as to level of infrastructure requirements and financial implications arising therefrom.

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2080	RSPB Northern England Region	<p>Reference to Habitats Directive has significant implications for preparation of Local Development Frameworks.</p> <p>All development plans with Natural 2000 sites in or adjacent to their area must be screened to decide whether likely to be significant effect on the site. If so, an Appropriate Assessment will be required. South Pennine Moors SPA and SAC lie within LCC. The Council should obtain screening opinion from Natural England on whether the CS will require an Appropriate Assessment. If so, LCC will need to provide the Planning Inspector with the relevant information to enable the Appropriate Assessment to be made and to comply with subsequent tests set out within Habitats Directive.</p>
2544	Carter Jonas LLP	<p>Implementation and Monitoring</p> <p>Re. How can the Council insist on necessary levels of contribution but still enable contributions to remain viable and ensure that Leeds continues to attract investment?</p> <p>LCC should formulate a policy in Development Policies DPD supported in more detail in an SPD, based on advice in Circular 05/2005 and consult widely with key stakeholders. Delivery of these contributions should be via a S106 Agreement.</p> <p>Re. What criteria should be applied so that developers know which obligations they are expected to contribute to?</p> <p>Detailed criteria are welcome as they bring certainty to developers and ensure that developers can bid for sites on a level playing field. Accept principle of inclusion of certain basis criteria provided obligations are negotiable and subject to site specific matters. Would welcome definition of what is meant by 'Public Real Contributions for the City Centre'. If this term includes items such as public art then would be opposed to its inclusion. Do not consider that it is necessary in mitigating or compensating for development and is not essential infrastructure required as result of development.</p> <p>Potential Options</p> <p>Re. Provide a clear policy which gives details of the maximum contributions that the Council may wish to seek</p> <p>Generally support this approach which will provide certainty to developers, but must accord with Circular 05/2005. Object to inclusion of training and skills development, as well as public art. These matters are not relevant to planning and cannot be said to be necessary in mitigating or compensating for development. To require planning obligations relating to such matters would be unreasonable and more akin to the 'betterment levy' discussed in para.B7 of Circular 05/2005.</p> <p>Leeds in Context</p> <ul style="list-style-type: none"> - Provide more detailed explanation of role of Leeds as a City Region; its strategic positioning within Yorkshire and the Humber; and how this impacts in terms of issues that the CS needs to address, including housing, employment, shopping, transport, education and leisure - Make reference to emerging RSS and regional planning context within which Leeds sits - Provide fuller description of character of the District including indication of range of settlements, their differing sizes, characteristics, inter-relationships and settlement hierarchy. May best be presented in diagrammatic or tabular format - Provide more detail in respect of protective land designations that affect a large percentage of the district <p>- Include reference to other key Council Strategies such as Community Strategy, Northern Way, City Regions, and set out how the CS is to be developed to take account of other relevant strategies</p>
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2544	Carter Jonas LLP	<p>Implementation and Monitoring</p> <p>Re. How can the Council insist on necessary levels of contribution but still enable contributions to remain viable and ensure that Leeds continues to attract investment? LCC should formulate a policy in Development Policies DPD supported in more detail in an SPD, based on advice in Circular 05/2005 and consult widely with key stakeholders. Delivery of these contributions should be via a S106 Agreement.</p> <p>Re. What criteria should be applied so that developers know which obligations they are expected to contribute to? Detailed criteria are welcome as they bring certainty to developers and ensure that developers can bid for sites on a level playing field. Accept principle of inclusion of certain basis criteria provided obligations are negotiable and subject to site specific matters. Would welcome definition of what is meant by 'Public Real Contributions for the City Centre'. If this term includes items such as public art then would be opposed to its inclusion. Do not consider that it is necessary in mitigating or compensating for development and is not essential infrastructure required as result of development.</p> <p>Potential Options</p> <p>Re. Provide a clear policy which gives details of the maximum contributions that the Council may wish to seek Generally support this approach which will provide certainty to developers, but must accord with Circular 05/2005. Object to inclusion of training and skills development, as well as public art. These matters are not relevant to planning and cannot be said to be necessary in mitigating or compensating for development. To require planning obligations relating to such matters would be unreasonable and more akin to the 'betterment levy' discussed in para.B7 of Circular 05/2005.</p>
2544	Carter Jonas LLP	<p>Leeds in Context</p> <ul style="list-style-type: none"> - Provide more detailed explanation of role of Leeds as a City Region; its strategic positioning within Yorkshire and the Humber; and how this impacts in terms of issues that the CS needs to address, including housing, employment, shopping, transport, education and leisure - Make reference to emerging RSS and regional planning context within which Leeds sits - Provide fuller description of character of the District including indication of range of settlements, their differing sizes, characteristics, inter-relationships and settlement hierarchy. May best be presented in diagrammatic or tabular format - Provide more detail in respect of protective land designations that affect a large percentage of the district - Include reference to other key Council Strategies such as Community Strategy, Northern Way, City Regions, and set out how the CS is to be developed to take account of other relevant strategies

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2613	North Yorkshire County Council	Leeds economy is crucial to the region and housing has key role to support this growth. In this context it's important that Leeds provides for sufficient housing to support the economic growth generated within the city. Failure to do so will place pressures on adjoining areas - raising concerns re sustainability, transport and environmental capacity. The LDF must provide for a choice of sites, in terms of location, type and size of dwellings.
2613	North Yorkshire County Council	Principal concerns from N Yorks perspective is how Leeds will accommodate new development over the plan period, in terms of scale, type and distribution.
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2653	Mr John Griffiths	Recycling must be integrated into energy policy. Crucial aspect of "renewable energy" is to take on board generation by combustion of waste. Leeds has some of largest UK power stations within very close proximity. Should be a development with these operators to establish dual fuel firing systems. There is already a co-firing biomass/coal system at Drax Power station. Co-firing of "renewables" waste/coal is an alternative.
2653	Mr John Griffiths	"Green strategies" must be very high on the agenda. However, recycling activities seem to be patchy and not very convincing at present. How do you establish what is happening to recycled material at present and what will happen in the future? Scepticism about the Council ticking the box to keep the government happy
2653	Mr John Griffiths	Low cost (or "affordable") family housing is one of the greatest priorities. Developers have far too much freedom to impose their will, for purely financial gain, on many different areas of the city, which distorts the social structure. Headingley is an obvious area that has suffered with regard to student residence and also expensive apartments, but there are others that have different (but equally important) distortions.
2653	Mr John Griffiths	Infrastructure for public transportation is in total disarray in the city and there seems to be no plans to alleviate the crippling traffic issues. "Supertram" is history, but this blinkered and seriously misguided proposal has cost the city very dear in loss of 15-20 years development. That lost ground must be made up as quickly as possible if at all possible.
2653	Mr John Griffiths	The questionnaire is only issued as a pdf. If this is the case it hardly reflects a useful way of obtaining feedback.
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2655	Weetwood Residents Association	The CS makes no reference to the impact of student housing on the balance of communities, and on the sustainability of communities. This is simply not an issue for Headingley. The UDP Review policies specifically recognise the need for student housing provision to be more dispersed across the city than at present. The CS makes reference to gypsies and travellers. This is an important and sensitive issue, but the issue of how to manage provision of student housing is much greater in scale, and has a much more widespread impact. Reference to this issue and need to aim for a suitable mix/balance of housing provision, would be most appropriate in 'Providing for Communities' section
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DLP Planning Ltd

Summary:

General comments made re procedure and regard to

PPS3 – Housing;

PPS12 – LDF's;

Draft RSS12 - 2006;

UDP – 2006;

also refer to;

Housing Market Assessment and

Flood Risk Assessment.

View held that development levels in Leeds remain too low quoting re runs of DCLG, Scenario A and Scenario C from RSS.

Don't agree with key objectives as fails to recognise the impact of demographic changes linked to growth in employment and housing demand. Should meet demands of residents for housing, first objective should read:

To meet the housing demands and needs of the future population of the City in attractive environments which will endure in the long term.

Environmental Objective should be reworded in order that development needs can be met:

"Where appropriate, to protect, enhance and manage the environment" . . .

A timespan of 2010 to 2025 should be made explicit with an end date of 2031.

Disagree with 5 Themes, Regeneration not needed as implicit in other themes. New development should be linked more closely to community provision given the scale of development.

A major theme should include reference to the Northern Way objectives and Leeds City Region Development Plan Document also firm evidence base of housing need with flexibility to cope with a range of demands.

Impact of meeting development needs on the environment needs fully assessing with full reference to a range of documents, (listed) relating to environmental constraints, Bio Diversity, Agricultural Land, Contaminated land, Flood Risk, Air Quality and Conservation Areas.

2 Potential Options are put forward; firstly promote sustainable locations for development; secondly promote environmental enhancements within new developments. Sustainability Appraisal and Flood Risk Assessment particularly referred to.

New Development, a full range of spatial options should be considered informed by PPS3, RSS and a Housing Market Assessment.

Continued concentration on flats development not favoured.

An additional option could be confirmation of the release of UDP sites particularly those to the East of Leeds.

Regeneration should be applied to all environments and not be considered as a separate issue.

Need to address problem of increased commuting development should be informed by transport investment proposals, flood risk and other constraints.

Communities; Affordable Housing is an important component in housing supply.

Consider E Leeds could be a sustainable location for development.

Scenarios;

Scenario 1 should include UDP allocations and planned transport investments.

Scenario 2 omits E Leeds when transport improvements would make this viable. Fails to have a firm evidence base to ensure deliverability, suitability and viability against PPS3 criteria.

Scenario 3 why are UDP allocations considered only in this Scenario and not the other two?

Additional Scenario suggested using the East Leeds Extension and UDP 2006 allocations. Various figures quoted re jobs, commuting, housing and affordability.