



---

## SCRUTINY BOARD (CITY DEVELOPMENT)

---

Meeting to be held in Civic Hall on  
Tuesday, 18th December, 2007 at 10.00 am

A pre-meeting will take place for ALL Members of the Board  
in a Committee Room at 9.30 am

---

### MEMBERSHIP

#### Councillors

R Pryke (Chair)	-	Burmantofts and Richmond Hill
G Driver	-	Middleton Park
J Dunn	-	Ardsley and Robin Hood
P Ewens	-	Hyde Park and Woodhouse
J Harper	-	Armley
M Lobley	-	Roundhay
J Monaghan	-	Headingley
R Procter	-	Harewood
B Selby	-	Killingbeck and Seacroft
A Shelbrooke	-	Harewood
N Taggart	-	Bramley and Stanningley

---

*Please note: Certain or all items on this agenda may be recorded on tape*

---

**Agenda compiled by:**  
**Governance Services**  
**Civic Hall**  
**LEEDS LS1 1UR**  
**Telephone No:**

**Janet Pritchard**  
  
  
**247 4327**

**Principal Scrutiny Adviser:**  
**Richard Mills**  
**Telephone No: 2474557**

# A G E N D A

Item No	Ward/Equal Opportunities	Item Not Open		Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></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>	
2			<p><b>EXCLUSION OF THE PUBLIC</b></p> <p>To identify items where resolutions may be moved to exclude the public.</p>	
3			<p><b>LATE ITEMS</b></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>	
4			<p><b>DECLARATION OF INTERESTS</b></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><b>APOLOGIES FOR ABSENCE</b></p>	
6			<p><b>MINUTES OF LAST MEETING</b></p> <p>To receive and approve the minutes of the last meeting held on 20<sup>th</sup> November 2007.</p>	1 - 6
7			<p><b>EXECUTIVE BOARD MINUTES</b></p> <p>To receive the Executive Board minutes of the meeting held on 14<sup>th</sup> November 2007.</p>	7 - 18

Item No	Ward/Equal Opportunities	Item Not Open		Page No
8			<p><b>MEMBERS' QUESTIONS</b></p> <p>To receive a report from the Head of Scrutiny and Member Development which gives Board Members the opportunity to ask questions of the Executive Board Member with portfolio responsibility for Development and Regeneration and the Director of City Development, who have been invited to attend the meeting.</p>	19 - 20
9			<p><b>CITY CENTRE AREA ACTION PLAN PREFERRED OPTIONS CONSULTATION RESPONSES</b></p> <p>To consider a report from the Director of City Development providing Members with a summary of the scale and nature of representations received on the City Centre Area Action Plan Preferred Options.</p>	21 - 116
10			<p><b>HOUSING MIX, CITY CENTRE VACANCY AND CITY CENTRE INFRASTRUCTURE</b></p> <p>To consider a report from the Director of City Development outlining some of the trends affecting the supply of flats and houses in Leeds, the level of vacancy of dwellings in the city centre and of the availability of infrastructure to support a mixed population in the city centre.</p>	117 - 130
11			<p><b>TRAFFIC CONGESTION - KEY LOCATIONS</b></p> <p>To consider a report of the Head of Scrutiny and Member Development attaching a report of the Director of City Development in response to the Board's request for information concerning the locations of traffic congestion on the major highway network.</p>	131 - 142
12			<p><b>THE LOCAL ECONOMIC IMPACT OF STUDENTS IN LEEDS</b></p> <p>To consider a report from the Director of City Development outlining the work currently underway to assess the economic impact students, at the two universities in Leeds, have on the local economy.</p>	143 - 144

Item No	Ward/Equal Opportunities	Item Not Open		Page No
13			<p><b>TOWN AND DISTRICT CENTRE REGENERATION SCHEME</b></p> <p>To consider a report of the Director of Environment and Neighbourhoods providing information on the development of the Council's Town and District Centre Regeneration Scheme, highlighting key achievements and progress in Leeds since 2005.</p>	145 - 152
14			<p><b>THE CURRENT POSITION WITH S106 PLANNING AGREEMENTS AND S278 HIGHWAYS AGREEMENTS</b></p> <p>To consider a report of the Chief Planning Officer outlining the current position with S106 Planning Agreements and S278 Highways Agreements.</p>	153 - 164
15			<p><b>BV165 PERFORMANCE INDICATOR</b></p> <p>To consider a report of the Director of City Development setting out the current position of the BV165 performance indicator (% of pedestrian crossings with facilities for disabled people) in response to this Board's request for information arising from the recent external audit of this indicator.</p>	165 - 168
16			<p><b>WORK PROGRAMME</b></p> <p>To consider the attached report of the Head of Scrutiny and Member Development regarding the Board's work programme, together with a copy of the Forward Plan of Key Decisions pertaining to this Board's Terms of Reference for the period 1<sup>st</sup> December 2007 to 31<sup>st</sup> March 2008.</p>	169 - 184
17			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note that the next meeting of the Board will be held on 22<sup>nd</sup> January 2008 at 10.00am with a pre-meeting for Board Members at 9.30am.</p>	

# Agenda Item 6

## SCRUTINY BOARD (CITY DEVELOPMENT)

TUESDAY, 20TH NOVEMBER, 2007

**PRESENT:** Councillor R Pryke in the Chair

Councillors G Driver, J Dunn, P Ewens,  
M Lobley, J Monaghan, R Procter, B Selby,  
A Shelbrooke and N Taggart

### 46 Declaration of Interests

Councillor Monaghan declared a personal interest in Item 10 – Performance Report Quarter 2 2007/08 – as a Member of Plans Panel (City Centre).

(NB: See also later Minute No. 50)

### 47 Minutes of Last Meeting

**RESOLVED** – That the minutes of the meeting held on 16<sup>th</sup> October 2007 be confirmed as a correct record.

### 48 Overview and Scrutiny Minutes

**RESOLVED** – That the minutes of the Overview and Scrutiny Committee meetings held on 11<sup>th</sup> September and 9<sup>th</sup> October 2007 be received and noted.

### 49 Executive Board Minutes

**RESOLVED** – That the minutes of the Executive Board meeting held on 17<sup>th</sup> October 2007 be received and noted.

### 50 Requests for Scrutiny - Former Miles Hill and Royal Park Schools

The Head of Scrutiny and Member Development submitted a report outlining the requests for scrutiny made by **Councillor Jane Dowson and Councillor David Morton** regarding the former Miles Hill School and Royal Park School respectively. Attached to the report was a report from the Director of City Development which set out the general procedures and processes, including consultation, that applied when school buildings and land were declared surplus to requirements.

Councillors Dowson and Morton attended the meeting to detail to the Board the reasons for their particular requests for scrutiny.

Paul Brook, Chief Asset Management Officer, City Development, Martin Farrington, Head of Asset Management, City Development, and George

Turnbull, Resources Team Leader, Education Leeds were in attendance to respond to questions from the Board.

Councillor Dowson advised the Board that her main concerns were whether the "**Narrowing the Gap**" agenda had been taken seriously into consideration when reviewing the fate of the former **Miles Hill School** building, which had now been demolished. The building was situated in an area of acute deprivation, and she was of the view that the whole **process of consultation** that took place when any school building closed needed to be reviewed.

Councillor Morton wanted to know what lessons could be learned from the redevelopment of the former **Royal Park School** site which had taken four years from the Executive Board decision to retain the building in 2003 to the present scheme. The original **aspirations for community use** of the building had not been fully realised and it was now substantially a commercially based scheme. He thought delays in implementation and rising refurbishment costs had contributed to this change in emphasis.

**Councillor Hussain** also attended the meeting to add his concerns regarding the disposal of **Royal Park School**, particularly with regard to **lack of consultation** within the local community.

Officers agreed that both schools were in areas of deprivation. It was reported that whilst the **Miles Hill School** had been demolished, a decision on whether to dispose of the site had been deferred pending submission of a **report by Area Management** on possible community uses. With regard to the former **Royal Park School**, officers briefly explained the **background of events** leading to the present scheme. Paul Brook explained the **pressures that Asset Management were under to achieve capital receipts** and the fact that only service departments consulted with the public and acted as the "sponsoring department".

The Board, after lengthy questioning of officers, agreed that **consultation processes** as applied when school buildings and land were declared surplus to requirement **should be scrutinised** by joining this issue with Item 11 on the Agenda – Inquiry to Review Consultation Processes in the City Development Department - (Minute No. 52 refers).

#### **RESOLVED –**

- (a) That Councillors Dowson, Morton and Hussain be thanked for bringing this matter to the attention of the Board
- (b) That the Board **scrutinise the consultation processes that are undertaken when school buildings and land are declared surplus to requirements**, using this as a case study within the Inquiry to be held on Reviewing Consultation Processes in the City Development Department (Minute 52 refers).

(Note1: Councillor Lobley declared a personal interest in this item as Chair of North East (Inner) Area Committee.)

(Note2: Councillors R Procter and Taggart joined the meeting at 10.45am and 11.10am respectively during the consideration of this item.)

## 51 Performance Report Quarter 2 2007/08

The Head of Policy, Performance and Improvement submitted a report which outlined the key performance issues considered to be of corporate significance identified for the City Development Scrutiny Board as at the end of September 2007. The report also included a predicted Comprehensive Performance Assessment (CPA) score for 2007/08 and a performance table detailing all Performance Indicators (PIs) for this Board.

Steve Speak, Chief Strategy and Policy Officer, City Development attended the meeting to present the report and respond to questions from the Board.

The Board was advised that the main issue of under performance for this Board was with regard to **BV204 (the percentage of appeals allowed against the authority's decision to refuse on planning applications)**. The officer highlighted the various measures that had been taken to try and reduce the number of appeals allowed. It was explained that because of the inherent delay in the appeals process and subsequent time lag before an appeal was determined, that any improvements would take time to show through. Members were advised that a progress report on this matter was to be considered by Overview and Scrutiny Committee in January 2008.

Discussion followed on the following two particular performance indicators:

### **BV215a – (The average number of days taken to repair a street lighting fault which is under the control of the local authority)**

In response to a query regarding penalties, Officers agreed to advise Members of the penalties imposed on the contractor.

### **BV204 - (the percentage of appeals allowed against the authority's decision to refuse on planning applications)**

Members requested that the report to the Overview and Scrutiny Committee planned for January 2008 on the planning appeals review, also be submitted to this Board and requested that it should include:

- figures broken down on a Ward by Ward basis,
- whether the overturned appeal was originally an officer or a Member decision,
- the number of applications and type ie whether they were from a householder or developer.

### **RESOLVED –**

- (a) That the report and Quarter 2 performance information be noted.
- (b) That officers advise Members of the penalties imposed on the contractor with regard to BV215a.
- (c) That the January 2008 report to Overview and Scrutiny Committee on the planning appeals review also be submitted to this Board and should include the figures broken down on a Ward by Ward basis,

whether the overturned appeal originated from an officer or a Member decision, and the number of applications and type ie whether they were from a householder or developer.

## **52 Inquiry to Review Consultation Processes - Draft Terms of Reference**

The Head of Scrutiny and Member Development submitted a report attaching draft terms of reference with a view to the Board undertaking an Inquiry into the effectiveness of the City Development Department's consultation processes, as requested by the Board at its meeting on 16<sup>th</sup> October 2007.

Steve Speak, Chief Strategy and Policy Officer, City Development was in attendance to respond to questions from the Board.

### **RESOLVED –**

- (a) That the Board proceed with this Inquiry which would now include as a Case Study a **review of the consultation processes** undertaken when **school buildings and land** were declared surplus to requirements.
- (b) That the draft terms of reference set out in the appendix be approved subject to the necessary changes as a consequence of (a) above and the **deletion of 20 Mile Per Hour Zones as a Case Study**.
- (c) That a **Working Group** be established to consider the **consultation processes** that were undertaken specifically to the former **Miles Hill and Royal Park Schools** and any lessons learned be reported back to the Inquiry.
- (d) That the **Working Group** in (c) above comprise of Councillors Pryke, Ewens, Driver, Selby and R Procter.

(Note: Councillor Dunn left the meeting at 11.45am at the conclusion of this item.)

## **53 Performance Management in the Local Area Agreement**

The Assistant Chief Executive (Policy, Planning and Improvement) submitted a report on the Local Area Agreement (LAA), which focused particularly on the performance management arrangements for targets within the Agreement that fell within the Board's responsibility.

Dylan Griffiths, Project Manager (Policy), Chief Executive's Department, attended the meeting to present the report and respond to Members' queries and comments.

**RESOLVED –** That the contents of the report be noted.

## **54 A65 Quality Bus Corridor - Further Consideration of a Request for Scrutiny**

The Head of Scrutiny and Member Development submitted a report, attaching reports and background papers previously received in order to assist the

Draft minutes to be approved at the meeting  
to be held on Tuesday, 18th December, 2007



Board in its deliberations as to whether to proceed with Councillor Illingworth's request for scrutiny.

Councillor Illingworth attended the meeting to respond to Members' questions and clarify any points of concern following his request for Scrutiny. Caroline Allen, Head of Development and Regulatory, Chief Executive's Department and Andrew Hall, Transport Strategy Manager, City Development Department were also in attendance to put forward the legal and Departmental case and respond to questions from the Board.

The Chair summed up the deliberations of the Board so far and officers reiterated their previous advice.

Members, having considered officers' **assurances regarding measures to consult with the 140 householders** who were directly affected by the scheme, voted not to proceed with a formal Inquiry.

**RESOLVED** – To **refuse the request for scrutiny** by Councillor John Illingworth regarding the A65 Quality Bus Corridor.

(Note: Councillors Shelbrooke and Procter left the meeting at 12.15am at the conclusion of this item.)

## **55 Work Programme**

The Head of Scrutiny and Member Development submitted the Board's current Work Programme together with a relevant extract of the Council's Forward Plan of Key Decisions for the period 1<sup>st</sup> November 2007 to 29<sup>th</sup> February 2008.

The Principal Scrutiny Adviser drew Members' attention to the comments column in the Work Programme which indicated the **items that had been deferred**.

A Member referred to a number of **Trading Standard issues at the Car Boot Sales Cross Green** and asked that if and when the item on the Leeds City Market and Car Boot Sales Cross Green was considered by the Board, that this be included.

**RESOLVED** – That the current Board's Work Programme be received and the items deferred noted.

## **56 Date and Time of Next Meeting**

Noted that the next meeting of the Board would be held on Tuesday 18<sup>th</sup> December 2007 at 10.00am with a pre-meeting for Board Members at 9.30am.

The meeting concluded at 12.20pm.

This page is intentionally left blank

## EXECUTIVE BOARD

WEDNESDAY, 14TH NOVEMBER, 2007

**PRESENT:** Councillor M Harris in the Chair

Councillors A Carter, R Brett, J L Carter,  
R Finnigan, R Harker, P Harrand, J Procter,  
S Smith, K Wakefield and J Blake

Councillor J Blake – Non-voting Advisory Member

### 103 Late Items

There were no late items but additional information had been provided since the despatch of the agenda with regard to the Review of 14-19 Provision in Leeds.

### 104 Exclusion of Public

**RESOLVED** – That the public be excluded from the meeting during consideration of the following parts of the agenda designated as exempt on the ground that it is likely, in the view of the nature of the business to be transacted or the nature of proceedings, that if members of the public were present there would be a disclosure to them of exempt information so designated as follows:

- (a) The annex to the report referred to in minute 115 under the terms of Access to Information Procedure Rule 10.4 (3) and on the grounds that the information contained in the annexe relates to the financial or business affairs of the Council. It is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to the disposal of this property or other similar transactions about the nature and level of offers which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time.
- (b) Appendices 1, 2 and 4 to the report referred to in minute 121 under the terms of Access to Information Procedure Rule 10.4(3) and on the grounds that the public interest in maintaining the exemption in relation to appendices 1,2 and 4 attached to the report outweighs the public interest in disclosing the information by reason of the fact that in relation to Appendix 1 and 2, the success of the scheme could potentially be prejudiced by speculative investors acquiring properties in advance of the Council's action, and in respect of Appendix 4, the costs attributed to the purchase of private properties are purely estimates at this stage and their disclosure could prejudice the

Council's ability to reach an agreement on the purchase price with owners.

- (c) Appendix 1 to the report referred to in minute 123 under the terms of Access to Information Procedure Rule 10.4(3) and because publication could prejudice the City Council's commercial interests as, both this Appendix and the Outline Business Case include matters where negotiations of a confidential nature will ensue with bidders. In these circumstances it is considered that the public interest in not disclosing this commercial information outweighs the interests of public disclosure.

#### **105 Declaration of Interests**

Councillor Wakefield declared a personal interest in the item relating to the Review of 14-19 Provision in Leeds (minute 108) as a member of the Learning and Skills Council.

Councillor Smith declared a personal interest in the item relating to a Waste Solution for Leeds (minute 119) as a member of Greenpeace.

Councillor Harris declared a personal and prejudicial interest in the item relating to The Trinity Quarter and Leeds Shopping Plaza (minute 117) having been significantly involved in a fringe meeting sponsored by the principal developer for the scheme.

A further declaration made during the meeting (Councillor Harris) is referred to at minute 123.

#### **106 Minutes**

**RESOLVED** – That the minutes of the meeting held on 17<sup>th</sup> October 2007 be approved and that with reference to minute 102(b) the considerations of the Scrutiny Board (Children's Services) and their decision not to further scrutinise the matter referred to be noted.

#### **LEISURE**

#### **107 Tinshill Recreation Ground**

Further to minute 87(d) of the meeting held on 17<sup>th</sup> October 2007 the Chief Recreation Officer submitted a report on the arrangements for access to two pitches which are to be fenced and which are part of Tinshill Recreation Ground.

#### **RESOLVED –**

- (a) That the report be noted and the following arrangements approved:
- The substantial improvements to the pitches at Tinshill Recreation Ground
  - The letting of the pitches at Tinshill Recreation Ground through the Parks and Countryside annual allocation process
  - The allocation of an on site gardener to Tinshill Recreation Ground

Draft minutes to be approved at the meeting to be held on Wednesday, 19th December, 2007

- The development of the pilot project for allocations to the changing facilities and car parking at Ralph Thoresby School and the pitches at Tinshill Recreation Ground
- (b) That reports be brought back to this Board on an annual basis with regard to the operation of these arrangements, including information with regard to frequency and patterns of usage under former arrangements and these arrangements.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he voted against these decisions)

## **CHILDREN'S SERVICES**

### **108 Review of 14-19 Provision in Leeds**

A report of the Chief Executive of Education Leeds on the consultation arrangements of the Learning and Skills Council in relation to proposals for the reorganisation of FE colleges in Leeds had been circulated with the agenda. Consultation had commenced on 8<sup>th</sup> November 2007 and was scheduled to end on 5<sup>th</sup> December 2007.

Following publication of the Learning and Skills Council proposals a report of the Director of Children's Services and Chief Executive of Education Leeds offering views on the proposals had been circulated to the Board. A report on the observations of the Scrutiny Board (Children's Services) had also been circulated.

#### **RESOLVED –**

- (a) That the views expressed in the report of the Director of Children's Services and Chief Executive of Education Leeds be approved for use in formulating the Council's official response to the consultation on the proposal for the changes to Further Education Colleges in Leeds.
- (b) That the Chief Executive of Education Leeds be authorised to draft a detailed response in consultation with the Executive Member (Learning) for approval and signature by the Leader of Council.
- (c) That the Chief Executive of Education Leeds be requested to have due regard to the observations of the Scrutiny Board (Children's Services).

## **ADULT HEALTH AND SOCIAL CARE**

### **109 The Outcome of Consultation and the Proposed Procurement Methods for the Future Provision of the Service at Terry Yorath House**

The Director of Adult Social Services submitted a report on the outcome of consultation with disabled adults in Leeds and the detailed assessed needs of the current residents of Terry Yorath House.

**RESOLVED –**That the outcome of the consultation process be noted, that the commitments given to those residents who wish to remain in residential care at Terry Yorath House be endorsed and that the "twin-track" approach to the future development and the procurement of accommodation services for disabled people in Leeds be approved.

## **CENTRAL AND CORPORATE**

### **110 Capital Programme - 2007/08 Mid Year Financial Update**

The Director of Resources submitted a report on the latest financial position in respect of the 2007/08 Capital Programme highlighting some capital expenditure and funding changes that have arisen since the Programme was approved in February 2007 and since the subsequent update report to the Executive Board on 22<sup>nd</sup> August 2007.

#### **RESOLVED –**

- (a) That the latest position of the Capital Programme 2007/08 and the projections for 2008/09 to 2010/11 be noted.
- (b) That approval be given to the injection in 2007/08 of £2,177,000 of Leeds resources for the additional site related costs associated with the Combined Secondary Schools PFI project and that authority be given to spend such amount.
- (c) That approval be given to the injection in 2007/08 of £622,000 of Leeds resources for the additional accommodation works at 225 York Road for the Taxi and Private Hire Licensing Section.
- (d) That the Board notes that any additional capital resources required to support the Roundhay Mansion scheme will be considered as part of the February 2008 capital programme update.
- (e) That approval be given to the transfer of £6,350,000 from the East Leeds Family Learning Centre scheme to the capital contingency scheme to be released at a later date when requirements for the East Leeds site are known.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting in relation to (e) above)

### **111 Revenue Expenditure - Mid Year Update**

The Director of Resources submitted a report setting out the Council's financial health for 2007/08 after six months of the financial year. The report covered revenue expenditure and income to date compared to the approved budget, the projected year end position and proposed actions to ensure a balanced budget by the year end.

#### **RESOLVED –**

- (a) That the projected financial position of the authority after six months of the new financial year be noted.
- (b) That Council be recommended to approve the appropriate budget adjustments as described in paragraph 3.9 of the report.
- (c) That the decision of the Leader, Chief Executive and Director of Resources to approve the Annual efficiency statement – mid year update 2007 for submission to the Department for Communities and Local Government by 15<sup>th</sup> November 2007 be noted.

(Under the provision of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this matter)

**112 Treasury Management Strategy Update 2007/08**

The Director of Resources submitted a report providing a review and update of the treasury management strategy for 2007/08.

**RESOLVED** – That the report be noted.

**113 Pre Budget Report and Comprehensive Spending Review 2007**

The Director of Resources submitted a report outlining the announcements made by the Chancellor of the Exchequer in the Pre-Budget Report and the Comprehensive Spending Review that directly relate to local government.

**RESOLVED** – That the report be noted.

**114 The Statement of Licensing Policy for Leeds 2007-2010**

The Assistant Chief Executive (Corporate Governance) submitted a report on consultation that has been undertaken under the Licensing Act 2003 and the resulting draft Statement of Licensing Policy for Leeds 2007-2010.

**RESOLVED** –

- (a) That having considered the proposed responses to matters raised in consultation, as set out in Appendix 1 to the report, this Board recommends to Council that it be approved as the response of Leeds City Council to the matters raised in consultation.
- (b) That having considered the evidence set out in Appendix 2 to the report and the consultation responses on the proposals on cumulative impact, this Board recommends to full Council that the Statement of Licensing Policy includes cumulative impact policies in respect of the city centre, Headingley, Hyde Park and Woodhouse, Chapel Allerton and Horsforth.
- (c) That the contents of the revised draft Statement of Licensing Policy at Appendix 3 to the report be noted and that Council be recommended to adopt this policy, including the cumulative impact policies referred to at (b) above, as the Statement of Licensing Policy for Leeds 2007/2010.
- (d) That the Assistant Chief Executive (Corporate Governance) provide advice to Council members as to how reviews of the Statement can be triggered and give consideration as to how full Council could be given the opportunity to debate such Policies in detail at the early stage of proposals being formulated.

**DEVELOPMENT AND REGENERATION**

**115 Former Headingley Primary School**

Further to minute 68 of the meeting of the Board held on 11<sup>th</sup> September 2007 the Directors of City Development and Environment and Neighbourhoods submitted a report on the request made by the Headingley Development Trust to transfer the former Headingley Primary School site to the Trust at nil consideration so that it can be developed as an enterprise and arts centre.

Draft minutes to be approved at the meeting  
to be held on Wednesday, 19th December, 2007

Following consideration of the appendix to the report designated as exempt under Access to Information Procedure rule 10.4(3), which was considered in private at the conclusion of the meeting, it was:

**RESOLVED –**

- (a) That the Headingley Development Trust be given an in-principle agreement that the Council will grant a long-leasehold interest at nil premium and at a peppercorn rent subject to the Trust demonstrating by 30 June 2008 that it has made substantial progress towards achieving all of its funding arrangements and to the Trust agreeing to take on all financial and other responsibility for delivering the services provided from the Headingley Community Centre for a period of 25 years.
- (b) That should the Trust not have made that substantial progress by 30 June 2008 the Director of City Development proceed with the open marketing of the former primary school as part of the Capital Receipts programme.
- (c) That the Trust's application to the Community Asset Transfer Fund be supported and, the Partnership Agreement as set out in Appendix 1 be approved and the Chief Executive be authorised to sign the relevant part of that application on behalf of the Council to allow its submission by the deadline date of 15 November 2007.
- (d) That in view of the deadline date specified in (c) above this decision be exempted from the provisions of Call In.
- (e) That, subject to the Trust being able to complete its funding arrangements and open the proposed HEART centre, the Director of City Development be instructed to make arrangements for the disposal of the Headingley Community Centre, at open market value, once it becomes vacant.

**116 Horsefair, Wetherby - Pedestrian Improvements Scheme**

The Directors of Environment and Neighbourhoods and City Development submitted a report on a proposal to spend £606,000 of Town and District Centre Regeneration Fund monies to deliver a pedestrian improvement scheme on Horsefair, Wetherby.

**RESOLVED -** That the report and the detailed design of the scheme be noted and authority be given to spend £606,000 of Town and District Centres Regeneration Fund monies on the scheme.

**117 The Trinity Quarter and Leeds Shopping Plaza**

Referring to minutes 74 to 80 of the meeting of the Board held on 29<sup>th</sup> September 2004 the Director of City Development submitted a report on the proposed transfer of the existing development agreement and compulsory purchase indemnity agreement from the Universities Superannuation Scheme Limited to Trinity Quarter Developments Limited.

**RESOLVED –**



- (a) That approval be given to the transfer of the development agreement and CPO indemnity agreement from USS to TQD and that approval be given to the form of the guarantee of TQD's obligations by LandSec and Caddick on the terms outlined in the report, subject to Land Securities Trinity Limited (a wholly owned subsidiary of Land Securities Property Holdings Ltd) completing their shareholders agreement such that 75% of the shares in TQD are owned by Land Securities Trinity Limited and 25% by Caddick Group PLC.
- (b) That the "transfer" be approved on the following basis:
  - (i) The entering into of a new development agreement (and ultimately a lease) with TQD on substantially the same terms as the original agreement with USS subject to the amendments outlined in the report.
  - (ii) Approve and enter into the novation (transfer) of the existing CPO indemnity agreement from USS to TQD with the Caddick Group PLC and Land Securities Property Holdings Ltd entering into a guarantee with the Council relating to the Development Agreement, Lease and CPO Indemnity Agreement as outlined in the report.
  - (iii) That following the novation of the CPO indemnity agreement from USS to TQD, USS will no longer have any financial liability to the Council and will be released from all liabilities under the existing development agreement.

(Having declared a personal and prejudicial interest Councillor Harris left the meeting during consideration of this matter and vacated the Chair in favour of Councillor A Carter)

#### **118 Kirkgate Market - Development Strategy Update**

Further to minute 27 of the meeting of the Board held on 18<sup>th</sup> May 2005 the Director of City Development submitted a report on progress made in formulating the Kirkgate Market Asset Management Plan and on a proposal to move onto the next stage of public consultation.

**RESOLVED** – That the public consultation leaflet and questionnaire be approved and authority given for commencement of the public consultation exercise as soon as practicable.

### **ENVIRONMENTAL SERVICES**

#### **119 Waste Solution For Leeds**

The Director of Environment and Neighbourhoods submitted a report on the proposed submission of an Outline Business Case to DEFRA for PFI credits to support the proposed Residual Waste Treatment project.

**RESOLVED** –

- (a) That the report be noted;
- (b) That the submission of the Outline Business Case for the Residual Waste Treatment project to DEFRA be approved;

- (c) That the proposed recycling strategy approved by this Board on 11 September 2007 be further noted with particular reference to the proposals to retain a weekly kerbside collection, and to the fact that it is not the Council's intention to introduce new charging schemes for waste collection;
- (d) That the Board notes that the submission of the bid will be based upon a reference site and technology, with no implication that Leeds City Council land or Energy from Waste constitute preferred options;
- (e) That the procurement shall proceed on a neutral technology and site basis in accordance with government advice;
- (f) That the Board accepts the affordability implications of the Outline Business Case and of entering into a PFI contract for the treatment of residual waste from April 2014 to March 2038 as set out in Table 2 of the report;
- (g) That approval be given to the submission of the Outline Business Case in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in April 2011, as illustrated at paragraph 8.6 of the report and in Table 4;
- (h) That approval be given to the project governance arrangements outlined in section 11 of the report, including the establishment of the Residual Waste Treatment Project Board (with delegated powers), and that delegated authority be given to the Deputy Chief Executive, in consultation with the Director of Environment and Neighbourhoods, to extend the responsibilities of the Residual Waste Treatment Project Board and to establish one or more new Project Boards (with delegated powers) in order to support the Director of Environment and Neighbourhoods in the delivery of the wider Waste Solution;
- (i) That the intention to bring further reports to this Board prior to the commencement of the procurement regarding the project evaluation model be noted;
- (j) That decisions on the sale and purchase of LATS be delegated to the Director of Environment and Neighbourhoods, in consultation with the Director of Resources, at what is considered to be the best achievable price.

(Under the provisions of Council Procedure Rule 16.5 Councillor Wakefield required it to be recorded that he abstained from voting on this matter)

## **NEIGHBOURHOODS AND HOUSING**

### **120 Beeston Group Repair**

The Director of Environment and Neighbourhoods submitted a report on a proposal to inject £2,099,000 of Regional Housing Board money and £233,300 from owner occupiers into the Capital Programme to extend the life of approximately 60 properties in the Beeston area by 30 years.

#### **RESOLVED –**

- (a) That approval be given to the injection into the Capital Programme of £2,099,600 of Regional Housing Board money and of £233,300 from

owner occupiers and that scheme expenditure of £2,333,000 be authorised.

- (b) That a report be brought back to this Board on progress of the scheme.

### **121 Regeneration of Holbeck, Phase 3**

The Director of Environment and Neighbourhoods submitted a report on the options for the regeneration of the Holbeck area and the proposed acquisition and clearance of 34 properties within Holbeck by utilising £2,000,000 of 'Single Regional Housing Pot' funding during 2007/09.

The report presented the options of:

- A Doing the minimum to meet legal conformity
- B Group repair and internal modelling
- C Acquisition, clearance and redevelopment of the site for housing

Following consideration of appendices 1, 2 and 4 designated as exempt under Access to Information Procedure Rule 10.4(3), which were circulated and considered in private at the conclusion of the meeting, it was

#### **RESOLVED –**

- (a) That approval be given to the injection into the capital programme of £2,000,000 of Regional Housing Board funding to enable Phase 3 of the Holbeck scheme to be brought forward.
- (b) That scheme expenditure to the amount of £2,000,000 be authorised.
- (c) That the Director of Environment and Neighbourhoods proceed in accordance with option C and be authorised, in consultation as necessary, to promote Compulsory Purchase Orders should they become necessary.

### **122 Area Management Review**

The Director of Environment and Neighbourhoods submitted a report on a number of strands of work undertaken by officers as part of a review of area management, proposing a number of key recommendations with indicative timescales aimed at strengthening the roles and responsibilities of Area Committees.

#### **RESOLVED –**

- (a) That the recommended changes to Area Committee responsibilities and working arrangements together with the proposed timetable for their introduction be approved.
- (b) That the proposals for local partnership working arrangements be approved.
- (c) That Councillor Chapman be thanked for her work, as Lead Member (Neighbourhoods and Housing), in producing a report on proposals to develop area management and area committees in Leeds.

### **123 Beeston Hill and Holbeck Housing PFI Scheme**

The Director of Environment and Neighbourhoods submitted a report on the proposed Outline Business Case (OBC) for the Beeston Hill and Holbeck

Private Finance Initiative (PFI) scheme, including the scope of the scheme and the financial implications for the Council.

The report referred to the appraisal of four options of decency; regeneration via a PFI contract and complementary development agreements with the private sector; stock transfer; and joint venture partnership.

Following consideration of appendix 1, including minor amendments to figures as reported at the meeting, designated as exempt under Access to Information Procedure Rule 10.4(1), which was considered in private at the conclusion of the meeting, it was

**RESOLVED –**

- (a) That approval be given to the preferred option, as described in paragraph 3.3 of the report, to be procured via a PFI contract and associated Development Agreement alongside the Little London PFI scheme.
- (b) That the proposed Council contributions to the project as identified in section 3.6 and appendix 1 of the report be approved.
- (c) That the Outline Business Case for the Beeston Hill and Holbeck PFI scheme as described in paragraph 3 of the report be formally submitted to the Department for Communities and Local Government.
- (d) That approval be given to the inclusion of the following sites within the Beeston Hill and Holbeck PFI scheme and to the utilisation of capital receipts from the disposal of these sites to support the PFI scheme and regeneration proposals for the Beeston Hill and Hobeck area:
  - Holbeck Tower
  - Malvern Rise / Malvern Grove
  - St Luke's Green
  - Waverley Garth
  - Coupland Place
  - Malvern Road
  - Coupland Road
  - Bismarck Drive
  - Bismarck Street
  - Fairfaxes
  - Meynall Heights
  - Beverleys
  - Folly Lane
  - Cambrian Street
- (e) That the Matthew Murray site be disposed of prior to the commencement of the PFI scheme (as described in 5.10 of the report) with the balance of the capital receipt after BSF call to be used to support the regeneration programme for the area.
- (f) That Moor Road be excluded from the PFI scheme.
- (g) That affordable housing provision should be at up to 40% including new LCC new housing for most sites included in the PFI scheme.
- (h) That the City Council's base annual affordability contribution of £592,000 per annum in the first year of operation be approved.

- (i) That the joint affordability implications for the joint procurement of the Little London and Beeston Hill and Holbeck scheme as set out at paragraph 5.0 of appendix 1 of the report be approved.
- (j) That the costs of acquiring leaseholder interests in order to deliver the scheme, estimated up to £1,300,000 be met by the Council or Aire Valley Homes Limited.
- (k) That the following be noted:
  - (i) the estimated PFI cash flows summarised in Table 2 of paragraph 3 of Appendix 1 to the report and set out in detail in the Annexe to that Appendix;
  - (ii) that the Financial Close for this project is programmed for September 2009 and the macro-economic conditions and price submissions by bidders may vary between the date of this meeting of the Executive Board and Financial Close. Section 4 in the financial appendix to the report set out the range of price sensitivities that could affect the affordability of the project and the submission of the Outline Business Case is approved in the knowledge that both the procurement process and prevailing macro-economic conditions may affect the Unitary Charge at Financial Close in September 2009;
  - (iii) that at this stage the impact of the joint procurement on the affordability of the Little London project as agreed by Executive Board in November 2006 is neutral and that the Little London project is therefore still affordable.

(Councillor Harris declared a personal and prejudicial interest in this matter arising from his personal commercial activities, vacated the Chair in favour of Councillor A Carter and left the room for the duration of the discussion and voting thereon)

#### **124 Councillor Harris**

Noting that this was the last meeting of the Board which would be chaired by Councillor Harris the Board thanked him for his services in that capacity and offered him their best wishes.

DATE OF PUBLICATION: 16<sup>TH</sup> NOVEMBER 2007  
 LAST DATE FOR CALL IN: 23<sup>RD</sup> NOVEMBER 2007

(Scrutiny Support will notify Directors of any items called in by 12 noon on Monday 26<sup>th</sup> November)

This page is intentionally left blank



Originator: Richard Mills

Tel: 247 4557

---

**Report of the Head of Scrutiny and Member Development**

**Scrutiny Board (City Development)**

**Date: 18<sup>th</sup> December 2007**

**Subject: Members' Questions**

---

**Electoral Wards Affected: All**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

**1.0 Introduction**

- 1.1 At the last Scrutiny Board notice was given that at today's meeting would be included an item on the agenda for Members' questions.
- 1.2 The scrutiny support unit invited Members to give prior notice of their questions.
- 1.3 Councillor Andrew Carter, the Executive Board Member with portfolio responsibility for Development and Regeneration has been invited to attend the meeting today with the Director of City Development to respond to the questions raised.

**2.0 Recommendation**

- 2.1 That the Scrutiny Board identifies any issues for further scrutiny arising from the Members' questions session.

This page is intentionally left blank





## Report of the Director of City Development

### *Development Scrutiny Board*

Date: 18<sup>th</sup> December 2007

Subject: City Centre Area Action Plan Preferred Options Consultation Responses

**Electoral Wards Affected: All**

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

### 1. Purpose

- 1.1. To give Scrutiny Board Members a summary of the scale & nature of representations received on the City Centre Area Action Plan Preferred Options.

### 2. Background

- 2.1. The City Centre Area Action Plan (CCAAP) is part of the Local Development Framework for Leeds. It is a statutory plan with the primary purpose of providing a policy framework to help determine planning applications, although it should also set out proposals for transport, sites & areas of change and contributions & other benefits to be sought from development.
- 2.2. As a statutory plan, it has to be prepared following a process prescribed by national regulations. The CCAAP has to go through these stages:
  - informal consultation stage (regulation 25) during 2005-06
  - Preferred Options stage (regulation 26) 2007
  - Submission stage (regulation 28) 2008
  - Public Examination – 2009
  - Adoption – 2010
- 2.3. It should be noted that as the CCAAP has to be prepared according to a statutory process, opportunities for comment to influence the nature & content of the plan are limited to formal consultation periods. The City Council has opportunity to determine how it responds to public consultation representations through the Development Plan Panel and Executive Board.

### **3. Representations received on the Preferred Options**

- 3.1. During the formal six week consultation period in April & May 2007, over 2000 points of representation were received from 114 different people & organisations.
- 3.2. Each representor's responses have been logged on a database and comments recorded in full or summarised. The role of the database is principally to provide a record of who said what. Because many representors have raised similar objections to others, this database contains a lot of repetition. A print-out would be too lengthy for useful analysis.
- 3.3. Hence, Officers have prepared a table of points raised<sup>1</sup>. This combines multiple comments raising the same issue into a single point which will be more useful for analysis. A summary of the headline points is provided as Appendix 1 and the full table of points raised is provided as Appendix 2. As yet, City Development has not formulated responses to the points raised. This is discussed in section 4 below.
- 3.4. A very wide range of comments have been received ranging from suggestions to modify text, maps & photos to major strategic issues. Some of the key issues include the following:
  - Making the plan more "visionary"
  - Housing & hotel development on areas of high flood risk
  - The size of the city centre
  - Requirements for on-site renewable energy
  - Provision of public space
  - Adding further Proposal Areas & elaborating upon the existing ones
  - Controlling the mix of flats suitable for family occupation
  - New public transport infrastructure & route safeguarding
  - Extending the loop road to south of the river
- 3.5. Representations have been received from over 100 individuals and organisations covering a wide spectrum of interests in the City centre. They include residents, landowners, developers, business organisations, special interest groups, other City Council services, young people, older people and statutory bodies. A full list of representors is provided in Appendix 3.

### **4. Next steps**

- 4.1. The consultation responses to the Preferred Options are an important step in preparation of the Plan. In order to keep respondents informed of progress, the table of responses will be placed on the LCC website and respondents will be notified.
- 4.2. The formulation of the City Council's response to the representations received will take time. A full set of responses cannot be completed until the City Council decides how to take forward the Plan. Some of the questions to be resolved have strategic implications for a range of service divisions of the Council who need to be involved in decision making. Many issues are

---

<sup>1</sup> A health warning is necessary that the table is not 100% complete. A small number of comments concerning environmental matters (PO-21 – PO-29) and Proposal Areas (PA-03 and PA-09) are still to be added.

interrelated, for example provision of public space through pedestrianisation of streets needs to be planned taking account of the ability to re-route highways.

- 4.3. City Development is currently committed to producing a “City Centre Vision”. The impetus for this emerged in the spring of 2007, midway through the preparation process for the CCAAP. It will be important to make sure that the City Centre Vision and the CCAAP are at least complementary, if not integral. This may mean delaying the CCAAP until the nature of the City Centre Vision is clear. If the City Centre Vision introduces any major new plans or departures from the CCAAP, it may be necessary for the Preferred Options stage of the CCAAP to be repeated (see para 2.2 above). The CCAAP would be considered unsound if the Submission plan introduced major new elements which had not been subject to consultation earlier on.

## **5. Conclusion**

- 5.1. The CCAAP has reached a stage where consultation responses to the Preferred Options should play an influential role in shaping the Submission Plan and helping to form the City Centre Vision. The careful summarising and cataloguing of responses as set out in Appendices 1 & 2 will help make the responses easier to apply.

## **6. Recommendation**

- 6.1. Scrutiny Board is invited to note and comment on this report.

This page is intentionally left blank

## **Appendix 1 – Summary of CCAAP Preferred Options Consultation Comments**

### **General**

A number of house builders with site outlying greenfield development interests claim that the Core Strategy of the LDF should come first with the Area Action Plans to follow.

Some representations suggest that the CCAAP is “unsound” when judged against the **tests of soundness** set down by Government for all LDF plans. GOYH mentions each of the nine tests, but more as a warning for the final submission document than criticism that the POs are flawed.

In particular, objectors suggest that the flood risk aspect of the POs is unsound because it conflicts with national guidance in PPS25. It is also suggested that the plan should demonstrate its conformity with Vision for Leeds and the Regional Spatial Strategy better.

### **Vision, Aim and Objectives**

A number of representors criticise the POs for lacking “vision” but few suggest what that vision should be. GOYH expects the AAP to set out a vision of how the city centre will have changed in, say, 10 years in clear quantified terms, eg how many dwellings of different types, stock of office space, stock of retail, what leisure facilities will there be, what public transport etc. Yorkshire Forward values a compact city centre. English Heritage suggests the vision should be to create a distinctive heart for the city region utilising the rich historic character of the city centre. Dacre Son & Hartley suggest that the vision should be built around a series of sub-area masterplans.

In terms of individual objectives, some key comments are: that the retail function of the city centre should be included in Objective i) along with employment, residential & higher educational; that Objective iv) to promote a high quality environment should also seek to reinforce the distinctive character of the city centre; and that Objective vi should be clarified that it doesn't mean encouraging more car traffic between city centre and inner city.

### **PO-01 Size of the city centre**

A clear majority of respondents support the PO to make only minor adjustments to the boundary. Supportive comments claim that major expansion of the city centre will lead to stagnation of existing city centre areas & sites and that a compact city centre will be better for vibrancy, pedestrian movement & public transport accessibility.

However, landowners along Kirkstall Road suggest that extension is needed to promote renaissance & regeneration, that the area already accommodates city centre uses and that the area will soon benefit from the Quality Bus Initiative along Kirkstall Rd. Gordon Carey suggests major extensions to include Pottery Fields beyond Clarence Dock and to include parts of Little London.

**PO-02 Ensuring some office use in developments in core areas**

A clear majority of support the intention of the PO to promote office floorspace in the core areas around Leeds city station. Some concern is expressed that up-to-date monitoring and flexibility will be required to avoid over-provision of office space.

**PO-03 Encourage office development in the city centre**

A clear majority of respondents support this PO.

**PO-05 Provision of Housing**

A clear majority of respondents support this PO. Serious objection is made that the promotion of housing in the city centre areas in high flood risk is contrary to national guidance because sequentially preferable land for housing development hasn't been identified. There is also objection that the expected scale of housing development overall and for Proposal Area sites is not quantified.

**PO-06 Mix of housing – 10% of major developments to be 3+ bedroomed**

Two thirds of respondents support this PO. Objections raised are that the city centre is not a suitable environment for families, it lacks school facilities and playspace, and in any case, 3 bedroom flats are likely to be occupied by adults sharing rather than families. There is also objection that the 10% requirement is arbitrary, lacks transparent evidence of quantification and is too prescriptive.

**PO-07 Housing to Lifetime Homes standard**

Two thirds of respondents support this PO. Several objectors claim that the requirement is too onerous & inflexible. In contrast, some claim that 10% of homes to be wheelchair accessible is insufficient & this requirement should be increased to 100%. There is also a suggestion that there ought to be specific planning for purpose built accommodation designed for older people with appropriate on-site facilities such as recreation & domiciliary health care. Also, a comment is made that specific flood risk planning will be needed for elderly residents of the city centre.

**PO-08 Encourage provision of student housing**

A clear majority of respondents support this PO. Some respondents think that too much student accommodation has already been provided. GOYH asks for clear targets for numbers of flats & bedspaces to be set. A number of concerns about location are expressed. Encouragement should not be given to student housing in office areas nor the Area of Housing Mix which overlaps part of the city centre. The AAP should avoid uncontrolled excesses of provision in locations such as between Kirkstall Road & Burley Road.

**PO-09 Maintain the compactness of the prime shopping quarter.**

A clear majority of respondents support this PO to maintain the compactness of the prime shopping quarter with extensions to the boundary to accommodate The Light & the Eastgate redevelopment. Some objectors claim that the Eastgate extension will be an extension too far which will spoil the compactness of the shopping quarter, or that its development needs to be

co-ordinated to avoid harm to the rest of the shopping quarter. Gordon Carey & British Waterways want to see the compact nature of the shopping quarter relaxed to allow a wider spread of shopping facilities throughout the city centre.

#### **PO-10 Shopping frontages**

An overwhelming majority of respondents support the proposal to carry forward the shopping frontages Policy of the UDP and review this once the major development of Eastgate & Trinity have taken place. The owners of Trinity believe that the review should take place sooner when Trinity has been completed but not wait until Eastgate.

#### **PO-11 Retail warehousing – i) to extend the Regent Street area, ii) to identify Proposals Areas that could accommodate large format retailing and iii) to consolidate the Crown Point retail park.**

A clear majority of respondents support this PO. Concerns are expressed by the developer of the Trinity scheme that large format retail permissions need to be justified in terms of need and tightly controlled to avoid undermining the prime shopping quarter. Others also query the effectiveness of controlling only bulky goods retailing uses within the retail warehousing areas. The implications of flood risk on the Crown Point retail park need to be properly considered.

#### **PO-12 Promoting the entertainment & cultural offer**

A clear majority of respondents support this PO. There is strong support for the location of the arena in or on the fringes of the city centre. One suggestion is that the AAP should make more specific allocations for indoor sport & recreation facilities.

#### **PO-13 Protection of cinemas, theatres & traditional pubs**

A clear majority of respondents support this PO. Some objectors thought that such protection could be too restrictive, particularly if a use is not profitable.

#### **PO-14 Bars & nightclubs – preventing nuisance**

A clear majority of respondents support this PO. Good enforcement is needed to compliment the policy.

#### **PO-15 Encouragement of hotels & conference facilities**

A clear majority of respondents support this PO. Serious objection is made that the promotion of hotels in the city centre in areas of high flood risk is contrary to national guidance because sequentially preferable land for hotel development hasn't been identified.

#### **Para 3.2.14 Health related facilities**

Leeds PCT objects to the decision not to seek financial contributions from development to be used toward provision of primary health care facilities.

#### **PO-16 “Service Centres” & convenience stores**

A clear majority of respondents support this PO. Some objectors think that the size threshold of 80sqm for accepting stand-alone ancillary convenience

stores is too small & should be raised to 280sqm. Additional “Service Centre” designations are needed, specifically around the bus station, Kidacre St and Leeds Metropolitan University civic campus. The size threshold of 280sqm for convenience goods stores within Service Centres should be lifted.

**PO-17 Control of design of new development**

A clear majority of respondents support this PO. Dacre Son & Hartley suggest a need for locally specific masterplans with design advice and for a more extensive suite of urban design policies.

**PO-18 Pre-application discussions**

A clear majority of respondents support this PO. GOYH questions whether this should become a plan policy. Some objectors suggest widening discussions beyond design matters and to include third parties as well as council officers. Others are concerned that LCC doesn’t have sufficient staff to run enough pre-application discussions.

**PO-19 Control of tall building**

A clear majority of respondents support this PO. The policy needs to be locally distinctive to Leeds city centre with clearly defined areas of control. Some objectors feel that tall buildings are inherently damaging to the appearance & skyline of Leeds. Clarification is needed as to whether the whole of the city centre is considered sufficiently accessible for tall buildings.

**PO-20 – Expect new development to be accessible to disabled people**

An overwhelming majority of respondents support the PO. There are suggestions for more fully accessible public conveniences and more public seating in the city centre, which are of particular benefit to disabled people. Some objectors claim that the exceptions allowable in the policy should be removed.

**PO-21 Planning for waste**

**PO-22 Require 10% on-site renewable energy in new development**

Objections are that the policy is too inflexible & should be able to deal with individual circumstances. For example, larger developments might better provide large scale renewable energy or CHP. The reasoning for setting the threshold at 3 dwellings or 500sqm needs to be transparent; one objector suggests application at 10+ dwellings.

**PO-23 Sustainable materials & construction**

Objections are that the policy is inflexible and it is inappropriate for Leeds to set local requirements that duplicate or exceed the requirements of building regulations. Requirements add to the price of homes & delay completions.

**PO-24 Flood risk mitigation**

Mitigation is immaterial if a sequential test of areas of the city centre for development has not taken place. Requirements for mitigation should not apply to all development, only that which would impact upon flooding.



Sustainable urban drainage systems (SUDS) and landscaping around development should be provided.

**PO-25 Provision of Open Space by new development**

The PO lacks a transparent justification for requirements to provide open space. It lacks a PPG17 audit. Developments should only have to provide open space to cater for their own needs, not to meet general deficiencies. Requiring contributions to maintenance for 10 years is too onerous; maintenance should be met from Council tax. There is a particular need for new spaces along the waterfront. The requirement for contributions toward open space provision (PO-25) is confusing with the requirement for contributions toward public realm improvements (PO-27). Contributions should not be used toward improvements of spaces outside of the city centre.

**PO-26 Preference for new spaces to be green**

The criteria to allow hard surfaced spaces should be widened to include topographical factors. "Barriered areas" should be created with seating. There should be a process to enable local people to be involved in decisions on how open space is to be used.

**PO-27 Contributions to public realm improvements**

A clear majority of respondents support this PO. Objections claim that the policy requirement is imprecise and that contributions must be well related to the source development. The requirement for contributions toward open space provision (PO-25) is confusing with the requirement for contributions toward public realm improvements (PO-27). Universities & other charitable bodies should be exempt. Maintenance of improvements must be a consideration.

**PO-28 Safety & security with preference for permeability & accessibility**

Some objectors suggest that better policing & innovative design is preferable to any restrictions over access.

**PO-29 Opening up culverted waterways where appropriate**

Maintenance of revealed waterways must be considered. In addition, waterways should be opened up to improve biodiversity.

**PO-30 Designation of routes for pedestrians & cyclists**

Four fifths of respondents support this PO. Some objectors suggest the network of routes ought to be amplified & extended. One suggestion is that the central pedestrianised area should be extended. Concern about safety is expressed, that cycle & pedestrian realms need to be separated (for safety of the pedestrian, particularly blind, elderly) & that cycle lanes are safer forming part of the pavement than part of the road (for safety of cyclists).

**PO-31 Proposal for bus interchanges**

A clear majority of respondents support this PO. Objectors express concerns that the proposal will be confusing, place stress on the orbital bus service, be inconvenient, particularly for those with impaired mobility & would add to cross city journey times.

### **PO-32 Proposals for public transport – safeguarding the BRT route and tram-train alignment options**

Four fifths of respondents support this PO. Most objections concern the totality of these schemes rather than their impact in the city centre. Objections are made that improved bus services will have a wider benefit and that the tram-train could hinder services from Harrogate to York. City centre specific objections are that safeguarding a route through Crown Point retail park for the tram train is premature & could blight new development. Also objection is made that the disused railway viaduct running through Holbeck Urban Village should be safeguarded for future transport use.

### **PO-33 Suggested locations for new rail stations**

An overwhelming majority of respondents support this PO. Objections are that new stations would slow down trains into Leeds and that the capacity of the rail line to the east of City Station is limited, which would make the proposal for a new Marsh Lane station expensive and inappropriate.

### **PO-34 Extension of the “loop road” south of the river**

A clear majority of respondents support this P.O. Objections raised suggest that public transport needs to be improved rather than creating new road routes. An larger one-way loop would inhibit access, increase travel distances & encourage greater speeds & could discourage investment. If constructed, the extended loop road must give priority to pedestrians and public transport needing to cross it for access into and out of the city centre.

### **PO-35 Control over long stay commuter car parking in new development**

A small majority of respondents support this PO. Objections were raised. Park and ride should be in-place before applying further restriction to commuter car parking provision. Demand management would be better than parking control. Parking control could deter investment. The cost of parking is disputed with some objectors saying it is too expensive and Metro suggesting it should be made more expensive.

### **PO-36 Cycle & motor cycle parking guidelines to be reviewed**

Most respondents support this PO. Objections suggest that more cycle parking, particularly secure cycle parking, is required. It should be located where it will not cause hazard to pedestrians.

### **PO-37 Extending the success of the city centre with training & employment agreements**

An overwhelming majority of respondents support this PO. One key objection is that such policy needs to be properly policed & enforced.

### **Proposal Area Statements – General Comments**

A difference of view is expressed whether the statements ought to quantify the scale of development envisaged of different uses. GOYH says quantification is necessary, albeit with flexibility to modify. Others suggest quantification is too onerous & prescriptive.

It is suggested that the Proposal Area Statements should offer design advice concerning building layout, scale & form. It is also suggested that wider masterplans or linkages around the Proposal Areas should be developed. Commitment should be given to prepare development briefs for key sites, as is the case for Holbeck Urban Village.

Some representors suggest additional areas including sites that already have planning permission. An additional Proposal Area is suggested to the south of Holbeck Urban Village. Also, the area beyond Clarence Dock ought to be considered.

The Highway Agency objects to office development on several of the Proposal Area Sites because they are likely to generate more traffic on the M621 unless sustainable transport alternatives can be provided.

#### **PA-01 City Gate**

Over 2/3 of respondents support the PA statement. The landowner objects to the 30,000sqm of office space expected saying it is too prescriptive and onerous and the site is beyond the 10min walking isochrone from City Station. The site is in flood zone 3, so the Environment Agency objects to vulnerable uses - housing and hotels – being developed on this site without a sequential test. It is suggested that the area could be extended to include Wellington Plaza and that the traffic island part of the site ought to be safeguarded for a 7 layer multi-storey car park to replace Woodhouse La MSCP.

#### **PA-02 Elmwood Rd & Brunswick Terrace**

An overwhelming majority of respondents support the PA statement. The landowner objects to the scale of office development expected, to the requirement for 20% open public space and to the requirement for underground car-parking.

#### **PA-03 Kidacre St**

With support for this site as a possible location for the arena, and promotion of public open space, concern is expressed that good pedestrian connections are needed toward the train station.

#### **PA-04 Leeds General Infirmary**

A clear majority of respondents support the PA statement. The landowner objects to the 70,000sqm of office space expected saying it is unjustified & too prescriptive. It is suggested that the part of the site that abuts the University of Leeds' Worsely Building would be suitable to provide a centre for medical science, innovation, research & development or business incubator units. This should make up some of the 70,000sqm of office space.

#### **PA-05 Marsh Lane Goods Yard**

A clear majority of respondents support the PA statement. A number of objections have been raised. Links to Quarry Hill and to EASEL need further development. Large format retailing should not undermine regeneration efforts in EASEL. The rail station may not be achievable because of cost and limited capacity on the east Leeds line. A difference of views was expressed

on whether Marsh La would be a good location for the Arena. Some thought it was too far from the core of the city centre.

#### **PA-06 Leeds Metropolitan University Civic Campus**

A clear majority of respondents support the PA statement. The landowner – Leeds Metropolitan University – believes public space provision needs to be considered flexibly, with the open space designations deleted. It also suggests that the campus would be a good location for a convenience service centre (see PO-16 above) and for conference facilities and a science park. The proposed covering over the Inner Ring Road should not be a requirement as it depends upon feasibility.

#### **PA-07 New Lane & ASDA HQ**

A clear majority of respondents support the PA statement. ASDA are not committed to moving, but would contemplate redevelopment in the right circumstances. Others suggest that the HQ ought to be retained in any redevelopment either on site or elsewhere in the city centre. The site is in flood zone 3, so the Environment Agency objects to vulnerable uses - housing and hotels – being developed on this site without a sequential test. It is suggested that this site would be another suitable site for the Arena. More could be made of the riverside location with uses that attract activity – a service centre (see PO-16 above). Consideration should be given to the closure of Great Wilson St & to sustainable transport accessibility.

#### **PA-08 The Brewery**

A clear majority of respondents support the PA statement. The site is in flood zone 3, so the Environment Agency objects to vulnerable uses - housing and hotels – being developed on this site without a sequential test. It is suggested that this site would be another suitable site for the Arena, depending on timing of the site becoming available for re-development. There is some objection that the site should be retained as a brewery. The site owner – Carlsberg - is not currently committed to vacating the site at any particular time. The historic buildings on the site should be retained. Consideration should be given to improved sustainable transport accessibility.

#### **PA-09 University of Leeds Campus**

The University would like the potential use for the redevelopment area at the south eastern end of the campus to be widened to include education use, not just science park with incubator technology/business uses. The historic buildings on site need better recognition for protection. Consideration should be given to improved sustainable transport accessibility.

#### **RA-01 Holbeck Urban Village**

The site is in flood zone 3, so the Environment Agency objects to vulnerable uses - housing and hotels – being developed on this site without a sequential test. The historic environment needs safeguarding with high quality signposting for visitors. Vitality should be paramount. Better links with Holbeck & Beeston are needed.

#### **RA-02 Mabgate**

The proximity to inner city areas means development should be sensitive to local community needs & opinion.

This page is intentionally left blank

## Appendix 2 – Consultation Points Raised

<b>General Comments</b>		
	<b>Issues raised</b>	<b>Council Response</b>
1	Subject matter for the photos used in final document should be chosen so as not to become out of date (City Centre Management 1025/1126)	
2	Caddick are committed to delivering major redevelopment of the Trinity Quarter site and would welcome the opportunity to work with LCC in the coming months (Caddick/Drivas Jonas 1028/1128)	
3	<p>Whether the CCAAP should be held back until the strategic issues affecting the city centre are resolved by the Core Strategy? The CCAAP will fail the conformity test of soundness (PPS12 para 4.24 iv.) as it will neither conform with a core strategy nor with the UDP. The core strategy needs to establish a strategic framework of housing provision that delivers a sustainable pattern of development &amp; regeneration. The CCAAP should then follow, not lead. (Threadneedle Property Investments owner of former Vickers Tank Factory 57/1091, Dacre 480/1109, Home Builders Federation 92/1123, Ashdale Land &amp; Property with land interests at Micklefield 57/1099). GOYH notes that the CCAAP must conform with UDP saved policies except where the AAP is superseding particular policies. Hence, the CCAAP will need to make clear which policies are in conformity and which it is superseding. The submission AAP should briefly explain the relationship of the AAP to the rest of the district &amp; particularly to other AAPs (especially AVAAP). It would also be helpful to set out the relationship with the city region, including other town/city centres, in particular with Bradford &amp; Wakefield. Any inconsistencies between plans will need to be fully justified (GOYH 1994/1118). Because the AAP comes before the Core Strategy, cumulative impacts of all Leeds' AAPs will need to be assessed through the Sustainability Appraisal process and addressed as necessary through the AAPs (Environment Agency 46/1104). MPEC supports the preparation of the CCAAP ahead of the core strategy &amp; seeks reassurance that it will not be held up (MPEC/Savills – developer of Wellington Place 466/1122). The submission draft of the CCAAP should be realistic and relate to criteria</p>	

## Appendix 2 – Consultation Points Raised

	established in the Core Strategy, with firm policies & specific site proposals (Sport England Yorkshire 1982/1133).	
4	The Preferred Option consultation April-May 2007 was unsound because key background documents – the Housing Market Assessment and the Strategic Flood Risk Assessment – were not available to help consultees make informed comments (Threadneedle Property Investments owner of former Vickers Tank Factory 57/1091, Dacre 480/1109, Home Builders Federation 92/1123), Ashdale Land & Property with land interests at Micklefield 57/1099).	
5	Soundness test iii – Sustainability Appraisal. A summary of the main findings of the appraisal & how the AAP will address them is needed. In particular, this should include the social, health, education, skills and employment issues; transport in the light of office growth and the increased risk of flooding (GOYH 1994/1118)	
6	Soundness test iv.a – Regard to other strategies. Are all relevant strategies covered? (GOYH 1994/1118)	
7	Soundness test iv.b – national policy. The CCAAP is inconsistent with PPS25 because it has not applied a sequential test to justify allowing development in areas of medium & high flood risk. It is inconsistent with PPS1 for failing to account for flood risk as an environmental constraint. It fails to “Bring forward sufficient land...taking into account...the need to avoid flood risk...”. The CCAAP also fails to reflect the findings of the emerging Strategic Flood Risk Assessment (SFRA) by giving a presumption in favour of development with an emphasis on mitigation rather than prevention of flood risk to both people & property (Environment Agency 46/1104). The submission AAP could usefully refer to national guidance (PPS paras), but not repeat it. Any conflicts with national guidance must be robustly justified by local circumstances (GOYH 1994/1118). The financial contribution requirements lack conformity with national policy (Evans 2998/1094).	
8	Soundness tests iv.c Conformity with RSS and v. Regard to community strategy. A table could helpfully summarise the links between RSS, the community strategy themes and the AAP objectives & policies. Have all relevant aspects of Vision for Leeds	



## Appendix 2 – Consultation Points Raised

	been addressed? (GOYH 1994/1118). The issue of conformity with RSS needs to be addressed at the start of the CCAAP submission document. This will help clarify the significance of references to the RSS that are made throughout the documents (Regional Assembly 940/1117).	
9	Soundness test vii Alternatives. The submission AAP must show more clearly which alternative approaches have been rejected and why, including SA testing. This should include options put forward as part of the Preferred Options consultation, including different mixes of development of the Proposal Areas (GOYH 1994/1118).	
10	Soundness test vii Evidence. Options selected for submission must be fully supported and justified by evidence (GOYH 1994/1118). Weakness in the evidence base is evident in respect of PO-06 & its demand for family sized accommodation (Evans 2998/1094).	
11	Soundness test viii Implementation & Monitoring. Policies must be drafted with sufficient precision (eg types & scale of development, inclusion of indicators, targets, timescales, milestones and agencies for delivery) to enable them to be monitored and have their effectiveness measured (GOYH 1994/1118).	
12	Soundness test ix Flexibility. Sufficient flexibility should be built into the plan in case development does not take place as expected or infrastructure is not delivered. Contingency plans should be included where risk of non-delivery exists (GOYH 1994/1118). The assumed minima of office development on proposals areas lacks flexibility (Evans 2998/1094).	
13	Information leaflet & questionnaire don't make sense on their own (P Lockwood 2990/1072)	
14	The document needs more context, a glossary and a conclusion (Civic Trust 62/1146).	
15	The survey form should have been more user friendly and in larger print (B Connolly 193/1152)	
16	Green roofs should be promoted as they help expand the Green Infrastructure (Mike Barningham, Natural England 3006/1119).	
<b>Introduction, para 1.1.1</b> Describes the nature of the CCAAP.		
<b>Issues raised</b>		<b>Council Response</b>
1	Stated aim does not reflect the aim of the "new" planning system to widen the	

## Appendix 2 – Consultation Points Raised

	scope of LDFs beyond land use & development control (GOYH 1994/1118)	
<b>Introduction, para 1.1.2</b> Describes the central geographical location of Leeds.		
<b>Issues raised</b>		<b>Council Response</b>
1	Mention the airport (City Centre Management 1025/1126)	
<b>Introduction, para 1.1.3</b> Describes the success of Leeds embodied within the city centre		
<b>Issues raised</b>		<b>Council Response</b>
1	Mention high level of planned investment in city centre (City Centre Management 1025/1126)	
<b>Introduction, para 1.1.5</b> Describes the growing residential component of the city centre and consequent emerging needs		
<b>Issues raised</b>		<b>Council Response</b>
1	Add need for GP and dental surgeries (City Centre Management 1025/1126)	
2	Describe the recent residential growth as a re-establishment of city living which was present up to the second half of 20 <sup>th</sup> century (City Centre Management 1025/1126)	
<b>Introduction, para 1.1.7</b> Describes the national policy context of PPS6 “Planning for Town Centres”		
<b>Issues raised</b>		<b>Council Response</b>
1	ReLand agrees that Leeds city centre warrants a more sophisticated approach its the role and function. Standard application of national planning policy might prejudice the City Councils objectives to see rejuvenation of industrial areas close to the city centre core, like the Kirkstall Rd Renaissance Area (Reland 3016/1140).	
<b>Introduction, para 1.1.8</b> Describes the relevant policy aspects of the Draft Regional Spatial Strategy, including concern about employment land in Leeds city centre.		
<b>Issues raised</b>		<b>Council Response</b>
1	Loss of employment land in the form of old industry is not a bad thing, particularly when new office provision is being made. Contradicts para 1.1.5. (City Centre Management 1025/1126)	
2	The city centre should be the key area for employment land development, including restraint of out of town schemes (Civic Trust 62/1146).	
2	It is clear from references to relevant draft RSS policies that the CCAAP has been drawn up within its wider spatial planning context. The opening section of the submission document should clarify the importance of conformity with RSS (Regional Assembly 0940/1117)	
3	More should be made of the Leeds City Region in the whole document. Discussion is needed to clarify the role of places (including the city centre) in the region & city region, (LCC Regional	

## Appendix 2 – Consultation Points Raised

	Policy Team 3007/1120).	
4	There is minimal reference to other strategies relevant to the LCCAAP, e.g. the “Improving Public Transport and Developer Contributions” SPD, the emerging Leeds City Centre Transport Strategy, the Local Transport Plan, RailPlan6, The Leeds City Region Transport Visions and the Regional Spatial and Transport Strategies (Metro 1933/1148).	
<b>Introduction “Other local strategy context” paras 1.1.9 – 1.1.20</b> Sets out abstracts of relevant local strategies & plans.		
<b>Issues raised</b>		<b>Council Response</b>
1	Should there be reference to current LCC Env Policy (City Centre Management 1025/1126)	
2	The reference in para 1.1.10 should be to City Centre Leeds Partnership (City Centre Management 1025/1126)	
3	It would be helpful to give document dates (City Centre Management 1025/1126)	
4	The City Region Development Plan should be included, even though it has no place specific proposals. This will help embed city region working into the statutory process wherever possible (LCC Regional Policy Team 3007/1120)	
5	Include the “Older Better” Strategy (B Holden 2999/1093)	
6	The Vision for Leeds objective “improve access to greenspace” should permeate through all policies (Civic Trust 62/1146)	
7	The unpublished Mabgate and Kirkstall Road Renaissance Area Frameworks were not subject to SCI process – their status in the list of local strategy documents is of concern (Civic Trust 62/1146).	
<b>AO: Aim and Objectives.</b> One aim and 6 objectives are set out. <b>Scale of support/objection:</b> 45 responses, 34 support, 11 object		
<b>Issues raised</b>		<b>Council Response</b>
<b>Aim &amp; General Comments</b>		
1	Add primary & secondary education and support higher education (S. Goulding 3020/1145)	
2	Reland supports the aim (Reland 3016/1140).	
3	Use the term “Regional Capital” rather than “Regional Centre” in the Vision & Aim (LCC Regional Policy Team 3007/1120)	
4	Ensure all facilities are accessible & safe for disabled people including blind & partially sighted (S. Goulding 3020/1145)	

## Appendix 2 – Consultation Points Raised

5	<p>Lack of vision for the city centre in 20-30 years. Lack of ambition, with the exception of Arena proposals. Lack of coherence of proposals. Lack of emphasis on the overall quality of public realm (LCC Regional Policy Team 3007/1120). Lack of a clear vision to facilitate sustainable growth (B. Smith 2996/1082). A Leeds distinctive vision, ie what the city centre is expected to be like in 10 years such as its role, number &amp; type of jobs, shops, leisure facilities, public transport, family &amp; student housing &amp; spatial distribution of facilities. The vision should reflect the approach taken so far since significant departure may require further consultation (GOYH 1994/1118). The AAP's vision of clustering office uses in the core of the city centre is supported as this is one of the most sustainable locations. A compact shopping area should be valued as a means of maximising vibrancy &amp; vitality. It should be enhanced by ensuring good public transport and inclusion of high quality public space (Yorkshire Forward 2597/1115). The Aim is bland for an area of rich historic character &amp; diversity. The aim should be to create a distinctive heart for the City Region which builds upon and reinforces local character (English Heritage 99/1116). The lack of vision and absence of area master-planning needs to be fully addressed in order to capture opportunities in terms of quality of built development, public realm and quality of urban design. The CC Urban Design Strategy has not been followed by co-ordinated and visionary area master plans. Individual developments should be designed in a more holistic context exploring opportunities for new connectivity, quality spaces and facilities (Dacre 480/1109).</p>	
6	<p>Following the spatial vision &amp; objectives, a new section should set out the overall spatial strategy for the city centre. This could indicate how the objectives are developed into a spatial strategy (eg change in office employment, change in shopping floorspace, transport, environmental improvements – in relation to the socio-economic and environmental issues identified in the studies undertaken. It should set out what the AAP will deliver in spatial terms (GOYH 1994/1118).</p>	
7	<p>Need a clear achievable policy to</p>	

## Appendix 2 – Consultation Points Raised

	recruit highest calibre professionals, create an exciting built environment & achieve innovation & quality (B. Smith 2996/1082)	
	<b>Objectives i) &amp; ii)</b>	
	Objective i) states to plan to accommodate only employment, residential and higher educational uses of the city centre. It is not satisfactory for other town centre uses such as retailing to merely be referred to in supporting text of objectives ii) and iii). The full range of town centre uses should be included in objective i) (Morley Fund Management 806/1077, National Grid 806/1076).	
	Objective i) should be separated to address the three functions of employment, residential and higher education. The explanatory text for the residential section is insufficiently supported with indications of nature, type, quantity and tenure (Dacre 480/1109)	
	Objective ii) and the Aim should be combined with a sub-divided i) such that facilities to support employment, residential and higher education should be more meaningfully addressed (Dacre 480/1109)	
	<b>Objective iii)</b>	
	Objective iii) to strengthen the vibrancy, appeal and accessibility of the city centre to all should make specific reference to supporting the Arena proposals (Montpellier Estates/WYG 420/1130)	
	Caddick support the aim of the plan & the goal of maintaining & enhancing the vitality & viability of the centre, particularly as a regional retail destination (Drivas Jonas 1028/1128)	
	<b>Objective iv) &amp; v)</b>	
	The protection of elements which contribute to the city centre's sense of place and distinct identity should be emphasised. Objective iv) does not express the importance of distinctive character, which had been included in Objective 3 of the Issues & Options Report. This should be reinstated as follows: <b>iv) promote and maintain a high-quality, safe environment that reinforces the distinctive character of various parts of the city centre.</b> The supporting text amended to read "...protecting and enhancing heritage, reinforcing distinctive character and ensuring that development is appropriate in its context." (English	

## Appendix 2 – Consultation Points Raised

	Heritage 99/1116). Conservation of the city's character needs more emphasis (E. Tate 3019/1143)	
	Objective iv) should mention "good quality public realm" and refer to designing out crime (City Centre Management 1025/1126)	
	Particular support for objectives iv & v. (M Willison – Ramblers Association 38/1075)	
	The protection against dangers such as pollution and flooding in objective iv) is supported (Environment Agency 46/1104).	
	The "promoting provision of greenery" and "negotiating for better quality of schemes and harnessing development to secure environmental improvements" is supported (Environment Agency 46/1104).	
	Objective iv) should promote green infrastructure. Urban environments should be about multifunctional green infrastructure to bring benefits of health, recreation, SUDS, reducing climate change and biodiversity (Natural England 3006/1119).	
	Reland particularly supports objective v (Reland 3016/1140)	
	<b>Objective vi</b>	
	Morley Fund Management who own Crown Point Retail Park (CPRP) support this objective. The CPRP forms a key stepping stone between the thriving city centre core and adjacent deprived neighbourhoods (Morley Fund Management 806/1077). For the same reasons National Grid Property Holdings, who own the Kidacre St Proposal area, support objective vi, as Kidacre St forms a stepping stone between the thriving city centre and adjacent deprived neighbourhoods (National Grid 806/1076). Reland particularly supports objective vi (Reland 3016/1140)	
	The paragraph should acknowledge the conflict between improving traffic flow and minimising environmental impact/promoting sustainable links between city centre & surrounding neighbourhoods (Metro 1933/1148).	
	Is this promoting flow of motor traffic or more sustainable modes to connect to adjoining neighbourhoods? Improvements for cycling, walking & public transport access to/from the city centre are needed to compensate for years of improving car access (J Davis	

## Appendix 2 – Consultation Points Raised

	1545/1147)	
<p><b>Principal Use Quarters Section 2.2</b> Describes the concept of principal use quarters used in the Unitary Development Plan, &amp; that the concept has been dropped from the CCAAP</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	The “Alternative Options” stage of consultation referred to in para 2.2.2 needs a proper explanation (City Centre Management 1025/1126)	
2	The replacement of the “quarters approach” with an uncontrolled mixed use “free-for-all” (save for the retail zone) will fail to manage the rate of development that needs to be supported by supporting services. It is not in conformity with UDP policy; see General Point 3 above (Dacre 480/1109).	
<p><b>PO-01: Size of the City Centre</b>            Retain the existing UDP CC boundary with minor adjustments  <b>Scale of support/objection:</b> 60 responses, 45 support 15 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Amendment of the CC boundary is a Core Strategy matter (which should have regard to a comprehensive rather than a partial evidence base including the Housing Market Assessment). In order to comment upon one boundary change we need to be aware of its impact upon plans in adjoining AAP's. (Ashdale Land & Property Company 0057/1099, Threadneedle Property Investments Ltd 0057/1091, Dacre Son & Hartley 0480/1109)	
2	For clarity and ease of reference, the changes to the UDP boundary should be shown on the map (Leeds Civic Trust 0062/1146).	
3	It would help if plans were numbered for cross-reference purposes (Leeds Civic Trust 0062/1146)	
4	Expansion of the City should be controlled to ensure that vacant sites in the city centre are developed first and prevent development leapfrogging to unsustainable sites on the edge of the City. Dispersal will leave central areas to stagnate. There is still considerable development potential in the existing city centre including Holbeck (Montpellier Estates/WYG 420/1130).	
5	We endorse the approach outlined which is in accordance with PPS6 (John Lewis 2551/1114).	
6	Should the Mabgate, Lovell Park & Little London areas be included in the city centre? One view is that the	

## Appendix 2 – Consultation Points Raised

	<p>Mabgate area is more 'rim' in character &amp; should be excluded from the city centre (Unsworth/Morgan 0846/1103). Another view is that the Lovell Park &amp; Little London area to the N.W. of Mabgate should be added, following major rather than secondary roads (Gordon Carey 0960/1065, Cllr Penny Ewens 3001/1095). The kink in the boundary on Macauley St should be removed. The kink takes in a triangle of greenspace which is integral to Cromwell Heights flats (Mr Matthew Parkin 2982/1061)</p>	
7	<p>An extension should be made to the N.W. at the Leeds University Business School (Gordon Carey 0960/1065).</p>	
8	<p>An extension should be made to the large area of land to the S.E. including Pottery Fields and land to the south of Clarence Dock, taking into account the new East Leeds radial road improvements (Gordon Carey 0960/1065).</p>	
9	<p>Boundary is not sufficiently flexible to accommodate future economic growth (City Centre Management 1025/1124)</p>	
10	<p>Regarding clause iv to facilitate better integration of the CC, this should be clarified as physical and social/employment connections (City Centre Management 1025/1124)</p>	
11	<p>The loop road extension to the south could become a barrier to pedestrians (Mrs Margaret Bird 1428/1155). It should avoid creating severance or delay to bus services to/from the city centre, rather enhance services through priority facilities (Metro 1933/1148). No need to accommodate southern loop road proposals which have no rationale &amp; may conflict with stated aims &amp; objectives of the CCAAP (Mr John Bird 3044/1163) Network Rail supports the inclusion of the former Whitehall Goods Yard to the S.W. It is a suitable city centre development site (Network Rail 1024/1087)</p>	
12	<p>An additional sub-policy (v) is required to ensure that all developments are built in accessible locations or in locations that can be made accessible (Metro 1933/1148)</p>	
13	<p>A compact city centre will help support a vibrant mix of uses (inc residential). A compact centre offers the greatest potential to maximise the vibrancy and vitality of the city centre, whilst also facilitating the continued growth of the city centre (Yorkshire Forward</p>	



## Appendix 2 – Consultation Points Raised

	2597/1115) Consolidation will help boost the image of the city centre (Montpellier Estates/WYG 420/1130).	
14	A compact city centre will help maintain good accessibility, particularly for pedestrians (Yorkshire Forward 2597/1115).	
15	<p>The Kirkstall Road Renaissance Area should be included as part of the City Centre. The 3 key issues in support of its inclusion are;</p> <ol style="list-style-type: none"> <li>1. Location, accessibility and connections to the City Centre.</li> <li>2. Economic and market issues, as well as regeneration benefits.</li> <li>3. Suitability of mixed use which are complementary to the City Centre.</li> </ol> <p>The following reasons expand on the above;</p> <ol style="list-style-type: none"> <li>1. In order to assist the urban regeneration and renaissance objectives of the area as set out in the Kirkstall Road Planning Framework. The extension of the City Centre is required to meet the economic objectives of growth and development of Leeds City Centre as the regional centre.</li> <li>2. In order to change the current perception of the area, raising its profile and aspirations, and actively spreading the confidence of the City Centre outwards to the benefit of neighbouring communities.</li> <li>3. Its strong and direct linkages to the rest of the City Centre in terms of pedestrian and public transport access/connectivity. In particular it is within 15 minutes walking distance of Leeds City Centre Railway Station. The proposed QBI will also further improve bus and cycle accessibility into the City Centre.</li> <li>4. The economic hub of the City Centre has shifted westwards, and therefore the extension of the City Centre to include the Kirkstall Road Renaissance Area represents a logical extension to spread the prosperity of the City Centre to the west.</li> <li>5. There are already existing mixed town centre uses within area i.e. offices, hotel, leisure and restaurants with a number of mixed use schemes proposed within the area. The inclusion of the area within the City Centre is required to help facilitate the implementation of these schemes.</li> </ol>	

## Appendix 2 – Consultation Points Raised

<p>6. The extension of the city centre boundary to Kirkstall Road represents the best opportunity to expand the city centre in a sustainable manner.</p> <p>7. Due to flood risk issues as much of the land between Kirkstall Road and the river is classified as flood risk level 3. Most city centre uses are classified by PPS25 as less sensitive and vulnerable to flood than residential use. Although the Preferred Options propose to allow residential development on zone 3 land, there may be practical reasons for other less sensitive uses at ground/ upper ground floor level with residential above.</p> <p>8. The inclusion of the area within the City Centre Boundary will not cause negative economic effect on the vitality and viability of the City Centre due to the policy approach of the document and the Planning Framework document. The LPA will still have control over the proposed uses along Kirkstall Road as the strategic policy framework for the area provides guidance for the redevelopment of the area including limiting the quantity of office space. The preferred option of the AAP is also to locate major new shopping development within the Prime Shopping Quarter and therefore the level of retail uses will still be restricted if Kirkstall Road is included within the City Centre.</p> <p>9. The Kirkstall Road area is already deemed to be within the City Centre by reference to Council Policy e.g. Affordable Housing Zone and is included within the City and the Centre City Plans Panel.</p> <p>10. The railway viaduct on Kirkstall Road provides a better defined City Centre Boundary than the existing boundary (Kirkstall Holdings (3010/1127)</p> <p>A more sophisticated approach to the western city centre boundary is required. Pertinent objectives of the informal planning guidance for the Kirkstall Road Renaissance Area (KRRR) may be prejudiced if the land uses, transport accessibility and greenspace improvements fail to materialise. Inclusion of the KRRR in the city centre will assist to secure the area's restructuring, integral to the city's key urban renaissance objectives (Reland (Leeds) Ltd 3016/1140).</p>	
---	--

## Appendix 2 – Consultation Points Raised

17	Should the title in para 3.1 include a specific reference to Leeds City Region, as well as the City and Region (Martin Gray – Leeds City Council 3007/1120).	
18	Figure 4 SFRA map shows the Kirkstall Road Renaissance area but this is not part of the city centre and therefore the plan should not include it (English Heritage 0099/1116).	The map has been included within the context of an extension to the city centre boundary which was previously proposed.
<p><b>PO-02: Employment</b>  Reinforce and promote office function of core area by controlling mix of uses in new developments.  <b>Scale of support/objection:</b> 63 responses, 50 support 13 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	There is no flood risk dimension to the location of employment within the policy. All developments should be considered in relation to the sequential approach for flood risk (Environment Agency 0046/1104)	
2	The policy proposed gives no weight to, or consideration of, environmental sustainability (Environment Agency 0046/1104)	
3	No more land needed. Present level of office space is being occupied by existing companies moving round the city. Need to consolidate existing office space, refurbishing & rebuilding on existing sites and leaving some city centre land for family housing (Cllr Valerie Kendall 0050/1134)	
4	Safeguarding opportunities for business and employment growth will bring with it increased commuter trips in the morning and evening peaks. The local and strategic highway networks are nearing capacity and therefore any proposals for increased office development will need to be supported by sustainable transport policies (Highways Agency 0060/1100)	
5	The core areas are not defined on the map as implied by the text (Leeds Civic Trust 0062/1146, MEPC via Savills 0466/1122)	
6	Walking routes will need to be improved as part of this policy. Opportunities for provision and enhancement of recreation areas should be taken (British Waterways 0338/1121)	
7	To arbitrarily require all new developments to provide office accommodation will potentially dilute demand and could undermine those areas of the City where new prestige development should be focussed and	

## Appendix 2 – Consultation Points Raised

	supported (for example the West End area) (MEPC via Savills 0466/1122)	
8	The former Doncasters Site, lies within an easy 5 -10 mins walk distance from the train station. The map should therefore be amended to reflect this (HBG Properties – via Indigo Planning 0806/1112)	
9	Floorspace figures in proposal area statements noted. Will need targets for monitoring and management of delivery. Reference is made to Soundness Test viii. Whilst understanding the need for policies and proposals to include an element of flexibility to accommodate unforeseen and changing circumstances they must be drafted with sufficient precision (for example setting out types and scale of development, inclusion of indicators, targets, timescales and milestones, stating agencies responsible for implementation) to enable them to be monitored and effectiveness measured (Government Office for Yorkshire & the Humber 1994/1118) Monitoring of the pipeline will be crucial to ensuring an adequate but not excessive flow of space onto the market (Unsworth/Morgan 0846/1103). Need to avoid requiring office provision in circumstances where there is no demand. How do we intend to monitor this? (City Centre Management 1025/1124).	
10	Support the recognition that office development should not compromise the attraction and function of the PSQ (Caddick Developments Ltd – via Driver Jonas 1028/1128)	
12	The AAP's vision of clustering office uses in the area surrounding the train station is supported, as this offers one of the most sustainable locations within the city (Yorkshire Forward 2597/1115)	
13	Broadly support the emphasis upon promoting office development within the CC. However, it is important to ensure a mix of complimentary uses so that the CC is a genuinely vital and viable centre throughout the day and week. This approach is advocated in PPS6 and acknowledged in PO-01 (ii). (Asda Stores Ltd –via Savills 2763/1129).	
14	This policy approach could have the potential to be in conflict with the City Regional Development Programme strategy of targeted displacement, e.g. some financial and business functions (Martin Gray – Leeds City Council	

## Appendix 2 – Consultation Points Raised

	3007/1120)	
15	Kirkstall Road Renaissance Area is also a sustainable location for office use given its strong and direct pedestrian links to the heart of the CC and the railway station. The IHT guidelines suggest a preferred maximum walking distance for commuters of 2,000m. The majority of this area falls within this figure. Therefore an additional criterion should be inserted stating that office uses will also be appropriate in other locations accessible to the train station, i.e. up to 15 mins walk. (Kirkstall Holdings 3010/1127)	
16	The effect of this PO should not be at the expense of other objectives including those of the KRRR Planning Framework. Some land uses subject to the sequential test of PPS6 are essential to the social, physical and economic restructuring of the KRRR. The accessible nature of Kirkstall Road itself is eminently appropriate for such uses (Reland (Leeds) Ltd 3016/1140)	
17	There should be several office cores throughout the city centre. This would also help to ensure some business continuity in case an area of the city came out of action for some reason (i.e. a terror attack). Other Office areas, not affected can keep operating in the following weeks and months after. If all the office core was in one area there could be bigger disruption to business and the Leeds economy if that area became out of action for some reason (Mr David Raper 3000/1092)	
<p><b>PO-03: Employment</b>  Encourage office development throughout city centre without compromising the Prime Shopping Quarter.  <b>Scale of support/objection:</b> 47 responses, 40 support 7 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	The proviso that office development shouldn't compromise the PSQ should be extended to avoid compromising the attraction & function of the whole city centre. Accordingly, mixed use developments that incorporate other uses that are important to the growth of the city centre (e.g. healthcare, educational, cultural uses etc) should not be prevented due to a presumption in favour of offices (Montpellier Estates/WYG 420/1130, Leeds Initiative 845/1096) The proviso to protect the PSQ is supported (Caddick	

## Appendix 2 – Consultation Points Raised

	Developments Ltd – via Driver Jonas 1028/1128)	
2	<p>Floorspace figures in proposal area statements noted. Will need targets for monitoring and management of delivery. Reference is made to Soundness Test viii. Whilst understanding the need for policies and proposals to include an element of flexibility to accommodate unforeseen and changing circumstances they must be drafted with sufficient precision (for example setting out types and scale of development, inclusion of indicators, targets, timescales and milestones, stating agencies responsible for implementation) to enable them to be monitored and effectiveness measured (Government Office for Yorkshire &amp; the Humber 1994/1118)</p> <p>Monitoring of the pipeline will be crucial to ensuring an adequate but not excessive flow of space onto the market (Unsworth/Morgan 0846/1103). Need to avoid requiring office provision in circumstances where there is no demand. How do we intend to monitor this? (City Centre Management 1025/1124).</p>	
3	<p>Employment, through provision of further employment space, including offices etc within the city centre is critical to the continued success of the City. Investment in existing stock and development of further high quality office space that fulfils modern requirements is essential to attract tenants and employees in the future (Gordon Carey 0960/1065)</p>	
4	<p>Support the approach taken that will help reduce the need to travel (Sport England 1982/1133)</p>	
5	<p>The city centre in general is considered an appropriate location for office development. The location of new office developments throughout the city centre will play an important part in promoting vitality within the city centre and support economic growth (Yorkshire Forward 2597/1115)</p>	
<p><b>PO-05: Providing Housing.</b> Encourages housing development throughout the city centre providing it does not prejudice main town centre uses and it has suitable flood risk measures where necessary.  <b>Scale of support/objection:</b> 66 responses, 47 support 19 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	<p>The option doesn't take steps to direct development away from medium and high risk flood areas, so does not</p>	

## Appendix 2 – Consultation Points Raised

	<p>comply with the sequential test required by PPS25. The option fails soundness tests iv (conformity with regional &amp; national guidance) &amp; vii (robust &amp; credible evidence). If housing still needs to be located in flood zone 3 after undertaking the sequential test, housing development will need to be subject to the Exception Test of PPS25 (Environment Agency 46/1104, Savills-MEPC 466/1122, Dacre 480/1109, Tangent Properties 3009/1126)</p> <p>Shouldn't allow any building in areas of flood risk, ie. Not just applicable to housing developments. (Mrs P. Auty 3024/1150). Shouldn't allow any building in likely flood areas (Mr Kerrison 3033/3153)</p> <p>Maps (Fig 4 &amp; 5) need more explanation of the categories (Civic Trust 62/1146)</p> <p>Developments in flood risk areas should be encouraged, but with better mitigation, contingency planning and raising awareness of developers and residents (British Waterways 338/1121)</p>	
2	<p>Expressed support – more housing in the city centre will reduce commuter trips (Highways Agency 60/1100, Sport England 1982/1133). Housing key employees will help the functioning of the City (Civic Trust 62/1146). The recognition of the importance of facilities in para 3.1.11 is welcomed (Civic Trust 62/1146). Housing will help ensure there is a vibrant &amp; safe city centre throughout night &amp; day (Yorkshire Forward 2597/1115)</p>	
3	<p>Need for services, facilities, routes, public transport &amp; greenspace to support the expanding population (British Waterways 338/1121, Civic Trust 62/1146, Gordon Carey 960/1065)</p>	
4	<p>All flats should have parking underneath (Cllr Valerie Kendall 0050/1134)</p>	
5	<p>PO-05 lacks an evidence base of trends of housing supply &amp; consideration of demand (Dacre 4801/1109). To comply with PPS3 paras 52-61, the CCAAP will need to identify sites for housing that are deliverable in the first 5 years &amp; developable over a longer period. Housing targets should be established which should take account of city centre</p>	

## Appendix 2 – Consultation Points Raised

	<p>job growth. The policies need to balance “precision” (in terms of targets, types of housing, scale of development &amp; timescales) with “flexibility &amp; responsiveness”. Policies must be monitorable (GOYH 1994/1118).</p> <p>Excessive supply beyond demand from occupiers likely to exacerbate vacancy levels &amp; threaten rental levels &amp; capital values. Take-up of flats should be monitored relative to economic growth and future demand quantified. (Unsworth/Morgan 0846/1103)</p> <p>Too many expensive flats out of reach of most citizens of Leeds – Adjoining neighbourhoods need regeneration &amp; improvements to the existing housing stock (Leeds Initiative 845/1096)</p>	
6	<p>PO-05 will not assist in delivering the range of housing sizes &amp; types needed in Leeds as a whole. The city centre appeals to a limited sector (single, childless couples) not all sectors or families. The failure to reflect the findings of the Strategic Housing Market Assessment means the Council could be encouraging the wrong type of accommodation. Only a low % of households planning to move are seeking flats in the city centre (Ashdale landowner at Micklefield 57/1099, Threadneedle 57/1091, Dacre 480/1109).</p> <p>Lack of diversity in type and size – one population group – 25-35 year olds. Need diversity &amp; creativity, particularly in distinct &amp; unique building conversions (British Waterways 338/1121, Leeds Voice 1691/2092, Ms Chesters 2995/1081)</p> <p>More houses (as opposed to flats) and more affordable dwellings are required (Mr/Mrs Salt 2974/1050). City centre housing should be affordable (Older Peoples Reference Group 3018/1142) Affordable housing is needed for service workers (Mrs Tate 3019/1143)</p>	
7	<p>The impact of new housing proposals on the operation &amp; future viability of town centre entertainment uses should be controlled, such that housing should be resisted where noise insulation measures will not be adequate (Leeds City Centre Management 1025/1124)</p>	
8	<p>Housing should be accepted as a main</p>	



## Appendix 2 – Consultation Points Raised

	town centre use consistent with PPS6 (Savills/MEPC 466/1122)	
<p><b>PO-06: Housing Mix.</b> Requires developments of 50 or more units to make 10% 3 bedroomed, to ceiling of 20 units. On sites of 0.5ha + to provide amenity space including roof terraces, communal gardens etc (see PO-25)  <b>Scale of support/objection:</b> 62 responses, 40 support 22 object</p>		
<b>Issues raised</b>		<b>Council Rspone</b>
1	<p>The city centre is not an appropriate environment for families. It is insecure &amp; lacks facilities (Miss Johnson 33/1144, Park Lane session/Mike Dando 3013/1136, Dacre 480/1109, Unsworth/Morgan 0846/1103)</p> <p>Space &amp; provision should be made for family housing (Cllr V Kendall 50/1134, Cllr Penny Ewens 3001/1095). Larger dwellings are needed to create a more balanced community (British Waterways 338/1121, Mr/Mrs Salt 2974/1050). Mix will help support the economic needs of Leeds (Yorkshire Forward 2597/1115). The Draft Yorkshire &amp; Humber Plan Policy H4 notes a need for a better mix of housing in the region to support sustainable communities (Yorkshire and Humber Assembly 0940/1117). A better mix is required along with facilities such as shops, bars &amp; cafes (Mr Gandy 3017/1141)</p> <p>Larger dwellings are not only needed for families but for residents who want extra space for hobbies, interests or for visiting friends &amp; family (Mrs Bird 1428/1155).</p>	
2	There is little attempt to link the city centre housing market to the fringe inner city housing markets (LCC Regional Policy Team 3007/1120).	
3	3 & 4 bed houses should be provided, not just high rise, but more creative design (Leeds Voice 1691/2092)	
4	<p>CCAAP lacks consideration of housing needs &amp; preferences in seeking to influence mix (Ashdale Land &amp; Property Company 0057/1099, MEPC via Savills 0466/1122, Dacre 480/1109, City Centre Management 1025/1124, Ms Chesters CC Resident 2995/1081, Evans 2998/1094).</p> <p>The requirement is too prescriptive. The market should decide mix, not planning policy (Montpellier Estates/WYG 420/1130, Wimpey Homes/WYG 791/1088, Asda 2763/1129, Evans 2998/1094,</p>	

## Appendix 2 – Consultation Points Raised

	<p>The 10% requirement is unreasonable &amp; excessive. It should be reduced to 5% (Kirkstall Holdings 3010/1127)</p> <p>Can the threshold be justified with relation to evidence? In particular, PPS3 para 11, including assessment of market responsiveness (GOYH 1994/1118, Evans 2998/1094)</p> <p>A survey should look at proportion of older people who want to live in the city centre &amp; what facilities they need (Leeds Involvement Project 193/1152).</p>	
5	<p>Should the plan require family housing in developments on the fringes of the city centre close to schools? (Civic Trust 62/1146). The mix of housing should take account of site circumstances &amp; the availability of local amenities such as schools &amp; nurseries (MEPC via Savills 0466/1122).</p> <p>The city centre has no schools or playing fields, so family housing is inappropriate (Dacre 480/1109)</p> <p>A strategy of investment in education &amp; health facilities is needed (Gordon Carey 960/1065)</p>	
6	<p>Three bed apartments in the city centre will be too small &amp; too expensive for most families (eg sales data for Granary Wharf) (Dacre 480/1109 Evans 2998/1094, Mr Stephenson Older Peoples Reference Group 3018/1142). Three bed apartments are likely to be occupied by 3 adults sharing rather than families (Unsworth/Morgan 0846/1103, Kirkstall Holdings 3010/1127)</p>	
7	<p>Provision of 3 bed apartments are more expensive to provide, so the requirement compromises the viability of development schemes (Kirkstall Holdings 3010/1127)</p>	
8	<p>The requirement for an extra 5% of amenity space (linked to PO-25) should be removed. It is too prescriptive. The quantum of public space should be decided according to location &amp; proximity to amenities and PO-25 &amp; PO-27 (Montpellier Estates/WYG 420/1130)</p> <p>This part of PO-06 is unclear – whether it is duplicating PO-25ii, contrary to the SCI para 3.7 and PPS12 para 4.24vi (Evans 2998/1094).</p>	

## Appendix 2 – Consultation Points Raised

	Public spaces & pedestrian routes are needed to accompany a broader range of accommodation (Gordon Carey 960/1065). Green space provision should be meeting ANGSt standards (Natural England 3006/1119). Sufficient recreation space is needed (Sport England 1982/1133).	
9	More affordable housing is needed (British Waterways 338/1121, Mr/Mrs Salt 2974/1050, E. Tate 3019/1143). Consideration should be given to targets for affordable housing (social & intermediate) (GOYH 1994/1118)	
10	High quality developments are needed (British Waterways 338/1121, Unsworth/Morgan 0846/1103)	
11	Family housing should be separated from the main block to avoid conflict between young professionals/students coming home late and families (John Davis 1545/1147)	
12	The 3 bed flats should be for disabled people as well as families (Mr Steve Goulding 3020/1145, Mr & Mrs Naylor 3037/1157, Mr & Mrs Oldroyd 3038/1158).	
<p><b>PO-07: Lifetime Home Standard.</b> Requires all new housing to meet lifetime homes standards and 10% to be accessible to (or be easily adaptable for) wheelchair users.</p> <p><b>Scale of support/objection:</b> 43 responses, 28 support 15 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Express support (Mrs Bird 1428/1155, British Waterways 338/1121)	
2	<p>The requirement for all housing to be built to lifetime home standard is unreasonable &amp; inflexible (Savills-MEPC 466/1122, Dr Unsworth 846/1103). More flexibility is needed (HBF 92/1123, Asda 2763/1129).</p> <p>100% provision is excessive &amp; unreasonable. The wording “to require” should be replaced by “to encourage” (Kirkstall Holdings 3010/1127). More appropriate to expect dwellings to be convertible to other uses (Dacre 480/1109)</p> <p>Will need to consider the extent to which the “requirements” can be implemented through controls over planning applications (GOYH 1994/1118)</p>	
3	The requirement for 10% of dwellings to be wheelchair accessible is excessive because i) it duplicates the requirement of lifetime homes standard and ii)	

## Appendix 2 – Consultation Points Raised

	<p>according to NHS estimates, only 1.4% of Leeds' population use a wheelchair, &amp; is therefore contrary to Para 4.24 vii of PPS12 (Evans 2998/1094).</p> <p>Will need to consider the extent to which the "requirements" can be implemented through controls over planning applications (GOYH 1994/1118)</p> <p>The 10% requirement is insufficient. Should be 100% (Mr Steve Goulding 3020/1145, Mr &amp; Mrs Naylor 3037/1157, Mr &amp; Mrs Oldroyd 3038/1158).</p>							
4	As the city centre has areas of high flood risk, the policy needs to deal with the specific dangers of elderly people being housed in the city centre, including mitigation measures and safe access & egress (Environment Agency 46/1104).							
5	There's a need for more/improved street lighting (Leeds Involvement Project 193/1152).							
6	The varying requirements of young and old people need to be understood & planned for. There should be provision of purpose designed accommodation for older people that will allow them to remain in their own home, with peace & quiet & facilities such as on-site recreation, domiciliary healthcare tailored to their changing needs, which enable them to stay in their own homes rather than have to move, often against their will, into sheltered housing or residential homes (Caddick 83/1131).							
<p><b>PO-08: Encouraging Student Housing.</b> Encourages purpose built student housing throughout the city centre providing it has suitable flood risk mitigation in areas of flood risk.</p> <p><b>Scale of support/objection:</b> 44 responses, 32 support 12object</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%; text-align: center;">Issues raised</th> <th style="width: 50%; text-align: center;">Council Response</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>The encouragement should apply to all areas of the city centre with the exception of the area overlapped by the Area of Housing Mix governed by Policy H15 of the Unitary Development Plan. The protection provided to vulnerable communities like Little Woodhouse by Policy H15 must be maintained in the CCAAP (Mr Tyler 26/1086).</td> </tr> <tr> <td>2</td> <td>Student accommodation is not compatible with the office quarter. The high quality commercial environment</td> </tr> </tbody> </table>			Issues raised	Council Response	1	The encouragement should apply to all areas of the city centre with the exception of the area overlapped by the Area of Housing Mix governed by Policy H15 of the Unitary Development Plan. The protection provided to vulnerable communities like Little Woodhouse by Policy H15 must be maintained in the CCAAP (Mr Tyler 26/1086).	2	Student accommodation is not compatible with the office quarter. The high quality commercial environment
Issues raised	Council Response							
1	The encouragement should apply to all areas of the city centre with the exception of the area overlapped by the Area of Housing Mix governed by Policy H15 of the Unitary Development Plan. The protection provided to vulnerable communities like Little Woodhouse by Policy H15 must be maintained in the CCAAP (Mr Tyler 26/1086).							
2	Student accommodation is not compatible with the office quarter. The high quality commercial environment							
1	The encouragement should apply to all areas of the city centre with the exception of the area overlapped by the Area of Housing Mix governed by Policy H15 of the Unitary Development Plan. The protection provided to vulnerable communities like Little Woodhouse by Policy H15 must be maintained in the CCAAP (Mr Tyler 26/1086).							
2	Student accommodation is not compatible with the office quarter. The high quality commercial environment							

## Appendix 2 – Consultation Points Raised

	needs to be protected. PO-08 & the first sentence of para 3.1.17 need to be changed Savills on behalf of MEPC 0466/1122).	
3	PO-08, whilst encouraging student development generally, should seek to prevent the uncontrolled excess of bedspaces provided between Burley & Kirkstall Roads, with lack of open space, infrastructure & connectivity (University of Leeds 1029/1097)	
4	<p>Too many students in the city centre already. Supply of accommodation has increased dramatically – is there demand for more? (Leeds Initiative 0845/1096, Leeds City Centre Management 1025/1124, University of Leeds 1029/1097, Mrs Chesters 2995, Cllr Penny Ewens 3001/1095).</p> <p>Housing targets should be established The policies need to balance “precision” (in terms of targets, types of housing, scale of development &amp; timescales) with “flexibility &amp; responsiveness”. Policies must be monitorable (GOYH 1994/1118).</p>	
5	Potential for conflict with PO-06 – students mixed with family housing “are an unhappy recipe” (Dacre 480/1109).	
6	Student housing yes, but only for disabled students (Mary Seacole Nurses Association 0558/1078)	
7	Support PO-08 (Leeds Met 3011/1132, Park Lane College 16/05/07 3014/1137)	
<p><b>PO-09: The shopping ‘offer’ of the city centre.</b> Sets out an approach that maintains the compact form of the city centre shopping centre, one of its major strengths, but accommodates the pressures and expectations placed upon it to maintain its regional shopping centre role.</p> <p><b>Scale of support/objection:</b> 58 responses, 45 support 13 object</p> <p><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	Support the reconfirmation of the Prime Shopping Quarter as Regional Shopping Centre (Yorkshire and Humber Assembly 0940/1117, Caddick Developments Ltd 0083/1131, John Lewis 2551/1114, Mr Mike Yates 2997/1085, Park Lane College 16/05/07 3014/1137, Mr Steve Goulding 3020/1145, Mr & Mrs Barry, Mary Naylor 3037/1157, Mr & Mrs Alan, Joyce Oldroyd 3038/1158)	
2	The Eastgate extension to the PSQ will reduce its compactness. This will need to be addressed by ‘positive’ policies to encourage shops to stay in and improve current premises.(Leeds Civic	

## Appendix 2 – Consultation Points Raised

	Trust 0062/1146) The extension is more than “minor” & should not be progressed without further study and consultation as to its impact and timescale (Caddick Developments Ltd 0083/1131). In contrast, there are noted supports for the extension ((John Lewis 2551/1114, Mr Richard Gandy 3017/1141).	
3	The area between Millgarth Police Station and Eastgate, the Police Station itself and the area of the Eastgate Roundabout should be added to the PSQ forming a clear & logical boundary. (LCC Planning Services 3002/1105)	
4	The Eastgate development should be phased to to enable both Trinity Quarter and Eastgate to be delivered successfully. The need for additional retailing should be assessed in order to plan the letting strategies of both schemes, to sustain the retail offer in the existing central retail area which is vital to the continued vitality and viability of the City Centre. A phasing and management strategy for the delivery of new retail floorspace is needed. The Trinity scheme should be completed before the Eastgate development is permitted, because Trinity is within the existing city centre and Eastgate is an extension (Caddick 1028/1128).	
5	The layout of the retail gallery at present will do little to ensure integration of this peripheral area with the remainder of the City Centre core. Careful consideration needs to be given to the location of pedestrian linkages to ensure effective integration of the major extension of the PSQ into the existing shopping core (Caddick Developments Limited 1028/1128).	
6	The focus of retail development in the PSQ should be relaxed: i) only partially, to allowing vibrant uses along the waterfront (corner shops, entertainment uses, restaurants) – day and night (British Waterways 0338/1121) and ii) generally. A spread of shops outside of centres will expand & rejuvenate the city centre & will emulate European cities, Manchester & London (Gordon Carey	
7	The Council should reserve the right to reassess retail capacity in the city centre, at any time, not just on completion of the Eastgate & Trinity schemes.	

## Appendix 2 – Consultation Points Raised

	(White Young Green Planning 0420/1102). John Lewis supports the intention to assess need only after completion of the schemes (John Lewis 2551/1114)			
8	Rename “Eastgate & Harewood Quarter” to “Eastgate Quarter” (Planning Services 1025/1124)			
9	Leeds Kirkgate market needs to be supported & upgraded. (Mary Seacole Nurses Association 0558/1078, Ms Margaret Chesters 2995/1081)			
10	The city centre needs more high quality stores like other cities e.g. Manchester and Birmingham (Mrs Margaret Bird 1428/1155, Mr David Raper 3000/1092)			
11	Insufficient food shops. (Leeds Involvement Project 2979/1056)			
12	Shopping quarter needs more benches and more toilets in order to attract older people. (NB all benches recently removed from Merrion Shopping Centre) (Promoting Healthy and Active Life in Older Age 2999/1093, Leeds Youth Council 3005/1113)			
13	The city centre should have an area (or incorporate within all areas) more unique non-chain stores to add variety and make the city's shopping different to other towns and cities (Mr David Raper 3000/1092)			
14	Shopping should be given the same positive encouragement as is given for offices & housing. The shopping section should be less passive & emphasise the key role of retailing in the regional centre's mixture of uses. If we achieve successful attraction of retail activity, development & investment, the question of shopping frontages will take care of itself. (Mr John Bird 3044/163)			
<p><b>PO-10 Shopping Frontages.</b> Recent developments of The Light warrant a minimal update of frontages. Major resurvey to be carried out at a later date.</p> <p><b>Scale of support/objection:</b> 41 responses, 38 support 3 object</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Issues raised</b></td> <td style="width: 50%;"><b>Council Response</b></td> </tr> </table>			<b>Issues raised</b>	<b>Council Response</b>
<b>Issues raised</b>	<b>Council Response</b>			
	<b>(i) To carry forward the defined Shopping Frontages of the UDP with minor updating (e.g. The Light)</b>			
	No specific issues raised by representations received.			
	<b>(ii) To carry out, at a later date, a comprehensive update of the Shopping Frontages by means of a Supplementary Planning Document.</b>			
1	Timing of update. Unlike Eastgate,			

## Appendix 2 – Consultation Points Raised

	Trinity will only require a minor update. This update should take place, and be consulted on, in conjunction with the AAP, not afterwards (Caddick Developments Ltd 0083/1131). Agree that Shopping Frontage update should not be carried out until Trinity Quarter has been developed (Caddick Developments Ltd 1028/1128). Policy approach supported (John Lewis	
2	Shopping frontages approach e.g. fringe frontages, will not lead to full compliance with PPS6 (GOYH 1994).	
3	Appropriateness of using an SPD? Are Council satisfied a SPD would provide an adequate basis for defining shopping frontages and managing development? Queried in relation to Test iv (b). (GOYH 1994). Comprehensive review through an SPD is supported (John Lewis 2551/1114).	
4	Primacy of shopping supported, but also a need for health clubs. (Park La College 16/05/07 3014/1137)	
<p><b>PO-11 Retail Warehousing.</b> UDP currently identifies two areas for retail warehousing, the proposal is to modify the boundaries to those areas. In addition three locations are proposed to explore possibilities for further investigation to accommodate larger format retail developments.</p> <p><b>Scale of support/objection:</b> 38 responses, 31 support 7 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
	<b>(i) To modify the Regent Street allocation boundary to include the existing frontage retail units on the eastern side of Regent Street.</b>	
1	Shops are starting to move into Regent Street which should be in the prime shopping area (Transport 2000 3036/1156)	
2	Whilst not disagreeing with the general thrust of this Option, I note that the list of Option topics on the comments form refers to this item as Retail Warehousing. However, 3.2.4 refers to large format retailing, a term which would also include Department Stores. This could be interpreted to mean that part of the Harewood Quarter should be designated for large format/Retail Warehousing. This does need clarifying (Caddick 0083/1131)	
	<b>(ii) To make initial suggestions for locations of large format retailing at Marsh Lane Goods Yard, Kidacre Street and the Brewery Proposals Areas.</b>	
3	Support the designation of Kidacre St for Large format retailing. The location	



## Appendix 2 – Consultation Points Raised

	is suitable, given the proximity of existing retail warehousing area at Crown Point (National Grid Ltd 0806/1112)	
4	The wording of the PO implies that the Council considers retail development could be appropriate outside the PSQ. Until the retail study has been undertaken by Leeds City Council, following the development of Trinity Quarter and Eastgate, it is not considered that any sites should be allocated for additional retail development (Caddick 1028/1128).	
5	Conditioning goods & types of store. If the Council are determined to persist with identifying sites outside the PSQ, careful consideration should be given to categories of stores, size and goods to be sold, prior to being identified in CCAAP (Caddick Developments Limited 1028/1128). Ensure that it is ONLY large format retailing, rather than high street shops. (Mr John Davis 1545/1147)	
	<b>(iii) To consolidate the Crown Point retail park boundary.</b>	
6	The policy does not recognise that parts of the Crown Point retail park are in flood zones 3 and 2. PPS25 aims to: 'Ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk.' The development will require a site specific flood risk assessment to demonstrate that the development will be safe for the lifetime of the development. (Environment Agency 0046/1104)	
7	Crown Point Retail Park has scope for further retail and other town centre uses, contributing to the economic growth of this southern part of the City Centre.  The CCAAP recognises that "large format retailing", which often cannot be physically accommodated within the Primary Shopping Quarter (PSQ) of the City Centre, constitutes an important element of the City's retail offer and attraction. The Plan acknowledges that there may be a need to expand such accommodation across the City, and with this in mind PO-11 identifies the consolidation of the CPRP as a suitable location to meet some of this need.	

## Appendix 2 – Consultation Points Raised

	<p>The CPRP is in an appropriate location to meet this need without any detriment to the economic merits of the City Centre, given its established position within the retail hierarchy, and the lack of physical opportunity for substantive expansion of floorspace.</p> <p>MFML support the identification of CPRP as a suitable location for retail consolidation (Morley Fund Management Ltd 0806/1112)</p>	
<p><b>PO-12 The entertainment and cultural “offer”.</b></p> <p><b>Scale of support/objection:</b> 63 responses, 53 support 10 object</p> <p><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	<p>Location of Arena, Conference &amp; Exhibition facilities</p> <p>The city centre is the most suitable place because everybody can get there easily by public transport &amp; it will maximise economic benefits for the city (Leeds Chamber Property Forum 0960/1065, Yorkshire and Humber Assembly 09401117, Miss P Johnson 0033/1144, University of Leeds 0846/1103, Yorkshire Forward 2597/1115, Leeds Youth Council 3005, Mr Steve Goulding 3020/1145, Mr &amp; Mrs Barry, Mary Naylor 3037/1157, Mr &amp; Mrs Alan, Joyce Oldroyd 3038/1158, Mr Robin Brincowe 3035/1154).</p> <p>PPS6 allows for large sporting &amp; recreational facilities to locate out of centre where they can't fit into centres. The CCAAP should acknowledge that there are other locations for a major arena linked for example with existing stadia outside the city centre boundary, which with improved linkages to the city centre could be accepted alternatives (Sport England 1982/1133).</p> <p>In instances where it is not possible to locate major entertainment uses within the city centre, it is important to ensure that they are well connected by sustainable modes of transport (Yorkshire Forward 2597/1115)</p> <p>Whist not disagreeing with this approach it should not preclude the provision of such facilities in other locations, for example within the Aire Valley AAP (Caddick 0083/1131)</p> <p>Arena location would be good on the</p>	

## Appendix 2 – Consultation Points Raised

	<p>edge of the city centre, like Manchester. (Mr Richard Gandy 3017/1141)</p> <p>Arena in city centre would cause congestion. Sites should be sought on the outskirts (Leeds City Council 0050/1134)</p>	
2	<p>More wheelchair friendly and more toilets for all, including disabled persons. Children's hospital plus a big events stadium with access for disabled users (Mrs Vivian Paterson 2962/1036, Leeds Youth Council 3005/1113) An events stadium must have wheelchair disabled access (Mrs Alice Henderson)</p>	
3	<p>A city centre arena should have parking provision if possible (Miss P Johnson 0033). No parking (Leeds Involvement Project 2979/1144)</p>	
4	<p>Any arena development should also include a 2500 purpose built concept hall at the side, as per arenas in other cities (Mr Simon Best 2992/1074)</p>	
5	<p>There should be a range of facilities available in terms of type and expenditure for an individual. There should be particular inclusion of cultural and entertainment resources for the youth market, this means possible exclusive developments aimed at this age group but also all age range developments which cater for this age group in cultural and entertainment developments. This is to maximise alternative activities for this age group to counteract anti-social behaviour activities such as;</p> <ul style="list-style-type: none"> <li>i) groups accumulating such as around the Corn Exchange and Brewery Wharf/Centenary Bridge,</li> <li>ii) graffiti offenders</li> <li>iii) rough sleepers and</li> <li>iv) drug abuse offenders.</li> </ul> <p>(British Waterways 0338/1121)</p> <p>A range of entertainment use appealing to a variety of age groups would make the centre feel more alive and attractive at night and less of a perceived "youth" / "binge drinking" zone (Mr D Raper 3000/1092)</p>	
6	<p>Lack of site specific proposals, as required by para 2.18 PPS12. Supporting text to PO-12 suggests it is the role of the Core Strategy to make site allocations. PPS12 para 2.19 advises that it is also the role of AAP's. The CCAAP has the opportunity to</p>	

## Appendix 2 – Consultation Points Raised

	make firm allocations for indoor sport and recreation facilities, and should do so on a firm evidence base (Sport England 1982/1133) Needs a clear spatial and planned dimension otherwise there will be no clarity of vision and delivery of quality cultural & entertainment projects will be at risk, to the detriment of the quality of the city centre (Dacre Son & Hartley 0480/1109)	
7	A strategic plan is recommended to integrate and link arts facilities (eg galleries, public art, dance) creating "arts routes" and dynamic activity in public spaces. The private sector needs to be consulted & involved, to ensure the plan can be implemented (Leeds Chamber Property Forum 0960/1065)	
8	The policy does not recognise flood risk that exists in many parts of Leeds City Centre. The policy direction should support such developments away from high flood risk areas in site allocations and search areas. Sustainable development must take account of flood risk and climate change in both the short and long term (Environment Agency 0046/1104)	
9	The students thought entertainment uses should be clustered, to reduce walking between venues, rather than locate them throughout the city centre. (Park Lane College 16/05/07 3014/1137)  Spreading entertainment provision throughout the city centre is important in terms of maintaining environmental quality (Mr John Bird 3044/1163). Support for PO-12 as it will enable entertainment uses to be developed on certain sites. Kidacre Street (National Grid Ltd 0806/1112). The University's Civic Campus (Leeds Metropolitan University 3011/1132)	
10	Consider that the policy should make specific reference to the nature of entertainment and cultural uses including arenas, concert halls, conference facilities and large/regional casinos (Leeds Chamber Property Forum 0960/1065, White Young Green Planning 0420/1102)	
11	In favour of more entertainment & cultural uses (Park La College 22/05/07 3015/1138). City needs to improve	

## Appendix 2 – Consultation Points Raised

	other cultural attractions such as music venues. Leeds is falling behind other cities (Mr Richard Gandy 3017/1141)	
12	Equally bland but encouraging policy on bars and nightclubs should be reviewed with the aim of restricting their expansion in parts of the city centre (Dacre Son & Hartley 0480/1109)	
13	Concern at loss of international swimming pool (Mr Steve Goulding 3020/1145, Mr & Mrs Barry, Mary Naylor 3037/1157, Mr & Mrs Alan, Joyce Oldroyd 3038/1158)	
14	Discussed the options of community processions access to Leeds city centre. I felt that this was now no longer an option (Mr Kevin 2973/1048)	
<p><b>PO-13 Protection of cinemas, theatres and public houses from change to other uses.</b></p> <p><b>Scale of support/objection:</b> 51 responses, 43 support 8 object</p> <p style="text-align: center;"><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	Private sector landowners/developers must be free to deal with their own property at will (subject to the normal requirements for planning permission etc.). It is not appropriate for the planning authority to dictate to the private sector that it should settle for a lower value/loss making use (if there is no planning argument for not granting consent for a higher value use). The market for commercial uses (e.g. cinemas) will be dictated by demand/capacity from the general population. The majority of the Theatres/Museums (i.e. non-viable uses) are owned/operated by the public sector or quango/trust. It is therefore in the public sector's gift to determine whether it keeps these buildings/uses open to the public for the benefit of society. This is not just a planning matter (White Young Green Planning 0420/1102, Leeds Chamber Property Forum 0960/1065). It is unrealistic to protect uses that might not have sufficient supporting market (University of Leeds 0846/1103, Leeds Youth Council 3005/1113)	
2	Suggest substituting "those purposes" for "the purpose" would make the policy read more clearly (Mrs Margaret Bird 1428/1155)	
3	No parking. (Leeds Involvement Project 2979/1056)	
4	No point protecting pubs. More important to get facilities for families. (Park Lane College 16/05/07)	

## Appendix 2 – Consultation Points Raised

	3014/1137)	
5	The majority considered it was important to protect such provision in the city centre. (Park La College 22/05/07 3015/1138)	
6	Accessibility for disable people in and around the building should be considered. (Mr Steve Goulding 3020/1145Mr & Mrs Barry, Mary Naylor 3037/1157, Mr & Mrs Alan, Joyce Oldroyd 3038/1158)	
<p><b>PO-14 Mitigation measures are proposed and required for bars and nightclubs.</b></p> <p><b>Scale of support/objection:</b> 43 responses, 35 support 8 object</p> <p style="text-align: center;"><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	Agree. To include any future entertainments uses such as casinos etc. (British Waterways 0338/1121)	
2	These policies are only worth putting forward if they can be enforced successfully (Mrs Margaret Bird 1428/155)	
3	Noise insulation measures, control of opening etc were not considered necessary (Park Lane College 16/05/07 3014/1137)	
4	Not necessary. Prefer new clubs & cinemas to be developed rather than housing or hotel users to be protected from possible disturbance. (Park Lane College 22/05/07 3015/1138)	
<p><b>PO-15 Encouragement of hotels and conference facilities provided that there are suitable mitigation measures in high flood risk areas.</b></p> <p><b>Scale of support/objection:</b> 38 responses, 33 support, 5 object</p> <p style="text-align: center;"><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	PPS25 states the Sequential Test is necessary for development on areas of high flood risk. It is not stated that a Sequential Test will be needed for hotels proposed in flood zones 3 and 2. Following the Sequential Test it would be necessary to comply with the Exception Test in PPS25. The information required to comply with parts (a) and (b) of the Exception Test should be clearly given by the LPA at or before submission stage of CCAAP. Not having a site specific Flood Risk assessment for identified sites until planning application stage does not allow for proper assessment of whether development is safe (required by PPS25) and specifically to address part © of the Exceptions Test. This may lead to problems and possible	

## Appendix 2 – Consultation Points Raised

	objections from us in the future for proposals. (Environment Agency 0046/1104)	
2	Support for PO-15 as it will enable hotels to be developed on certain sites. Kidacre Street (National Grid Ltd 0806/1112). The University's Civic Campus (Leeds Metropolitan University 3011/1132)	
3	Don't we have enough already? (Leeds Initiative 0845/1096)	
4	The effect of this PO should not be at the expense of other objectives including those of the KRRR Planning Framework. Some land uses subject to the sequential test of PPS6 are essential to the social, physical and economic restructuring of the KRRR. The accessible nature of Kirkstall Road itself is eminently appropriate for such uses (Reland (Leeds) Ltd 3016/1140)	
5	Hotel accommodation needs to be cheaper. A city centre youth hostel should be provided (Leeds Youth Council 3005/1113)	
<p><b>Para 3.2.14 Health related facilities</b> This para explains that the option to require new development to contribute toward health facilities was not considered appropriate.</p>		
<p style="text-align: center;"><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	Contributions from development toward health provision should be pursued. This idea by Leeds PCT has been supported by LCC. It would help deliver the commitment to healthy sustainable communities as described in Vision for Leeds. If current provision was found to be sufficient, contributions could be returned to the developer. Feasibility of this policy should continue to be tested. (Leeds PCT 3003/1107).	
<p><b>PO-16(i) Sets out the approach to be adopted on 'service centres' and convenience shopping within the city centre .</b></p> <p><b>Scale of support/objection:</b> 57 responses, 40 support, 17 object</p> <p style="text-align: center;"><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
	<b>i) To maintain a policy approach that allows small scale ancillary retail provision outside the Prime Shopping Quarter to meet the needs of convenience goods (food).</b>	
1	The level of the floorspace restriction. The proposed ceiling of 80sqm is too restrictive (Leeds Civic Trust 0062/1146,(CB Richard Ellis 03541058), A higher threshold is needed to deliver a vibrant mixed-use development at the University's Civic	

## Appendix 2 – Consultation Points Raised

	Campus (Leeds Metropolitan University 3011/1132). 280sqm would be appropriate outside of service centres (White Young Green Planning 0420/1102). 80sqm is about right (National Grid Ltd 0806/1112)	
2	More supermarkets would be useful with links to covered shopping centres which have good disabled access and affordable retail opportunities for the older market. (Older Peoples Reference Group 0193/1152)	
3	More flexibility is required in considering locational options for such facilities to respond to growing residential markets (CB Richard Ellis 0354/1058)	
4	The approach may be difficult to implement and enforce (Government Office for Yorkshire & the Humber 1994/1118)	
5	Morrisons should be open 24 hrs. There should be a Tesco south of the River. Shops should open later. (Park Lane College 16/05/07 3014/1137)	
6	More convenience shopping is required. It needs to be more mixed (Mr Richard Gandy 3017/1141)	
	<p><b>ii) To control development to support 'convenience services' to be located within 'service centres' rather than to be distributed across the city centre.</b></p> <p><b>The following existing 'service centres' have been identified :</b></p> <ul style="list-style-type: none"> <li>• <b>University</b></li> <li>• <b>Great George Street</b></li> <li>• <b>City Station</b></li> </ul> <p><b>The following are proposed and/or have potential to develop as 'service centres':</b></p> <ul style="list-style-type: none"> <li>• <b>Clarence Dock</b></li> <li>• <b>Sweet Street</b></li> <li>• <b>Wellington Street</b></li> <li>• <b>Wellington Plaza</b></li> </ul>	
7	Insufficient service centres are designated to provide vibrancy away from the PSQ and to meet needs where a critical mass of population (residential and worker) is generated (Leeds Chamber Property Forum 0420/1102, National Grid 0806/1112, Morley Fund Management 0806/1077, Dacre Son & Hartley 0480/1109)	
8	Additional new service centres should be designated:	



## Appendix 2 – Consultation Points Raised

	<p>i) at Quarry Hill and around the bus station, Parish Church and Exchange Quarter. Quarry Hill is a large population not well served by existing provision. Kirkgate market is not suitable because of its opening hours (Caddick Developments Ltd 0083/1131, Leeds Civic Trust 0062/1146, Oakgate Group 1026/1110).</p> <p>ii) at Kidacre St. Development of this major site will provide sufficient custom for a service centre (National Grid 0806, Morley Fund Management 0806/1112).</p> <p>iii) at the Leeds Metropolitan University Civic Campus. It has a substantial catchment area &amp; has a shortage of convenience retailing (LMU 3011/1132)</p> <p>iv) at Sweet Street.</p>	
9	<p>There is no justification for restricting the size of Convenience Stores to 280 sq m within the Service Centres (White Young Green Planning 04201102, Dacre Son &amp; Hartley 0480/1109). Size of any convenience store should be assessed on identified need and subject to the tests in PPS6 (Savills 0466/1122)</p>	
10	<p>Retail demand could be equally be met through a large format convenience store rather than numerous ones up to 280sqm (Savills 0466/1122).</p>	
11	<p>A criteria based approach would be more appropriate than arbitrary designation of service centres. The market should dictate where convenience facilities should be located in response to other new development, subject to conditions limiting goods/services (National Grid 0806/1076, Morley Fund Management 08061077, UofL 0846/1103)</p>	
12	<p>In pioneer areas, property owners should let premises on a turnover rent basis until businesses become established and a viable service centre is established. (University of Leeds 08461103)</p>	
13	<p>"Service centre" is an inappropriate term. Facilities, including retail, need to be considered holistically, rather than in single centres spread throughout the city centre. The range of uses need to take into account pedestrian movement, open space and activities etc. (Leeds Chamber Property Forum 0960/1065)</p>	
14	<p>Legal and General support the identification of both Wellington Street</p>	

## Appendix 2 – Consultation Points Raised

	and Wellington Plaza as proposed areas to develop as Service Centres((Legal & General Property Ltd 3012/1135)	
	<b>iii) To control, by planning condition the use of ‘convenience goods’ in new ancillary shops located outside the PSQ and preclude, a shift to non-food or other ‘A’ category Use Classes.</b>	
15	<p>Consideration should be given to a policy approach that would allow flexibility of A uses at ground floor level with a mixed use scheme to enable ancillary convenience goods retailing and services. The scale to be discussed and agreed. The threshold of unit numbers within a catchment to be agreed. Further work need to be undertaken to identify the scale of such provision for a mini-supermarket of 10-20,000 sq ft, a district store of 3-5,000 sq ft or a convenience facility of 5-150,000 sq.ft. Such an approach would be responsive and flexible to the emerging changing nature of the city centre.</p> <p>Given that the CCAAP is unlikely to be adopted until 2010 there is a need for a flexible policy stance in the interim. (Leeds Chamber Property Forum 0420/1102)</p>	
	<b>iv) To control, by planning condition the use of ‘convenience services’ in new shops located outside the PSQ but within a designated ‘service centre’ and preclude, a shift to non-food retail sales.</b>	
16	<p>The restriction on goods sold outside the PSQ is supported, however, the sale of University specific and related goods at the Civic Campus should be exempt from restrictions. (Leeds Metropolitan University 3011/1132)</p>	
17	<p>Service centres should also accommodate banking facilities. (Mr Steve Goulding 3020/1145, Mr &amp; Mrs Barry, Mary Naylor 3037/1157, Mr &amp; Mrs Alan, Joyce Oldroyd 3038/1158)</p>	
	<b>General Comments</b>	
18	<p>Morrisons should be open 24 hrs. There should be a Tesco south of the River. Shops should open later (Park Lane College 16/05/07 3014/1137)</p>	
19	<p>Inclusion of corner shops and small independent retailers will provide “village culture” experience to city centre shopping, rather than just large</p>	

## Appendix 2 – Consultation Points Raised

	chain retailers. Uniqueness to Leeds shopping required – community enterprise initiatives to be encourage – e.g. low rent, start up support for young business, entrepreneurs, etc (Mr Robin Brincowe 3035/1154)	
<p><b>PO-17 Design of new development:</b> Requires new development to be attractive &amp; sensitive to context having regard to supplementary townscape appraisal documents. The following list of factors must be planned from the outset: routes, disabled access, waste storage, renewable energy measures, sustainable construction, flood risk and car &amp; cycle provision.</p> <p><b>Scale of support/objection:</b> 52 responses, 41 support 8 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Policy PO-17 should specify that the consideration of 'desire lines for new routes' includes access to public transport, eg bus stops (WYPTE 1933/1148, Metro 1545/1147)	
2	Conservation should be seen as transcending the current highly defined individual conservation areas and as a key element of regeneration, providing the crucial context within which new development takes place ( John Bird 3044/1163)	
3	The option should be amended to add consideration of all building accretions which often seem to be missed off planning application regs. The option should also refer to views of the building from key locations( Leeds Civic trust 0062/1146)	
4	Leeds skyline is a jumble of modern characterless tall buildings. They are obscuring some of the elegant older buildings. No more should be allowed and every opportunity should be taken to demolish (Mrs P Auty, 3024/1150) No more ugly buildings such as Bridgewater Place please ( Miss P Johnson, 33/1144)	
5	Support for new buildings to be well designed in a contemporary style ( Mr G Kerrigan, 3033/1353)	
6	Should include a reference to quality of materials. Town centres and conservation areas deserve high quality ( Mrs M bird, 1428/1155) Should be rigorous scrutiny of all design aspects and particularly the need to use good quality materials. Do not allow developers to dumb schemes down once they have got consent ( British Waterways and SORM, 0338/1121)	
7	Ensure waste storage is off street (Mr & Mrs Oldroyd 3038/1157, Mr S Goulding 3020/1145)	

## Appendix 2 – Consultation Points Raised

8	Design of new developments should be attractive to families as well as single people and have ample facilities such as recycling. ( Mr D Raper,3000/1092)	
9	Flood risk Mitigation should only be considered after the location of a development has been determined to be appropriate through the application of a sequential test and where necessary an exception test. Suggest therefore that the word “mitigation” is not included. ( Environment Agency, 0046/1104)	
10	The CCAAP Should strongly support good design and innovative layouts which offer opportunities for natural surveillance. Residential uses within the plan will help to ensure the city centre is safe and vibrant support for inclusion of ‘activity’ uses, but need to carefully consider where such uses might best be located. (Yorkshire Forward, 2597/1115)	
11	Design quality will not be achieved without framework master plans. These are needed for all opportunity areas and wherever poor quality development has taken place. The preferred option is totally inadequate. A more extensive suite of urban design policies is required (Dacre San and Hartley , 0480/1109)	
12	Broad support for PO17 however should require that new developments should help to reinforce the distinctive character of the various parts of the city centre (English Heritage, 0099/1116).	
<p><b>PO-18 Pre-application discussions:</b> expects pre-application discussion to take place on significant new buildings or re-modelling of existing.</p> <p><b>Scale of support/objection:</b> 38 responses, 33 support 5 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Developers should be required to engage in pre-application discussions with the council and Metro should be involved as appropriate. ( Metro, 1933/1148)	
2	The option should be amended to ensure that the pre-application discussion should be governed by adopted or agreed policies. Developers should be required to carry out consultations in line with the SCI. The responses made by consultees should be published and subsequent changes to the proposals. Reference should be made to the city model and the requirement for appropriate visual	

## Appendix 2 – Consultation Points Raised

	material at all stages. ( Leeds civic Trust, 0062/1146)	
3	Scheme should compliment wider design and character aspirations of the city centre (City Centre Management, 1025/1124)	
4	Is it intended to base a policy on the need for pre-application discussions? If so, the need for it is questionable. (Government office for Yorkshire and the Humber, 1194/1118)	
5	The policy should be backed by the commitment to increasing staff capacity to ensure that consultation is possible. (Unsworth/Morgan 0846/1103).	
6	Pre-application discussions should be held with local people and other immediate stakeholders as well as with planning officers	
7	This is no more than a standard development control policy rather than a design policy which provides clear encouragement and vision. ( Dacre, Son and Hartley, 0480/1109)	
8	Support for PO18 however the preceeding text should include English Heritage in pre-application discussions (English Heritage, 0099/1116).	
<p><b>Para 3.3.5 Character Areas</b> This para explains that the Council is identifying Character Areas in the city centre.</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Support for the identification of Character Areas. Necessary Policy framework is required in the AAP to ensure that the distinctive character of parts of the city centre is sustained, reinforced or complemented (English Heritage, 0099/1116).	
2	The outcomes of the Character Area Study should also be used to inform the framework for the Proposal Areas (English Heritage, 0099/1116).	
<p><b>PO-19 Tall buildings:</b> proposes a parent policy to judge the acceptability of tall buildings informed by supplementary advice. Matters to be considered: impairing views of landmark buildings &amp; street scenes, impact on amenity of buildings and spaces in terms of shading etc and aesthetic relationships with other tall buildings. A final bullet point clarifies that the waterways are considered to be spaces and that the whole of the city centre is considered sufficiently accessible by public transport for tall buildings.</p> <p><b>Scale of support/objection:</b> 44 responses, 31 support 12 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	The meaning of the final bullet point is unclear. It needs to be re-written to clarify that tall buildings will only be built in accessible locations (Metro,	

## Appendix 2 – Consultation Points Raised

	1933/1148). Support for tall buildings located in accessible areas (Mrs D Roper 3800/1092).	
2	Policy is too late as so many tall buildings have now been either built or approved in Leeds city centre (Civic Trust 0062/1146, Mr Bird 3044/1163, Mrs M Bird 1428/1155)	
3	The impact of any proposed tall building should be demonstrated by modelled views for key view points (Civic Trust 0062/1146)	
4	Great care needs to be taken about the micro climate around tall buildings at ground level (Mrs M Bird 1428/1155)	
5	Tall buildings need to be well managed ( Mr A and Mrs J Oldroyd,3038/1157)	
6	The strategy must be responsive to changing dynamics and the urban landscape (Gordon Carey 960/1065)	
7	The SPD should stress the importance of good design, appropriate size, build quality, material quality etc. In certain cases, tall buildings should be encouraged to reflect the heritage and character of its surroundings. ( British Waterways and SORM 0038/1121)	
8	Any policy should be locally distinctive to Leeds city centre. ( Government office for Yorkshire and the Humber, 1994/1118)	
9	They should be good to look at both close-up and from distance and should be well lit at night (Mrs D Roper 3800/1092)	
10	Disagree with the proposal to allow more tall buildings if it means they are visible from the surrounding countryside, particularly the Yorkshire Moors which would be devalued as a tourist attraction as a result (Ms M Chester 2995/1081)	
11	The identification of clearly defined zones for tall buildings would help to ensure that are in the most appropriate locations (Yorkshire Forward, 2597/1115)	
12	Tall buildings will harm both panoramic views across the city and also heritage and are not people friendly. Their height and sitting needs too be restricted (Mrs P Sherwood 26/2406)	
13	Dislike very tall buildings (Mr M Healey 26/206, Mrs L Crumbie, 0558/1078)	
14	Support for PO19, should take account of longer distance views across the City as a whole (English Heritage, 0099/1116).	

## Appendix 2 – Consultation Points Raised

<p><b>PO-20: Disabled Access.</b> Expects all development to be accessible to all users in accordance with latest best practice guidance, unless exceptional circumstances are present, including safeguarding valued elements of historic buildings.</p> <p><b>Scale of support/objection:</b> 54 responses, 51 support 3 object</p>	
Issues raised	Council Response
1	Express support (Leeds Involvement Project 193/1152)
2	<p>Justification for exceptional circumstances. One view is that these are not justified. People are more important than buildings (Mr Steve Goulding 3020/1145, Mr &amp; Mrs Naylor 3037/1157, Mr &amp; Mrs Oldroyd 3038/1158).</p> <p>Another view is that where provision is not possible, alternatives such as better signage &amp; other routes of access need to be used (British Waterways 338/1121)</p> <p>No attempt should be made to define the exceptional circumstances (GOYH 1994/1118).</p>
3	Long term accessibility & maintenance needs to be considered for all types of disabled users (British Waterways 338/1121)
4	Access to the city needs to be improved, not just access to buildings (Ms Chesters CC Resident 2995/1081). People with limited mobility need help accessing the shopping area – further pedestrianisation would be positive (Healthy & Active Life 2999/1093)
5	<p>There's a need for more public conveniences (Leeds Involvement Project 193/1152, Ms Chesters CC Resident 2995/1081, Mr Patterson 2962/1036, Leeds Youth Council 3005/1113).</p> <p>The public conveniences need to be wheelchair accessible (Mrs Henderson 2991/1073, Mr Patterson 2962/1036).</p>
6	There's a need for more public seating (Leeds Involvement Project 193/1152, Ms Chesters CC Resident 2995/1081).
7	In the context of loss of general car parking, it is essential that greater provision is given over to disabled drivers. They need to be well sited in relation to facilities. (Mr Kerrison 3033/1153).
8	There's a need for more/improved street lighting (Leeds Involvement Project 193/1152).
9	Disabled people should be involved in

## Appendix 2 – Consultation Points Raised

	the process. This needs to be wider than just wheelchair users (Mr Stephenson Older Peoples Reference Group 3018/1142)	
10	Any children's hospital or events stadia should have disabled access (Mrs Henderson 2991/1073, Mr Patterson 2962/1036)	
11		
<p><b>PO-21 Waste Storage</b>  This Preferred Option requires all new development to provide storage space for waste and recycling.  <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Different types of waste should be separated at source eg separate bins within the building (John Davis 1545/1147)	
2	More recycling and waste storage, (Park Lane College students, 3013/1136). Need to ensure housing has adequate storage for recycling and waste facilities (Leeds City Centre Management 1025/1124).	
3	PO-21 must be successfully enforced, (Mrs Margaret Bird, 1428/1155).	
4	Policy also needs to cover containment, cleanliness and security of waste storage sites (British Waterways 0338/1121).	
<p><b>PO-22 Renewable Energy</b>  This Preferred Option requires all new development over 500sq.m or 3 residential units to provide renewable energy.  <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Both old and new buildings should provide renewable energy, (Park Lane College students, 3013/1136).	
2	Support for PO-22. Important to have a parent policy to support the SPD, (Sarah McMahon, 0857/1106).	
3	Need to justify residential units threshold with regard to guidance in PPS22 (esp. para 8), (GOYH, 1994/1118).	
4	Merton rule is not workable and not most efficient method of reducing carbon, (Home Builders Federation, 0092/1123).	
5	Aspirational figures for increasing % over time are unrealistic, (Home Builders Federation, 0092/1123).	
6	On-site renewable energy is not suitable for all sites, sometimes large scale renewable energy is better,	



## Appendix 2 – Consultation Points Raised

	(Home Builders Federation, 0092/1123). Policy needs to be flexible enough to deal with individual circumstances, (Savills on behalf of Asda Stores Ltd, 2763/1129). Policy should be market led and not prescriptive, (Montpellier Estates/WYG 420/1130).	
7	Explicit mention should be made of the incorporation of CHP into schemes above a certain size, (Unsworth/Morgan Unsworth/Morgan 0846/1103).	
8	Support for PO22, recommend this Policy should apply to 10 houses or more (Yorkshire and Humber Assembly 0940/1117), (Legal and General Property Ltd , Indigo Planning 3012/1135), (Kirkstall Holdings, Indigo Planning 3010/1127), (National Grid 0806/1115).	
9	Para 11 of PPS22 states that in CAs renewable energy should only be given permission when it can be demonstrated that there is no harm to the objectives of CA designation, therefore it is reasonable to require 'all' developments to include renewable energy generation (English Heritage, 0099/1116).	
10	Support for policy but ensure flexibility (Leeds Metropolitan University, 3011/1132). Support for policy but should not require it when it is not viable and should not put undue burden on the developer (Legal and General Property Ltd , Indigo Planning 3012/1135), (Kirkstall Holdings, Indigo Planning 3010/1127), (Morley Fund Management Ltd 0806/1077), (National Grid 0806/1115), (HBG Properties Ltd, 0806/1112).	
11	Should be aspirational rather than a requirement (Legal and General Property Ltd , Indigo Planning 3012/1135), (Kirkstall Holdings, Indigo Planning 3010/1127), (Morley Fund Management Ltd 0806/1077), (National Grid 0806/1115), (HBG Properties Ltd, 0806/1112).	
12	The AAP does not justify going beyond the 10% RSS requirement (Legal and General Property Ltd , Indigo Planning 3012/1135), (Kirkstall Holdings, Indigo Planning 3010/1127), (Morley Fund Management Ltd 0806/1077), (National Grid 0806/1115).	
<p><b>PO-23 Sustainable materials &amp; construction</b>  This Preferred Option requires all new major development to meet at least a very good or excellent BREEAM rating.</p>		

## Appendix 2 – Consultation Points Raised

<b>Scale of support/objection:</b> n responses, n support n object		
<b>Issues raised</b>		<b>Council Response</b>
1	Planning system should not attempt to implement things covered by the building regs or voluntary codes, (GOYH, 1994/1118).	
2	Is this practical to enforce? What is the cost to construction and which other cities are implementing it? (Leeds City Centre Management, 1025/1124).	
3	Should not introduce locally based performance standards as should apply national methods, (Home Builders Federation, 0092/1123).	
4	Such requirements make homes even more expensive and therefore there is a concern about affordability, (Home Builders Federation, 0092/1123).	
5	Such requirements can affect viability and hold up the delivery of new homes, (Home Builders Federation, 0092/1123).	
6	Policy should be market led and not prescriptive, (Montpellier Estates/WYG 420/1130).	
7	Policy should be aspirational rather than prescriptive (Legal and General Property Ltd , Indigo Planning 3012/1135), (HBG Properties Ltd, 0806/1112).	
<p><b>Para 3.1.12 Flood Risk</b> Explains the background to flood risk issues in the city centre and the approach taken. <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Sequential test has not been applied, (Tangent Properties 3009/1126, Savills on behalf of MEPC 0466/1122). Alternative sites are available for housing development in a lower flood risk category eg Former Vickers Tank Factory site, (Threadneedle Property Investments Ltd, 57/1091).	
<p><b>PO-24 Flood Risk Mitigation</b> This Preferred Option requires all development to ensure that there is no increase in surface water run-off, no increase in flood risk on-site or elsewhere, account to be made for climate change and developer contributions for flood defence. <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Encourage SUDS in and around all development, (British Waterways, 0338/1121). Need to include a policy on SUDS and maintenance of SUDS, (Yorkshire Water, 0948/1084).	
2	Encourage softer, and where applicable, hardy, native landscaping, (British Waterways, 0338/1121).	

## Appendix 2 – Consultation Points Raised

3	The application of PPS25 will not be relevant to all planning applications in the city centre, the prefix 'where appropriate' should be added, (Savills on behalf of MEPC,0466/1122).																						
4	Flood risk policy and mitigation should not apply to all development, should only apply where it is shown that there is a flood risk directly related to the development, quotes circular 05/2005 (Legal and General Property Ltd , Indigo Planning 3012/1135), (HBG Properties Ltd, 0806/1112).																						
5	Support for restrictions on surface water runoff and requirement for an FRA, however flood risk contribution should not apply to all development, should only apply where it is shown that there is a flood risk directly related to the development, quotes circular 05/2005 (Kirkstall Holdings, Indigo Planning 3010/1127), (Morley Fund Management Ltd 0806/1077), (National Grid 0806/1115).																						
<p><b>Para 3.3.13-3.3.14 Open Space</b> Explains need for more open space. <b>Scale of support/objection:</b> n responses, n support n object</p> <table border="1"> <thead> <tr> <th colspan="2"><b>Issues raised</b></th> <th><b>Council Response</b></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Expand further on need to make city centre greener, it should be a priority, (British Waterways, 0338/1121).</td> <td></td> </tr> <tr> <td>2</td> <td>Strengthen green infrastructure, particularly along waterways, (British Waterways, 0338/1121).</td> <td></td> </tr> <tr> <td>3</td> <td>Need allocation of sizeable areas of greenspace, particularly along the waterfront, (British Waterways, 0338/1121).</td> <td></td> </tr> <tr> <td>4</td> <td>CCAAP does not cross reference with the objectives of the Draft Parks and Green space Strategy (LCPF/WYG 0420/1102).</td> <td></td> </tr> <tr> <td>5</td> <td>Insufficient regard to public realm and open space, (LCPF/WYG 0420/1102).</td> <td></td> </tr> <tr> <td>6</td> <td>Support for PO24 (Yorkshire and Humber Assembly 0940/1117).</td> <td></td> </tr> </tbody> </table>			<b>Issues raised</b>		<b>Council Response</b>	1	Expand further on need to make city centre greener, it should be a priority, (British Waterways, 0338/1121).		2	Strengthen green infrastructure, particularly along waterways, (British Waterways, 0338/1121).		3	Need allocation of sizeable areas of greenspace, particularly along the waterfront, (British Waterways, 0338/1121).		4	CCAAP does not cross reference with the objectives of the Draft Parks and Green space Strategy (LCPF/WYG 0420/1102).		5	Insufficient regard to public realm and open space, (LCPF/WYG 0420/1102).		6	Support for PO24 (Yorkshire and Humber Assembly 0940/1117).	
<b>Issues raised</b>		<b>Council Response</b>																					
1	Expand further on need to make city centre greener, it should be a priority, (British Waterways, 0338/1121).																						
2	Strengthen green infrastructure, particularly along waterways, (British Waterways, 0338/1121).																						
3	Need allocation of sizeable areas of greenspace, particularly along the waterfront, (British Waterways, 0338/1121).																						
4	CCAAP does not cross reference with the objectives of the Draft Parks and Green space Strategy (LCPF/WYG 0420/1102).																						
5	Insufficient regard to public realm and open space, (LCPF/WYG 0420/1102).																						
6	Support for PO24 (Yorkshire and Humber Assembly 0940/1117).																						
<p><b>PO-25 Open Space</b> This Preferred Option requires a minimum of 20% of the site area to be open space. <b>Scale of support/objection:</b> n responses, n support n object</p> <table border="1"> <thead> <tr> <th colspan="2"><b>Issues raised</b></th> <th><b>Council Response</b></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Need to justify particular thresholds and requirements, (GOYH, 1994/1118). A development should only provide open space when it is directly related to the proposed development, not just to satisfy a deficiency in the locality, (Home Builders Federation, 0092/1123).</td> <td></td> </tr> </tbody> </table>			<b>Issues raised</b>		<b>Council Response</b>	1	Need to justify particular thresholds and requirements, (GOYH, 1994/1118). A development should only provide open space when it is directly related to the proposed development, not just to satisfy a deficiency in the locality, (Home Builders Federation, 0092/1123).																
<b>Issues raised</b>		<b>Council Response</b>																					
1	Need to justify particular thresholds and requirements, (GOYH, 1994/1118). A development should only provide open space when it is directly related to the proposed development, not just to satisfy a deficiency in the locality, (Home Builders Federation, 0092/1123).																						

## Appendix 2 – Consultation Points Raised

2	<p>Developers should be encouraged to inspect, manage and maintain open spaces, maintenance framework should be drawn up (British Waterways, 0338/1121). Need a clear policy on maintenance, (LCPF/WYG 0420/1102). Contribution needed for cleaning, (Leeds City Centre Management, 1025/1124). Developer should not have to cover the cost of 10 years maintenance as this is too onerous and not their responsibility, (Home Builders Federation, 0092/1123). Maintenance should be met in part from Council tax, (Unsworth/Morgan 0846/1103). As BID areas become established, business will be increasingly involved in contributing to upkeep of areas, (Unsworth/Morgan 0846/1103)</p>	
3	<p>Significant shortage of POS in the east and south of the city centre, CCAAP should acknowledge lack of POS to justify further provision, (Leeds Civic Trust, 0062/1146).</p>	
4	<p>Insufficient POS on Eastgate site as too much of it is precinct and not proper POS, (Leeds Civic Trust, 0062/1146). Needs an accessible green Square aswell as a roof top garden (Mr S. Pinder 1781/1089).</p>	
5	<p>LCC land on Bath Road and to the rear of Temple Works should not be allocated as greenspace as it is derelict and is a potential development site, (Montpellier Estates/WYG 420/1130).</p>	
6	<p>Commitment needed to creating spaces along the waterfront, prime shopping quarter and rest of city centre, (British Waterways, 0338/1121). Support for creation of open spaces but where will they be? (Mr R. A. Stephenson, 3018/1142). Lot more priority for greenspaces needed (Bronwen Holden, Healthy and Active Life, 2999/1093).</p>	
7	<p>Difficult to distinguish between the two contributions – open space and public realm, contributions should just focus on one of them, contributions too onerous, (LCPF/WYG 0420/1102), (Montpellier Estates/WYG 420/1130).</p>	
8	<p>Need transparent approach to use of funds collected for off-site works, (Unsworth/Morgan 0846/1103). Do not support using developer contributions outside the city centre, (Leeds City Centre Management 1025/1124), (The Venerable Tony Comber, 2987/106?).</p>	
9	<p>Should not specify a threshold for open space provision, should determine on a site by site basis according to need in</p>	

## Appendix 2 – Consultation Points Raised

	the locality, (Home Builders Federation, 0092/1123), (Legal and General Property Ltd , Indigo Planning 3012/1135).	
10	Strategic approach needed to identifying aspirations for green corridors and spaces to connect to the rim, (Unsworth/Morgan 0846/1103).	
11	Millennium Square should be allocated on the City Centre public space map, (Montpellier Estates/WYG 420/1130).	
12	Should clarify how the 20% of total site area is to be defined, (John Davis, 1545/1147).	
13	Bigger spaces provide maximum benefit, (John Davis, 1545/1147).	
14	No more building on green sites re-use derelict warehouses first, (Mr Robin Blincowe, 3035/1154).	
15	Support for PO25 (Yorkshire and Humber Assembly 0940/1117).	
16	It is not clear what type of open space will be provided. Will it be ANGSt standard or just some greenery around buildings? (Mike Barningham, Natural England 3006/1119).	
17	Support the policy but also need to increase access to the pedestrianized area (Ms Chesters 2995/1081).	
18	Support policy except disagree that contributions should be used for spaces outside of the city centre (The Venerable Tony Comber, 2987/106?).	
19	Spaces adjacent to noisy traffic are unacceptable (The Venerable Tony Comber, 2987/106?).	
20	Part i) of PO-25 should be supplemented by text to facilitate the redevelopment of sites including amenity greenspace provided that acceptable alternative provision is incorporated in the redevelopment (Leeds Metropolitan University 3011/1132).	
21	The City Centre Public Space map should be amended to exclude the green hatched area to the east of entry 139 as it is not open space (Cobbetts 2998/1090).	
22	Unused waterside areas attract boating people. Support for open space uses of waterside (Ms Sheila McMahon <b>NO REF.</b> )	
23	A PPG17 audit has not been carried out yet and therefore there is no strategic framework in place to direct the spending of open space contributions (Sport England 1982/1133).	
24	No methodology included for	

## Appendix 2 – Consultation Points Raised

	calculating contributions, a blanket requirement is unreasonable and contrary to circular 05/2005 (Legal and General Property Ltd , Indigo Planning 3012/1135), (HBG Properties Ltd, 0806/1112).	
25	Unreasonable to ask for an extra 5% POS to meet the needs of families (Kirkstall Holdings, Indigo Planning 3010/1127).	
26	There should be a process to involve people in decision making about public space, particularly young people (Leeds Youth Council 3005/1113)	
<p><b>PO-26 Use of Public Open Space</b>  This Preferred Option requires open space to be predominantly 'green'.  <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	The circumstances where hard landscaping will be appropriate should be extended to i) allow topographical factors to be taken into account, ii) accommodate large volumes of foot traffic and iii) allow for the siting of art and other features (CaddickGroup 83/1131)	
2	More seating needed in designated barriered areas, (Mr and Mrs Alan and Joyce Oldroyd, 3038/1158, Mrs E. Tate, 3019/1143, Mr Steve Goulding, 3020/1145, Mr S. Pinder 1781/1089, Leeds Youth Council 3005/1113, Ms Chesters 2995/1081).	
3	Space that attracts wildlife, particularly water features should be encouraged, (Mr and Mrs Alan and Joyce Oldroyd, 3038/1158), (Mr Steve Goulding, 3020/1145).	
4	Use of open space should be promoted, should have something unique to Leeds such as a city centre beach volley ball court, (David Raper 3000/1092).	
5	No mention made of implications of planning gain supplement, (LCPF/WYG 0420/1102).	
6	Support PO-26 but regret has come too late for the Eastgate development, (Leeds Civic Trust, 0062/1146).	
7	Account should also be taken of the character of the surrounding area (English Heritage, 0099/1116).	
8	More trees needed (Mr S. Pinder 1781/1089).	
9	There should be a process to involve people in decision making about public space, particularly young people (Leeds Youth Council 3005/1113)	
<b>PO-27 Public realm and environmental improvements</b>		

## Appendix 2 – Consultation Points Raised

<p>This Preferred Option requires commuted sum payments for public realm improvements.</p> <p><b>Scale of support/objection:</b> 45 responses, 33 support 10 object</p>	
Issues raised	Council Response
1	<p>Support intention to secure environmental nature conservation &amp; public realm improvements (English Heritage 0099/1116, Yorkshire Forward 2597/1115, Environment Agency 0046/1104, Gordon Carey 0960/1065, University of Leeds 1029/1097)</p>
2	<p>The policy as drafted is imprecise, e.g. it is not clear what 'proportionate' refers to (Asda Stores Ltd 2763/1129). Expressed too generally therefore appears to conflict with the planning obligation tests in Circular 05/05 (Savills 0466/1122). Clearer wording needed that both environmental and public realm improvements are being sought (English Heritage 0099/1116)</p>
3	<p>Should include waterways and waterfront, to improve biodiversity, aesthetics and recreational (British Waterways 0338/1121)</p>
4	<p>The relationship with the requirements of PO-25 is unclear. It implies double counting, particularly in terms of PO-25v maintenance requirements (LCPF/WYG 0420/1130)</p>
5	<p>Maintenance of public realm and opens space is critical to its success. There should be a clear policy proposal that the City Council's wider role of its responsibility for maintenance of the public realm not just new open spaces vested via new developments (LCPF/WYG 0420/1130)</p>
6	<p>Location of spend. Contributions should be spent in the area where development is taking place, to comply with Circular 05/2005 "Planning Obligations" (Evans Property Group 29981090, Kirkstall Holdings 3010/1127) and to ensure that all spaces in the city centre are equally treated and improved. Improvements to the PSQ would be welcomed, but not at the expense of other areas. The PSQ area is capable of raising money through BIDS &amp; other means to ensure improvements take place (Gordon Carey 0960/1065). The Option should focus spending on sectors of the city centre, based on area master plans so that developers can see direct benefit of contributions within immediate spatial context of the considered development (Dacre Son &amp; Hartley 0480/1109)</p>

## Appendix 2 – Consultation Points Raised

	Investments in public realm should be focussed in key locations to prevent investment being spread too thinly (Yorkshire Forward 2597)  Circular 5/05 tests: (i) relevant to planning (ii) necessary to make the proposed development acceptable in planning terms (iii) directly related to the proposed development, and, (v) reasonable in all other respects.	
7	The University and other similar charitable bodies should be exempt from contributions, given we already provide and maintain a high quality environment in the centre (University of Leeds 1029)	
8	The CCAAP does not cross reference in sufficient detail with the objectives of the Draft Parks and Green Space Strategy (LCPF/WYG 420/1130)	
9	Funds raised must be ring-fenced to public realm improvements. Avoid spending money on uplighting, which can dazzle (Mr Steve Goulding 3020, Mr & Mrs Barry, Mary Naylor 3037, Mr & Mrs Alan, Joyce Oldroyd 3038)	
10	No mention made of Planning gain Supplement which will be in place prior to the adoption of the CCAAP (LCPF/WYG 0420/1130).	
11	More seating & litter bins are needed (Leeds Youth Council 3005/1113)	
<p><b>PO-28 Safety and Security</b> This Preferred Option requires open space to be permeable, accessible and designed to avoid opportunities for crime. <b>Scale of support/objection:</b> n responses, n support n object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Better policing preferred to restrictions on access, (Mr C. V. Barton, 3036/1156).	
2	Illumination and CCTV should be considered where appropriate, (Mr and Mrs Alan and Joyce Oldroyd, 3038/1158), (Mr Steve Goulding, 3020/1145).	
3	Attention to detail required for gaps between buildings and access to waterfront, (British Waterways, 0338/1121).	
4	Public accessibility should not be restricted where there is fear of crime, instead the site should have improved design and adequate resources to reduce the fear of crime (Sport England 1982/1133).	
<b>PO-29 Waterways</b>		



## Appendix 2 – Consultation Points Raised

This Preferred Option encourages the opening up of culverted waterways. <b>Scale of support/objection:</b> n responses, n support n object	
Issues raised	Council Response
1	Culvert map is difficult to read, (Leeds Civic Trust, 0062/1146).
2	No explanation of SFRA culverts definition, (Leeds Civic Trust, 0062/1146), (Mrs Margaret Bird, 1428/1155).
3	Ensure on-going maintenance for safety and aesthetic reasons, (Mr and Mrs Alan and Joyce Oldroyd, 3038/1158), (Mr Steve Goulding, 3020/1145).
4	All water should not be fenced off, (Mr R. A. Stephenson, 3018/1142).
5	Important to also stress the need for improvement of environmental quality of watercourses, including biodiversity and chemical, biological and physical water quality, (British Waterways, 0338/1121).
<p><b>PO-30: Routes for Pedestrians and Cyclists</b> The map identifies missing links for cycle routes and pedestrian routes and existing routes needing enhancement. Preferred Option asks for routes to be protected, delivered and/or enhanced through the control of new development. <b>Scale of support/objection:</b> 48 responses, 39 support 9 object</p>	
Issues raised	Council Response
1	White lining the highway to provide for cycle lanes is not adequate (Leeds Chamber Property Forum 960/11792) – segregation is required. (Miss P Johnson 33/12613), (Mr S Goulding 3020/12648), (Mr&Mrs Naylor, 3037/13033), (Mr&Mrs Oldroyd 3038/13070), Ms M Chesters 2995/12076). Cycle lanes are better laid out on pavements as opposed to roads (Leeds Youth Council 3005/1113)
2	The wording is odd and does not produce a policy. The wording needs attention and redrafting. (Savills 2763/12353), (Leeds Civic Trust 62/12686), (Metro 1545/12736),
3	Routes adjacent to the waterways require improvement. (British Waterways 338/13080)
4	Need to protect existing routes. (Mr J Isaacs 2980/1693)
5	Increase the pedestrian area and reduce where cars are allowed in the city centre. (Miss K Burton 2983/1754)
6	This plan of routes should be made part of a cohesive plan with further consultation so that a broader picture of improving connectivity is developed (Leeds Chamber Property Forum

## Appendix 2 – Consultation Points Raised

	960/1792)	
7	Require more specific detail on how the proposed routes link in with the redevelopment of the Kidacre St site. (Indigo Planning 806/11981) Need to elaborate in greater detail on how sites to the south of the city centre will be linked to the city centre. (Yorkshire Forward 2597/3082)	
8	Policy needs to make specific reference to new developments layouts which support connectivity for, and with, public transport. (Metro 1933/2787)	
9	Need to tackle existing barriers to movement such as Armley gyratory (Leeds Voice 1691/2092)	
10	Policy should go further. More cycle lanes and safer walking routes are required. Both well lit and maintained. (Leeds Initiative 845/2249)	
<p><b>PO-31: Bus Interchanges</b>  The map identifies areas of search for potential interchanges. Preferred Option asks for areas to be identified where bus interchanges could be developed to enhance and improve opportunities for service provision and interchange between routers and travel modes.  <b>Scale of support/objection:</b> 54 responses, 38 support 14 object 2 unclear</p> <p><b>Issues raised</b></p>		
1	Confusing for visitors/elderly (Miss Pauline Johnson, 0033/1144), (Harrogate Line Rail User Group 2931/1064), (Promoting Healthy and Active Life in Older Age 2999/1093), (Mrs P. Auty, 3024/1150)  The existing New Station St Interchange is too confusing/dangerous for pedestrians (Mr Tony Comber, 2987/1069)	
2	Bad for disabled people (Miss Janice Greaves, 2967/1042)	
3	Changing buses is inconvenient, and would damage bus use. (First Bus, 0186/1067), (Transport 2000 – West Yorkshire Group, 2986/1068), (Transport 2000, 3008/1125).  Would add to cross city journey times (Harrogate Line Rail User Group 2931/1064), (Mrs P. Auty, 3024/1150), (Ms Margaret Chesters 2995/1081)  Not in favour of terminating on edge of retail core (Park Lane students 3015/1138)	
4	Bus station should be next to railway station (Miss Pauline Johnson, 0033/1144), (Ms Margaret Chesters 2995/1081), (Mr C. V. Barton, 3036/1156).	

## Appendix 2 – Consultation Points Raised

5	Would require constant stream of shuttle buses (First Bus, 0186/1067), would it work in the rush hour with high volumes of commuters? (Harrogate Line Rail User Group 2931/1064)	
6	Various comments on existing Free bus: Free bus is good/ often overcrowded / should go 2 ways. (Older Peoples Reference Group 0193/1152), (University of Leeds 0846/1103), (Park La College students 3013/1136), (Harrogate Line Rail User Group 2931/1064)	
7	May be important in preventing traffic delays caused by journeys through the centre. (First Bus, 0186/1067)	
8	Need free bus circular services to provide the links (Mr and Mrs Barry, Mary Naylor 3037/1157), (Mr Robin Broincowe 3035/1154) (Mr Steve Goulding 3020/1145) (Mr and Mrs Alan, Joyce Oldroyd 3038/1158)	
9	Metro fully supports the proposals, but would like changes to the text: no reference to 'high frequency' for city centre orbital service; and no expectation of 'review/rationalisation' of existing services; disagrees with view that existing bus station 'not ideally located'; expand text to include an expectation in respect to quality of interchanges (Metro, 1933/1148)	
10	New developments in the areas around the interchanges should enhance the interchange environment (Mr John Davis, 1545/1147)	
11	Too much change (Leeds Involvement Project, 2979/1056)	
12	There should still be a central bus station as well as interchanges. (Mr David Raper 3000/1092)	
<p><b>PO-32: Public Transport Routes</b>  The map identifies the preferred line and options for BRT together with tram-train alignment options. Preferred Option asks for preferred routes to be identified for Bus Rapid Transit and for future tram-train schemes.  <b>Scale of support/objection:</b> 54 responses, 45 support 7 object 2 unclear</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Tram train alignment shown passing through Crown Point Retail Park – object to safeguarding at this stage due to commercial impacts on existing development. (Morley Fund Management Ltd - via Indigo Planning 0806/1077)	
2	Supportive of improvements to public transport (Leeds Chamber Property Forum 0960/1065) (Park La College students 3014/1137) (Park La College students 3015/1138)	

## Appendix 2 – Consultation Points Raised

3	Proposals are unclear (Mrs Margaret Bird 1428/1155)	
4	Bus priority measures/ bus gateways should be shown (Mr John Davis, 1545/1147), (Metro, 1933/1148)	
5	Tram train not beneficial. Risk losing Network Rail investment. Could trams share track? National ticketing issues? Would trams go to York? (Harrogate Line Rail User Group 2931/1064) Tram train best shelved due to limited investment resources (Mr Tony Comber, 2987/1069) Difficult to see how tram train would fit into the train timetable (Mr C. V. Barton, 3036/1156).	
6	On street running not supported due to impact on journey times from congestion (Harrogate Line Rail User Group 2931/1064)	
7	Stick with plans for Light Rail in Leeds (Transport 2000 – West Yorkshire Group, 2986/1068) (Mr Simon Best 2992/1074)	
8	Bus Rapid Transport would benefit relatively few people. Improve all bus routes with enhanced priority. (Ms Margaret Chesters 2995/1081) New rapid bus not a good idea (Mr David Raper 3000/1092) FTR bus compares poorly with Sheffield tram (Mr C. V. Barton, 3036/1156).	
10	Lack of a strategy for BRT routes, tram-train or heavy rail improvements (Mr John Bird 3044/1163). The BRT needs to link facilities of interest, such as the new arena (Leeds Youth Council 3005/1113)	
11	Show indicative routes and stop locations (Leeds Metropolitan University 3011/1132)	
12	Need to protect disused rail viaduct west of city Centre as a tram train option (Metro, 1933/1148), (Transport 2000 – West Yorkshire Group, 2986/1068)	
13	AAP should include explicit requirement for developers to contribute to public transport improvements (Metro, 1933/1148)	
14	Should refer to the need to safeguard public transport routes (Metro, 1933/1148)	
15	Should clarify that tram train would run on street through city centre. Minor inaccuracies in BRT alignments (Metro, 1933/1148)	
16	Improve access to hospitals by public transport (Promoting Healthy and	

## Appendix 2 – Consultation Points Raised

	Active Life in Older Age 2999/1093)	
17	Need more frequent / reliable buses (Michael Healey 2063/1051), (Park Lane students 3015/1138)	
<p><b>PO-33: Railway Stations</b>  The map identifies areas of search for new stations. Preferred Option asks for potential locations to be identified for new stations.  <b>Scale of support/objection:</b> 52 responses, 46 support 5 object 1 unclear</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Area of search on Castleford line should be extended to include Kidacre St development site (National Grid Ltd – via Indigo Planning 0806/1077), (Mr John Davis, 1545/1147) (Metro, 1933/1148)	
2	Capacity to east of Leeds station is extremely limited. New station would be dependent on substantial and expensive rail infrastructure (Network Rail 1024/1087) LTP Railplan 6 highlights no business case for stations in the City Centre in the short term (Metro, 1933/1148)	
3	No need for additional stations (Mrs Margaret Bird 1428/1155). Would increase journey times and disbenefit existing passengers (Mr John Bird 3044/1163)  Apart from Marsh Lane (serving an Arena) new stations not advantageous (Park Lane students 3015/1138)	
4	Holbeck within reasonable walking distance of Leeds station – therefore a new station here may not be necessary (Mr John Davis, 1545/1147)	
5	Support the policy (Metro, 1933/1148), (Transport 2000 – West Yorkshire Group, 2986/1068), (Leeds Youth Council 3005/1113), (Park La College students 3014/1137)  Marsh Lane station specifically supported (Mr David Raper 3000/1092), (Mr Mike Yates 2997/1085), (Park Lane students 3015/1138), (Transport 2000 – West Yorkshire Group, 2986/1068)	
6	New stations search should include suitability of alternative modes eg tram-train and BRT (Metro, 1933/1148)	
7	New access, particularly southern access to Leeds rail station is badly needed (Mr C. V. Barton, 3036/1156 Leeds Youth Council 3005/1113).	
8	All the stations between Shipley and Castleford should be re-opened to reduce congestion and allow buses to operate without need for BRT (Mr C. V.	

## Appendix 2 – Consultation Points Raised

	Barton, 3036/1156).	
<p><b>PO-34: Traffic Circulation</b>  The map shows schematic proposals for two southern loops. Preferred Option asks for schematic desire lines to be identified for new traffic circulation routes to the south of the city centre.  <b>Scale of support/objection:</b> 47 responses, 38 support 9 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	Congestion occurs on bus routes because the roads are too narrow (Miss Pauline Johnson, 0033/1144)	
2	New Government guidance on highway design should be used to reduce the visual dominance of vehicles, with tighter bends to reduce speeds, wider pedestrian crossings, fewer signs and guardrails (Leeds Civic Trust 0062/1146)	
3	Divert the existing Loop south of the river (Leeds Civic Trust 0062/1146), (Mr John Davis, 1545/1147), (Mr Alan Cann 2988/1070).  Loop traffic needs to be removed from Bishopgate and the main station access. (Mr Alan Cann 2988/1070).	
4	Existing loop road is too inflexible, too much of a barrier and too fast. Cannot see any advantage in extending it. One way nature makes it difficult to backtrack. (Mrs Margaret Bird 1428/1155)  Should concentrate on improving public transport not the building of new roads. (Transport 2000 – West Yorkshire Group, 2986/1068)  It will take more than a loop road to unify the city of Leeds. (Mrs P. Auty, 3024/1150)  With the proposed new rail stations giving improved access to this area is a southern loop needed? (Mr C. V. Barton, 3036/1156)  Disagree with further facilitating the flow of traffic around the city centre. (Mr John Davis, 1545/1147)	
5	Needs to give specific consideration to bus movements, particularly improved connectivity between areas N and S of river. Southern loop should include priority facilities for buses, particularly where routes cross the loop. (Metro, 1933/1148)	
6	An amendment to PO-34 or an additional policy should be included to support the principals of introducing bus	

## Appendix 2 – Consultation Points Raised

	priority measures (bus gates, bus only roads, bus lanes, junction priority) on routes entering, exiting and through the City Centre. (Metro, 1933/1148)	
7	Beyond the public transport box there is a lack of a coherent strategy for traffic circulation. Loop proposals would appear to inhibit direct vehicular access, increase travel distances and (if one way) encourage greater speeds. Would deter activity and investment, reduce accessibility and detract from environmental quality. (Mr John Bird 3044/1163)	
<p><b>PO-35: Proposals for long stay commuter parking</b>  The map identifies the boundary of the proposed Core car parking policy area, together with the Public Transport Box and existing parking policy boundaries. Preferred Option asks for stricter parking standards to be applied to sites within and fronting onto the Public Transport Box; the existing Core parking policy boundary to be extended; revised standards to be applied when park and ride sites are developed; and provision to be made for people with a disability.  <b>Scale of support/objection:</b> 63 responses, 37 support 23 object 3 unclear</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	<p>Need improved public transport and park and ride before reducing parking for commuters. (Cllr V. Kendal 0050/1134), (Leeds Chamber Property Forum 0420/1130), (Dacre Son &amp; Hartley, 0480/1109), (University of Leeds, 1029/1097), (Leeds Financial Services Initiative 3004/1108).</p> <p>Will only work if public transport is improved and park and ride provided. (Mr G. Kerrison, 3033/1153)</p> <p>Provide P&amp;R to prevent parking around residential areas (Cllr P. Ewens 3001/1095)</p>	
2	Park and Ride sites in unsuitable locations adjacent to the strategic road network may be of concern if they impact upon the safe operation of the network. (Highways Agency 0060/1100)	
3	If policies are too restrictive they will drive business, consumer spending and investment away from Leeds City Centre. Extending the boundary could inhibit regeneration. (Caddick Developments Ltd, 0083/1131) (Caddick Developments Ltd via Drivers Jonas 1028/1128)	
4	Distribution of parking around the City Centre is an issue that requires consideration. Loss of parking, or substantial increases can lead to unbalanced distribution that would be detrimental. (Caddick Developments	

## Appendix 2 – Consultation Points Raised

	Ltd, 0083/1131) (Caddick Developments Ltd via Drivers Jonas 1028/1128)	
5	Parking is too expensive (Older Peoples Reference Group 0193/1152), (Mr Kevin 2973/1048), (Mrs C Limbert 2978/1055), (Mr Marcus 2985/1066), (Park La College students 3014/1137), (Park Lane students 3015/1138)	
6	Support reduction in long stay spaces. (Park Lane students 3015/1138) (Yorkshire and Humber Assembly 0940/1117), (Metro, 1933/1148)	
7	Consideration should be given to granting temporary planning permission for commuter parking on well located sites while investment is made in PT. (Leeds Chamber Property Forum 0420/1130)	
8	Sites with outline planning permission based on current parking ratios should be retained under the new policy. (Leeds Chamber Property Forum 0420/1130)	
9	No consideration is given to demand management which should be an integral part of a city centre transport plan to reduce congestion and increase PT use. (Dacre Son & Hartley, 0480/1109)	
10	Should include consideration of parking levels for other land uses (residential, hotels, retailing). (Mr John Davis, 1545/1147), (Metro, 1933/1148)	
11	Short and long stay car parks should be connected to the road system around the city centre perimeter and be served by the free city centre bus. (Leeds Chamber Property Forum 0960/1065)	
12	How will applications for new car parks be dealt with? (Mr John Davis, 1545/1147)	
13	LTP policy C2 – “Manage the demand for travel – car parking” should be referenced. (Metro, 1933/1148)  Table following PO35 is not referenced (Asda Stores Ltd (via Savills) 2763/1129)	
14	Price of LCC controlled parking (particularly long stay) should be increased in real terms (Metro, 1933/1148)	
15	Principal of Prestige Development Areas should be retained. (Asda Stores Ltd (via Savills) 2763/1129)	
16	Unclear as to impact upon Prestige Development Areas (Evans Property Group (via Cobbetts LLP) 2998/1094)	
17	Public transport should be encouraged	



## Appendix 2 – Consultation Points Raised

	<p>not more cars into the city (Mr Mike Yates 2997/1085) (Miss Laura Dibb 2972/1047)</p> <p>All parking in the City Centre should be discouraged except for disabled people (Ms Margaret Chesters 2995/1081)</p> <p>If air quality is to be improved how can city centre parking be justified? (Mr C. V. Barton, 3036/1156).</p>	
18	<p>The policy should explicitly acknowledge that parking controls seek to underpin the economic vitality and environmental quality of the city centre. (Mr John Bird 3044/1163)</p>	
19	<p>LCC parking services are considering building a multi-storey car park at West Street as an alternative to Woodhouse La (which is approaching the end of its economic life). (LCC Parking Services 3154/1278).</p>	
<p><b>PO-36: Cycle and motorcycle parking options</b>  A review of the existing Cycle Parking Guidelines and Motorcycle Parking Guidelines will be undertaken.  <b>Scale of support/objection:</b> 41 responses, 35 support 5 object 1 unclear</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	<p>Support the proposals for motorcycle parking. (Ms Shelia McMahon 2981/1060)</p>	
2	<p>Bigger bike park than Hyde Park is required. (Park Lane students 3015/1138).  There is not enough parking for cycles and motorcycles. (Leeds Initiative 0845/1096)</p>	
3	<p>Secure cycle parking required. (Park Lane students 3015/1138)</p>	
4	<p>Parking for cycles and motorcycles should be in locations to avoid hazards to pedestrians. (Mr and Mrs Barry, Mary Naylor 3037/1157), (Mr Steve Goulding 3020/1145) (Mr and Mrs Alan, Joyce Oldroyd 3038/1158)</p>	
5	<p>Leeds Metropolitan University wishes to be consulted on the review. (Leeds Metropolitan University 3011/1132)</p>	
<p><b>PO-37: Extending the success of the City Centre</b>  Exploring training and employment agreements.  <b>Scale of support/objection:</b> 48 responses, 42 support 6 object</p>		
<b>Issues raised</b>		<b>Council Response</b>
1	<p>Improvement required in the “won’t work” section of Leeds society, plus training in literacy &amp; numeracy (Cllr Valerie Kendall 0050/1134).</p>	
2	<p>The policy needs policing to ensure implementation (Leeds Voice 1691/1079)</p>	

## Appendix 2 – Consultation Points Raised

3	Allowing town centre uses such as offices on the Bankside site would provide more opportunity for training & employment agreements (Reland (Leeds) Ltd 3016/1140)	
4	Can the agreements seek to help train and employ people with disabilities? Mr Steve Goulding (3020/1145) Mr & Mrs Naylor (3037/1157) Mr & Mrs Oldroyd (3038/1158)	
5	Leeds Metropolitan University wishes to be consulted on the review. (Leeds Metropolitan University 3011/1132)	
<p><b>Proposal Area Statements Introduction</b> Paras 4.1.1 – 4.1.6 explain the generic reasons for identifying the proposals areas and renaissance areas.</p> <p><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	<p>Question of whether the scale of different uses on each proposal area should be fixed. One opinion is that the submission plan must offer clarity over the quantum and mix of acceptable development and the proposals must be shown to be realistic. Otherwise the plan will be unsound (Asda/Savills 2763/1129). The proposal area statements should be more spatial identifying what goes where (English Heritage 99/1116). Another viewpoint is that proposals for specific areas are too prescriptive and restrictive in terms of mix of uses by stating floor areas etc. Substantial mixed use developments should be welcomed, providing that they meet wider requirements of flood risk, office content, residential content etc. Better to prepare a strategy document for a blend of uses, giving proportions of space and a range of uses to be achieved within the city centre, so that the “overall balance” of the city can be considered in more detail (Unsworth/Morgan 0846/1103, Gordon Carey 960/1065) Advice on sites would better be given through separate planning guidance documents in order to give flexibility to deal with changes over the next 10/20 years (Gordon Carey 960/1065). There should be an overall paragraph discussing there may be more than one location for specific proposals, or one listing “essential” elements that should be provided on all sites (Civic Trust 62/1146)</p>	
2	Regarding areas not covered by Proposal Area Statements. Unfortunate that undeveloped sites with planning permission were excluded. There should also be statements for areas	

## Appendix 2 – Consultation Points Raised

	<p>subject to development pressure such as the Markets and East of Black Bull St (Civic Trust 62/1146). Consideration needs to be given to what policies would apply if permissions already granted for areas of major change are not implemented. Is the commitment to apply all standard requirements of the AAP (para 4.1.4) sufficient? (GOYH 1994/1118). An additional proposal area statement should be incorporated into the City Centre Area Action plans which is “New Holbeck”. This area includes the land to the south of Sweet Street as well as Temple Works and the Leeds City Council owned land at Bath Road. This area extends to approximately 35 acres of underutilised and derelict land and is therefore capable of being brought forward for development within the plan period. Given the “gateway” location of this area; its proximity to the railway station; the grade 1 listed Temple Works; and, connectivity/synergy between Holbeck Urban Village and Holbeck and Beeston this area should be recognised as a proposal area statement. Suitable land uses which could be accommodated in this area include the aforementioned major entertainment facilities (e.g. arena/conferencing) amongst other uses (i.e. similar to the Kidacre Street and Marsh Lane proposal areas). (White Young Green Planning 0420)</p>	
3	<p>The proposals areas have been considered too much in isolation. More guidance is needed on how developments should integrate with the rest of the city centre. Negotiations with owners will be necessary to ensure forward thinking on potential synergies and physical linkages. The Proposal Areas and adjoining areas need to be master-planned (Unsworth/Morgan 0846/1103, Dacre Son &amp; Hartley 0480/1109). There is a lack of a strategic overview of how green infrastructure (people &amp; nature) interacts and links with the proposal areas (English Nature 3006/1119). Commitment should be given to prepare development briefs for key sites, as is the case for Holbeck Urban Village (Civic Trust 62/1146).</p>	
5	<p>PPS12 advises on the importance of protecting areas sensitive to change and resolving conflicting objectives (para 2.17). Hence, each section</p>	

## Appendix 2 – Consultation Points Raised

	should set out constraints & conflicting objectives needing to be addressed & resolved. This should include measures to preserve the character of areas, particularly where conservation areas and listed buildings are involved (English Heritage 99/1116).	
5	The proposal area statements should set out guidance on scale and the design principles, particularly where it would help to resolve conflicts. Reference to the City Centre Urban Design Strategy should be made as appropriate (English Heritage 99/1116).	
6	No certainty of commitment can be given to advancing some of the development options as the planning areas identified are currently in use and may never come forward for redevelopment. The submission draft of the CCAAP should be realistic and relate to criteria established in the Core Strategy, with firm policies & specific site proposals (Sport England Yorkshire 1982/1133).	
7	<p>Expectation of public transport improvement to encourage mode shift could be explicitly referenced as one of the generic reasons for the Proposals Areas (para. 4.1.3)</p> <p>Public transport priority, permeability and accessibility should be considered in detail for each of the Proposal Areas. Public transport improvements are identified in the map key (page 41) but not shown on any Proposals Area map. A number of the Proposal Areas include, or are in close proximity to BRT and Tram-train route alignments and areas of rail station search.</p> <p>Redevelopment within Proposal Areas provides opportunities to include / improve public transport priority measures (e.g. bus gates / bus only roads etc) and stop facilities and enhance access to these services/facilities (Metro 1933/1148).</p> <p>For all areas, sustainable transport accessibility &amp; permeability need more detailed consideration (J Davis 1545/1147).</p>	
8	The need for open space should be another generic reason for identifying the proposal areas (Civic Trust 62/1146)	
9	Brownfield sites should be carefully considered for the biodiversity and	

## Appendix 2 – Consultation Points Raised

	ecological value when selecting alternative uses (Mike Barningham, Natural England 3006/1119).	
<b>PA-01: City Gate Proposal Area</b>		
<b>Scale of support/objection:</b> 32 responses, 23 support, 9 object		
	<b>Issues raised</b>	<b>Council Response</b>
1	There is a healthy supply of Grade A office accommodation for the next 8-10 years. On this basis it seems premature to stipulate both a primary use and the quantum required. (MEPC via Savills 0466/1122) The deliverability is questionable of an arbitrary minimum figure of 30,000sqm of office space in the context of existing supply and demand trends within the CC. The requirement is too prescriptive (Evans Property Group via Cobbetts LLP 2998/1094)	
2	This site is outside the 10 mins walk isochrone and physically separated by the elevated A58 thus making it an unsustainable location for 30,000 sqm of office space (MEPC via Savills 0466/1122). The site is peripheral (Evans Property Group via Cobbetts LLP 2998/1094).	
3	The site is in flood zone 3 as defined by PPS25 as having a high probability of flooding. There is no evidence that a sequential test has been completed for this site. As residential and hotel development may be proposed on this site a sequential test to determine if the site can be justified and Exception Test will be necessary (Environment Agency 0046/1104)	
4	Particular support for the proposals to provide/enhance footpaths & provide a foot bridge (British Waterways 338/1121, Mrs Bird 1428/1155, Sport England 1982/1133, Ramblers Assoc 38/1075).  Management & maintenance of walkways needs to be considered (British Waterways 338/1121)  Should the proposal be for an “underpass” rather than a “footbridge” on account of the height of Wellington Rd above the river (Civic Trust 62/1146).	
5	This proposal area statement ought to address the outstanding footbridge link to Gotts Island & the “Monkbridge site” (Civic Trust 62/1146, British Waterways	

## Appendix 2 – Consultation Points Raised

	338/1121).	
6	The proposal to set development back from the river is supported (Ramblers Assoc 38/1075, Environment Agency 0046/1104).	
7	This site is in close proximity to the M621 which is currently severely congested in the busy peak periods. Development generally and proposals specifically for increased office development will need to be supported by sustainable transport measures to reduce impact on the local & strategic road network (Highways Agency 0060/1100)	
8	A framework masterplan should cover the wider area including Wellington Plaza and the area to the north & immediate west (Unsworth/Morgan 0846/1103, Dacre 0480/1109).	
9	Lack of reference to the Kirkstall Road Renaissance Area informal planning statement (English Heritage 99/1116).	
10	A 7+ layer multi-storey car park is needed on site of surface car park, with ancillary ground floor shops. Design should not be of highly prestigious gateway standard (Parking Services 3154/1278)	
11	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147).	
<p><b>PA-02 Elmwood Road and Brunswick Terrace Proposal Area</b></p> <p><b>Scale of support/objection:</b> 25 responses, 22 support, 3 object</p> <p><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		
1	<p>4.3.1 (i) &amp; (ii) The statement places too strong an emphasis on office development reducing the prospect of a proper mixed use development, conflicting with the Government and RSS policy promoting mixed use development on brownfield sites. The CCAAP paragraph 2.2.3 confirms that planning policy controls about spatial location of uses will only be used where there is a clear rationale which is not the case for office use in this Proposals Area.</p> <p>(iv) Residential use should be an integral element of any mixed use development, including student accommodation, as part of a mix use development. (Castlemore Securities Ltd 0409/1101)</p>	
2	(v) The 20% minimum threshold for public space is considered to be excessive. (Castlemore Securities Ltd	

## Appendix 2 – Consultation Points Raised

	0409/1101) Support for a minimum of 20% public open space provision and improved pedestrian routes to off-site public open space. (Ramblers' Association, Leeds Group 0038/1075)	
3	(vi) Requirement for underground parking with no support for surface parking is not viable or practical. The proposal area statement as currently expressed lacks any flexibility and should be reworded to state a preference for underground parking and above ground parking is acceptable in principle subject to good design. (Castlemore Securities Ltd 0409/1101) Underground car parking is supported instead of surface parking.(Ramblers' Association, Leeds Group 0038/1075)	
4	This site is within zone 1 and should be scored more positively in the SA for flood risk.(Environment Agency 0046/1104)	
5	The site could be extended to include the airspace over the ring road to minimise its impact on the local environment. (Leeds Civic Trust 0062/1146)	
6	Assumed that a 'positive and visible statement of office use' means a tall building. What is the likely impact of such a development upon the character of the remainder of the city? Questions how this area been identified in advance of the City Centre Characterisation project or the SPD on Tall Buildings. Suggests it would be more appropriate to record the effect as 'uncertain' rather than 'neutral' in the SA. In line with PPS12, this section should outline how this potential conflict will be resolved. (English Heritage 0099/1116)	
7	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)	
<b>PA-03: Kidacre Street Proposal Area</b>		
<b>Scale of support/objection:</b> xx responses, xx support, xx object		
<b>Issues raised</b>		<b>Council Response</b>
1	Site is rather isolated but 8 students support the proposals, (Park Lane College Students, 3013/1136).	
2	Prefer Marsh Lane to Kidacre St. as the location for an Arena due to walkability, (Park Lane College Students, 3013/1136).	
3	Is the proposed rail halt on the	

## Appendix 2 – Consultation Points Raised

	adjoining line? (Leeds Civic Trust, 0062/1146).	
4	POS will need to be carefully designed in what is a noisy and polluted environment, considers there must be better sites for outdoor events (Civic Trust 0062/1146).	
5	Will only be appropriate for an Arena if there are stronger links to the City Centre with a pedestrian route via Asda site, (Leeds Civic Trust, 0062/1146).	
6	There is no need to allocate a site for the Arena as this will be dealt with through the procurement process before the adoption of the CCAAP, (Montpellier Estates/WYG 420/1130).	
7	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)	
8	Arena must be in a City Centre location as it is most accessible to young people (Leeds Youth Council 3005/1113).	
9	Support for proposals (Sport England 1982/1133), (Morley Fund Management Ltd 0806/1077), (National Grid 0806/1115).	
10	Query over the exclusion of specific reference to hotel and conference / exhibition facilities (National Grid 0806/1115).	
<b>PA-04: Leeds General Infirmary Proposal Area.</b>		
<b>Scale of support/objection:</b> xx responses, 23 support, 6 object		
<b>Issues raised</b>		<b>Council Response</b>
1	<p>The main concern remains the prescription of a requirement for 70,000sqm of office space to be provided on site as part of redevelopment. This figure seems to have been arrived at by applying a simple multiplier figure to the site area. This approach is inappropriate for this complex site which is covered by listed buildings. At this stage it is not possible to predict what level of redevelopment floorspace will be appropriate. This is appreciated on how much demolition is approved, density and scale of future development.</p> <p>This figure should be removed and office use retained within the menu of acceptable uses. The Trust intends to carry out a detailed study of the site which will provide the context for more detailed policies in the future (Leeds Teaching Hospital NHS Trust 2819/1111)</p>	
2	This site is within zone 1 and should be	



## Appendix 2 – Consultation Points Raised

	scored more positively in the SA for flood risk.(Environment Agency 0046/1104)			
3	Listed buildings and others of “architectural merit” should be identified & protected and regard should be had to the City Centre Characterisation Project (English Heritage 99/1116)			
4	Particular support for proposal iv to provide public access across the site (Ramblers Assoc 38/1075)  Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)			
5	A framework masterplan should cover the wider area of LGI/LEEDS MET/UofL (Dacre 0480/1109).			
6	The section of the LGI site which abuts the University Worsley building is ideally located for development of medical science or innovation. The requirement for a minimum of 70,000sqm of office space should be broadened to include space for medical science, incubators or innovation (University of Leeds 1029/1097).			
<p><b>PA-05: Marsh Lane Proposal Area</b></p> <p><b>Scale of support/objection:</b> xx responses, 22 support, 7 object</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><b>Issues raised</b></td> <td style="width: 50%;"><b>Council Response</b></td> </tr> </table>			<b>Issues raised</b>	<b>Council Response</b>
<b>Issues raised</b>	<b>Council Response</b>			
1	The process of allocation must be transparent and be shown to take account of flood risk as required by PPS25. This site is within zone 1 and should be scored more positively in the SA for flood risk (Environment Agency 0046/1104)			
2	The proposal for an arena here would be counter-productive toward other developments closer to the city centre. It is premature and misleading for the CCAAP to allocate this site for an arena; the CCAAP process is out of sync with LCC’s arena procurement process. The CCAAP should state that any location within the City Centre boundary would be suitable for a new arena development subject to the PMP locational criteria. (Montpellier Estates/WYG 420/1130). In order to provide access for an arena, significant works will need to be carried out to provide routes around Quarry House. Use of levels to bridge over Marsh Lane and feed direct into Quarry Hill - further bridges to take people to Eastgate from Playhouse? A strategy for this link will be vital (Leeds Civic Trust 0062/1146)			

## Appendix 2 – Consultation Points Raised

	<p>Allocation can stymie development on a site, as evidenced by Elland Road (Montpellier Estates/WYG 420/1130, Rushbond Plc via GVA Grimley 2996/1083).</p> <p>3 out of 14 students voted for an arena at Marsh Lane. A plus that it is near the bus station. The facilitator mentioned a third site at Elland Road but this was not supported by students who considered it to be too remote (Park Lane College, 16/05/07 via Planning Aid 3014/1137)</p> <p>Preference is for this site for an arena as compared with Kidacre St. This area is more accessible by foot and bus. A rail halt would help to ease congestion. Further bus improvements would be required. (Park Lane College 22/05/07 via Planning Aid 3014/1137)</p> <p>Good site for Arena which might incorporate rail halt for use in connection with events (Mr John Bird (3044/1163, Leeds Youth Council 3005/1113)</p>	
3	<p>This site is too far out to contribute sensibly to Public Open Space provision for the City Centre - separated by major roads and monolithic development (Leeds Civic Trust 0062/1146)</p>	
4	<p>The area statements are in certain respects generalised and looking for a similar use mix (albeit with a different balance of floor space per use). This approach tends to work against a vibrant CC with each area having an enhanced sense of place and a good relationship with adjoining areas. In this context there is a strong case for framework master plans to cover the wider areas of Marsh Lane and areas to south west and connectivity to Quarry Hill development (Dacre 0480/1109). The AAP should set out how the vision for the area will be delivered (Rushbond Plc via GVA Grimley 2996/1083)</p>	
5	<p>Network Rail welcome the continued acceptance of the importance of this development site in the context of the City Centre and we look forward to working with the City Council in bringing this to fruition. However the reference to contributions towards a railway halt in the vicinity must bear in mind our comments on PO-33. Network Rail (1024/1087)</p>	

## Appendix 2 – Consultation Points Raised

6	The Marsh Lane area forms an important but underutilised land resource linking the city centre with the EASEL regeneration area. This needs to be articulated at 4.6.1. (Rushbond Plc via GVA Grimley 2996/1083)																
7	A mix of uses, at a high density and promoting design excellence should naturally be promoted, given the area's prominence and strategic importance in a city centre context. The plan should acknowledge that high value uses will be needed to pay for infrastructure, linkage improvements, design quality & public realm provision (Rushbond Plc via GVA Grimley 2996/1083).																
8	Further clarification is required in relation to the provision of "large format retailing". This is one of a number of retail allocations being promoted within the AAP and it is unclear whether one or a combination of sites are to be identified for large format retailing. If retailing is proposed at Marsh Lane, then there needs to be consideration of the scale, nature and type of the large format retailing proposed. Any retail use must complement the regeneration and renaissance ambitions within the adjacent EASEL area. Convenience retail would undermine the ambitions to create a community focus and retail centre in Richmond Hill. Marsh Lane is too distant from a residential population (Rushbond Plc via GVA Grimley 2996/1083)																
9	This rail freight facility is too precious to develop for other uses. The representor suggests that any development should be on stilts above the existing railway (air rights). (Transport 2000 3036/1156)																
10	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)																
<p><b>PA-06 Leeds Metropolitan University Civic Campus Proposal Area</b></p> <p><b>Scale of support/objection:</b> 32 responses, 6 support, 26 object</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 45%; text-align: left;"><b>Issues raised</b></th> <th style="width: 45%; text-align: left;"><b>Council Response</b></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>The PAS needs to be flexible on the format, extent and timing of any redevelopment (Leeds Met 3011/1132)</td> <td></td> </tr> <tr> <td>2</td> <td>Conference facilities &amp; science park should be added to the list of supported facilities (Leeds Met 3011/1132)</td> <td></td> </tr> <tr> <td>3</td> <td>A "service centre" for convenience retailing should be designated (Leeds Met 3011/1132)</td> <td></td> </tr> <tr> <td>4</td> <td>The map should identify the listed</td> <td></td> </tr> </tbody> </table>				<b>Issues raised</b>	<b>Council Response</b>	1	The PAS needs to be flexible on the format, extent and timing of any redevelopment (Leeds Met 3011/1132)		2	Conference facilities & science park should be added to the list of supported facilities (Leeds Met 3011/1132)		3	A "service centre" for convenience retailing should be designated (Leeds Met 3011/1132)		4	The map should identify the listed	
	<b>Issues raised</b>	<b>Council Response</b>															
1	The PAS needs to be flexible on the format, extent and timing of any redevelopment (Leeds Met 3011/1132)																
2	Conference facilities & science park should be added to the list of supported facilities (Leeds Met 3011/1132)																
3	A "service centre" for convenience retailing should be designated (Leeds Met 3011/1132)																
4	The map should identify the listed																

## Appendix 2 – Consultation Points Raised

	buildings to the south of the Area. Development should have regard to impact on these listed buildings and to historic buildings further away because of the topography making this Area prominent (English Heritage 99/1116).	
5	<p>The proposal for a swimming pool is supported (Park Lane College Students 3013/1136, 3014/1137 3015/1138, Sport England 1982/1133).</p> <p>The proposal should be reconsidered now that the University of Leeds is proceeding with a pool close by (University of Leeds 1029/1097, Civic Trust 0062/1146, ).</p>	
6	This site is within zone 1 and should be scored more positively in the SA for flood risk.(Environment Agency 0046/1104)	
7	<p>Particular support for proposal iii which supports provision of student accommodation (Mr Tyler 26/1086, Ramblers Assoc 38/1075).</p> <p>Particular support for proposal iii to provide residential accommodation (Ramblers Assoc 38/1075,</p>	
8	<p>Particular support for proposal iv to investigate provision of a link across the Inner Ring Road (University of Leeds 1029/1097, Ramblers Assoc 38/1075)</p> <p>LEEDS MET cannot accept an absolute requirement to provide the link – it depends upon financial feasibility (LEEDS MET 3011/1132)</p>	
9	<p>Particular support for proposal vii to provide open space public access across the site (Ramblers Assoc 38/1075, Sport England 1982/1133)</p> <p>The campus space designations on the City Centre Public Space map should be removed so that the provision of appropriate green/public space can be considered in any redevelopment proposal. The CCPS map does not accord with para vi of the PAS which states “there is no functional open space network around LMU.” (LEEDS MET 3011/1132).</p>	
10	A framework masterplan should cover the wider area of LGI/LEEDS MET/UofL (Dacre 0480/1109).	
11	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)	
<b>PA-07: New Lane &amp; ASDA Proposal Area</b>		

## Appendix 2 – Consultation Points Raised

<b>Scale of support/objection:</b> 27 responses, 17 support, 9 object		
<b>Issues raised</b>	<b>Council Response</b>	
1	<p>The site is in flood zone 3 as defined by PPS25 as having a high probability of flooding. There is no evidence that a sequential test has been completed for this site. As residential development may be proposed on this site a sequential test to determine if the site can be justified and Exception Test will be necessary (Environment Agency 0046/1104).</p>	
2	<p>Management and maintenance of these sites is necessary, i.e. land adjacent to River Aire and its banks (British Waterways 338/1121).</p> <p>If the site is to be redeveloped it should include a set back policy similar to policy (v) and (vi) for the Yorkshire Post site so that it is in compliance with Biodiversity and Waterfront Development SPD. There should be better access to the waterfront of the River Aire at this site location and should include a continuation of a green infrastructure corridor along the river frontage (Natural England 3006/1119, Environment Agency 0046/1104)</p>	
3	<p>This site is in close proximity to the M621 which is currently severely congested in the busy peak periods. Development generally and proposals specifically for increased office development will need to be supported by sustainable transport measures to reduce impact on the local &amp; strategic road network (Highways Agency 0060/1100)</p>	
4	<p>Sustainable transport accessibility &amp; permeability need more detailed consideration (J Davis 1545/1147)</p>	
5	<p>Why is this site not one of those considered as being appropriate for an Arena and/or Concert Hall development? Excellent transport links and potential for full integration with the City Centre (Leeds Civic Trust 0062/1146)</p>	
6	<p>Broadly agree with the contextual analysis. Redevelopment of the ASDA house site would only be contemplated in the right circumstances (Asda Stores Ltd -via Savills (2763/1129).</p> <p>The CCAAP should make it clear that any new office headquarters complex should be high-density development in keeping with urban fabric of a major European City incorporating ancillary</p>	

## Appendix 2 – Consultation Points Raised

	uses to ensure sustainability including cafes and restaurants, convenience retailing, adequate car parking and access to public transport (Montpellier Estates/WYG 420/1130)	
7	Scope for more open/green space exists with the potential for a pocket park. This could complement the future possible placement of the bridge. British Waterways (0338/1121)	
8	Clear linkages around the site is necessary (British Waterways 0338/1121)	
9	Increase and enhance the service centre area. (British Waterways 0338/1121)	
10	Increase the vibrancy of the area (British Waterways (0338/1121).	
11	The CCAAP should make it clear that the Council supports the re-location of ASDA's headquarters in the city centre in order to protect employment (Montpellier Estates/WYG 420/1130).	
12	<p>The area statements are in certain respects generalised and looking for a similar use mix (albeit with a different balance of floor space per use). This approach tends to work against a vibrant CC with each area having an enhanced sense of place and a good relationship with adjoining areas. In this context there is a strong case for framework master plans to cover the wider areas of New Lane/Brewery Site (Dacre Son &amp; Hartley 0480/1109).</p> <p>This site should be treated as a comprehensive project with consideration being given to the potential for diverting/relocating Great Wilson Street - this would open up wider development options (Leeds Civic Trust 0062/1146)</p> <p>The proposal area in common with all the consultation options lacks detail and (perhaps deliberately) stops well short of being a formal development allocation. Due to the importance of this site it is important that the submission version of the DPD reflects what is realistically likely over the plan period so that uncertainty is avoided (Asda Stores Ltd -via Savills (2763/1129)</p>	
<p><b>PA-08: The Brewery Proposal Area</b></p> <p><b>Scale of support/objection:</b> 30 responses, 24 support, 5 object</p> <p><b>Issues raised</b> <span style="float: right;"><b>Council Response</b></span></p>		

## Appendix 2 – Consultation Points Raised

1	The site is in flood zone 3 as defined by PPS25 as having a high probability of flooding. There is no evidence that a sequential test has been completed for this site. As residential development may be proposed on this site a sequential test to determine if the site can be justified and Exception Test will be necessary (Environment Agency 46/1104).	
2	This site is in close proximity to the M621 which is currently severely congested in the busy peak periods. Development generally and proposals specifically for increased office development will need to be supported by sustainable transport measures to reduce impact on the local & strategic road network (Highways Agency 60/1100)	
3	Presumably this site would also be appropriate for an Arena/concert hall development although it is appreciated that it may not be released until such a project has been completed. Leeds Civic Trust 0062/1146).	
4	Reference should be made to the retention of historic buildings on the site (Leeds Civic Trust 62/1146)	
5	Is there potential to review the line of principal highways through the site, including the potential for a southern route for the Loop? (Leeds Civic Trust 62/1146)	
6	Agree in principle with open space & transport linkages. The development of this site could complement the high quality environment of Dock Street (British Waterways 338/1121) Pedestrian links into/from and through the area are very important and there may be a case for the additional pedestrian bridge (Mrs Bird 1428/1155)	
7	Site has potential to accommodate a wider diversity of residential and commercial uses. (British Waterways 338/1121)	
8	Maintenance and management provision of the site should be made (British Waterways 0338/1121)	
9	Carlsberg recognises that should future redevelopment of the site ever occur, then it should seek to improve accessibility and permeability of the site.  Carlsberg would wish to work in partnership with the City Council understand how the AAP proposals fit with Carlsberg's need to develop their	

## Appendix 2 – Consultation Points Raised

	brewing activities, including an opportunity to influence site-specific development plan policy (including, for example, the requirement for 30% public open space), if necessary (Carlsberg UK Ltd – via ARUP 0397/1080)	
10	The area statements are in certain respects generalised and looking for a similar use mix (albeit with a different balance of floor space per use). This approach tends to work against a vibrant CC with each area having an enhanced sense of place and a good relationship with adjoining areas. In this context there is a strong case for framework master plans to cover the wider areas of New Lane/Brewery Site. (Dacre Son & Hartley 0480/1109)	
11	This is an important manufacturing and employment site which creates few if any environmental problems for its neighbours. Its presence should be welcomed and supported and everything done to keep it in its current location. I am concerned at the negative tone of this policy. I find the Brewery a good neighbour and it provides employment (Mrs Margaret Bird 1428/1155, Mr John Bird 3044/1163)	
12	If it were to be redeveloped, I don't feel that tall buildings are appropriate in view of the historic buildings along the waterfront and the general scale of development. Mrs Margaret Bird (1428/1155)	
13	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)	
<b>PA-09: University of Leeds Proposal Area</b>		
<b>Scale of support/objection:</b> xx responses, xx support, xx object		
<b>Issues raised</b>		<b>Council Response</b>
1	No reference made to swimming pool and sports plan, (Leeds Civic Trust 62/1146).	
2	Support for St. Georges Field and improved connectivity, (Mr Richard Tyler, 0026/1086), (Miss Rachel Swindells 0845/1096).	
3	Site in the southern campus is the only development site left on the campus, would like the proposed use widened to include incubator/ enterprise and education use as would like to accommodate further University expansion on this site (University of Leeds 1029/1097).	



## Appendix 2 – Consultation Points Raised

4	Should include a clear statement that character and setting of the Listed Buildings in this proposal Area must be preserved and enhanced (English Heritage 99/1116).													
5	Sustainable transport accessibility & permeability need more detailed consideration (J Davis 1545/1147)													
<p><b>RA-01 Holbeck Urban Village Regeneration Area</b></p> <p><b>Scale of support/objection:</b> 26 responses, 22 support, 3 object</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 45%; text-align: left;"><b>Issues raised</b></th> <th style="width: 45%; text-align: left;"><b>Council Response</b></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>In particular, the RA supports proposals (vi)-Environmental improvements to the public realm and public space and (vii)-financial support for public realm and highway network improvements. (Ramblers' Association, Leeds Group 0038)</td> <td></td> </tr> <tr> <td>2</td> <td> <p>There is no evidence that a Sequential Test has been completed for this site. The site is in flood zone 3 as defined in PPS25 as having a high probability of flooding. As residential development is proposed a Sequential Test to determine if the site can be justified and the Exception Test will be necessary.</p> <p>We also consider that too much emphasis is being placed on mitigation rather than following guidance of PPS25. PPS25 aims to ensure that sites are suitable in the short and long term and that the type of development is suitable in the short and long term and that the type of development is suitable to the flood risk, and that areas of lowest flood risk are used where possible.</p> <p>If this site is to be redeveloped it should include a set back policy similar to policy (v) and (vi) for the Yorkshire post site, so that it is in compliance with the Biodiversity and Waterfront Development SPD. (Environment Agency 0046)</p> </td> <td></td> </tr> <tr> <td>3</td> <td> <p>It is unfortunate that the design guidance established for the Canal Basin site was not adhered to when considering the approved ISIS scheme</p> <p>(ii): why are development briefs considered an appropriate route forward here but not for any other site in this section of the CCAAP - the value was demonstrated by the high quality and varied approach of the submissions</p> </td> <td></td> </tr> </tbody> </table>				<b>Issues raised</b>	<b>Council Response</b>	1	In particular, the RA supports proposals (vi)-Environmental improvements to the public realm and public space and (vii)-financial support for public realm and highway network improvements. (Ramblers' Association, Leeds Group 0038)		2	<p>There is no evidence that a Sequential Test has been completed for this site. The site is in flood zone 3 as defined in PPS25 as having a high probability of flooding. As residential development is proposed a Sequential Test to determine if the site can be justified and the Exception Test will be necessary.</p> <p>We also consider that too much emphasis is being placed on mitigation rather than following guidance of PPS25. PPS25 aims to ensure that sites are suitable in the short and long term and that the type of development is suitable in the short and long term and that the type of development is suitable to the flood risk, and that areas of lowest flood risk are used where possible.</p> <p>If this site is to be redeveloped it should include a set back policy similar to policy (v) and (vi) for the Yorkshire post site, so that it is in compliance with the Biodiversity and Waterfront Development SPD. (Environment Agency 0046)</p>		3	<p>It is unfortunate that the design guidance established for the Canal Basin site was not adhered to when considering the approved ISIS scheme</p> <p>(ii): why are development briefs considered an appropriate route forward here but not for any other site in this section of the CCAAP - the value was demonstrated by the high quality and varied approach of the submissions</p>	
	<b>Issues raised</b>	<b>Council Response</b>												
1	In particular, the RA supports proposals (vi)-Environmental improvements to the public realm and public space and (vii)-financial support for public realm and highway network improvements. (Ramblers' Association, Leeds Group 0038)													
2	<p>There is no evidence that a Sequential Test has been completed for this site. The site is in flood zone 3 as defined in PPS25 as having a high probability of flooding. As residential development is proposed a Sequential Test to determine if the site can be justified and the Exception Test will be necessary.</p> <p>We also consider that too much emphasis is being placed on mitigation rather than following guidance of PPS25. PPS25 aims to ensure that sites are suitable in the short and long term and that the type of development is suitable in the short and long term and that the type of development is suitable to the flood risk, and that areas of lowest flood risk are used where possible.</p> <p>If this site is to be redeveloped it should include a set back policy similar to policy (v) and (vi) for the Yorkshire post site, so that it is in compliance with the Biodiversity and Waterfront Development SPD. (Environment Agency 0046)</p>													
3	<p>It is unfortunate that the design guidance established for the Canal Basin site was not adhered to when considering the approved ISIS scheme</p> <p>(ii): why are development briefs considered an appropriate route forward here but not for any other site in this section of the CCAAP - the value was demonstrated by the high quality and varied approach of the submissions</p>													

## Appendix 2 – Consultation Points Raised

	made with regard to the Tower Works site. The market will live with strong briefs if they are soundly based and argued (Leeds Civic Trust 0062)	
4	Refer to previous consultations and development guidance etc. ISIS  How is this LDF AAP hoping to develop Granary Wharf and HBU as they are currently well progressed in terms of development and guidance? (British Waterways 0338)	
5	Vibrancy would be paramount. (Leeds Initiative 0845)	
6	This outstanding historic environment badly need mastering and clear high profile signposting for city visitors especially the Round Foundry site. (Transport 2000 3036)	
7	Better links to Holbeck & Beeston are needed. Para 1.11.4 should be reworded: “The Framework reflects the policies operating in the “Riverside” and “Waterfront Strategy” areas and aims to improve both the physical and economic linkages with the adjoining Beeston/Holbeck Comprehensive Neighbourhood Renewal Area.”	
<p><b>RA-02 Mabgate Renaissance Area</b> Describes the area and statement to anchor the detailed guidance in the Mabgate Framework</p> <p><b>Scale of support/objection:</b> 24 responses, 19 support, 5 object</p>		
1	The proximity of the area to Richmond Hill and Lincoln Green means that new development needs to be extremely sensitive to community needs and opinion (R Swindells 845/1096)	
2	This section seems like an afterthought with little consideration (Civic Trust 62/1146).	
<b>Miscellaneous</b>		
1	I think it could work extending the city centre and I really think they should also be putting a fun pool with slides not just an International pool.  Mr Marcus (2985/1066)	
2	The City Centre Public Space map should be amended to exclude the green hatched area to the east of entry 139 as it is not open space (Cobbetts 2998/1090).	
<b>Sustainability Appraisal</b>		
1	Table 4.1 Relevant Plans and	

## Appendix 2 – Consultation Points Raised

	Programmes makes no reference to Sport England's Yorkshire Plan for Sport, which is relevant (Sport England 1982/1133).	
2	Baseline indicators could reflect Sport England's key performance indicators (Sport England 1982/1133).	
3		

### Abbreviated names & representation notes:

Gordon Carey represents his architectural practice, himself as a city centre resident and the Leeds Chamber Property Forum

LCPF/WYG stands for consultancy White Young Green representing Leeds Chamber Property Forum

Unsworth/Morgan is a combined response by Dr Rachel Unsworth and Jonathan Morgan

This page is intentionally left blank

**Appendix 3: Representors for City Centre Area Action Plan Reg 26**

<b>Representor</b>	<b>Name</b>	<b>Organisation</b>
0026	Dr Richard Tyler	Leeds HMO Lobby
0033	Miss Pauline Johnson	
0046	Ms Amy Heys	Environment Agency
0050	Cllr Valerie Kendall	LCC
0057	Mr Nathan Smith	Barton Wilmore Planning partnership
0060	Mr Graham Titchener	Highways Agency
0062	Mr Mike Piet	Leeds Civic Trust
0083	M Geoff Goodwill FRICS	Caddidck Developments
0092	Miss Gina Bourne	Home Builders Federation
0099	Mr Ian Smith	English Heritage
0186	Mr S J Graham	First Bus
0193	Ms Belinda Connolly	Leeds Involvement project
0250	Mr Author Goldthorpe	
0338	Mr Jonathon Hart-wood	British Waterways
0354		CB Richard Ellis
0397	Mr Nigel Foster	Arup
0409	Mr Ian Bath	Knight Frank LLP
0420	Mrs Sue Ansbro	White Young Green Planning
0466	Mr Richard Serra	Savills
0480	Mr Mark Johnson	Dacre Son & Hartley
0558	Ms Louise Crumbie	Mary Seacole nurses Association
0791	Mrs Alex Robinson	White young Green
0806	Mr Richard Frudd	Indigo Planning
0845	Ms Rachel Swindells	Leeds Initiative
0846	Dr Rachel Unsworth	University of Leeds
0857	Ms Sarah McMahon	LCC
0940	Ms Jenny Poxon	Yorkshire and Humber Assembly
0948	Mr Matthew Naylor	Yorkshire Water Services
0960	Mr Gordon Carey	Leeds Chamber Property Forum
1024	Mr Tony Rivero	Network Rail
1025	Ms Cath Follin	LCC
1026	Ms Hannah Smeed	White young Green
1028	Mr John Cooper	Drivers Jonas
1029	Mr Robert Sladdin	University of Leeds
1428	Mrs Margaret Bird	
1545	Mr John Davis	
1691	Mrs Hannah Sowerbutt	Leeds Voice
1781	Mr S Pinder	
1804	Mr John Burley	Presentation Attendee
1933	Mr John Davis	Metro
1982	Mrs Jayne Whitaker	Sport England
1994	Mr Peter Crawshaw	Government Office for Yorkshire and the Humber
2063	Mr Michael Healey	
2406	Mrs P Sherwood	

2551	Ms Caroline Cusa	GVA Grimley
2597	Mr John Pilgrim	Yorkshire Forward
2763	Mr Peter Dixon	Savills
2819	Ms Kerry Jackson	Leeds Teaching Hospital NHS Trust
2931	Mr W H Tymms	Harrogate Line Rail User
2960	Miss Coletane Lopez	
2962	Mrs Vivian Paterson	
2963	Mr Joseph Wharton	
2964	Miss Sarah Martin	Leeds youth Council
2965	Don	
2966	Mr Francis Adjei	
2967	Miss Janice Greaves	
2968	Mr J Spencer	
2969	Mr Arthur Tilleard	
2970	Miss Nabila Mehmood	
2971	Miss Selina Brookes	
2972	Miss Laura Dibb	
2973	Mr Kevin	
2974	Mr & Mrs Salt	
2976	Miss Maleen Zembe	
2977	Mr L J Jackson	
2978	Mrs C Limbert	
2979	Mrs Ruth Leigh	Leeds Involvement Project
2980	Mr J Isaacs	
2981	Ms Sheila McMahon	
2982	Mr Matthew Parkin	
2983	Miss Katrina Burton	
2984	Mrs Fisher	
2985	Mr Marcus	
2966	Mr A Haigh	Transport 2000 West Yorkshire Group
2987	Mr Tony Comber	
2988	Mr Alan Cann	
2989	Miss Julie Wilson	Leeds Involvement Project
2990	Mr Peter Lockwood	
2991	Mrs Alice Henderson	
2992	Mr Simon Best	
2995	Ms Margaret Chesters	
2996	Ms Beverley Smith	
2997	Mr Mike Yates	
2998	Mr Robert Waite	Cobbetts LLP
2999	Ms Bronwen Holden	Promoting Healthy and Active life in Older Age
3000	Mr David Raper	
3001	Cllr Penny Ewens	LCC
3002	Mr Tim Hart	LCC
3003	Ms Lisa Butland	Leeds PCT
3004	Mr John Ansbro	Leeds Financial Services
3005	Mr Liam–Paul West	Leeds youth Council

3006	Mr Mike Barningham	Natural England
3007	Mr Martin Gray	LCC
3008	Mr Ray Wilkes	Transport 2000
3009	Mr Peter Frampton	Framptons
3010	Mr Andrew Astin	Indigo Planning
3011	Mr Hamish Robertshaw	DTZ
3012	Mr Tim Waring	Indigo Planning
3013	Mr Mike Dando	Planning Aid
3014	Mr Mike Dando	Planning Aid
3015	Mr Mike Dando	Planning Aid
3016	Mr Stephen Sadler	Walker Morris Solicitors
3017	Mr Richard Gandy	
3018	Mr R A Stephenson	Older Peoples Reference Group
3019	Mrs E Tate	
3020	Mr Steve goulding	
302	Mrs P Auty	
3033	Mr G kerrison	
3035	Mr Robin Brincowe	
3036	Mr C V Barton	Transport 2000
3037	Mr & Mrs Barry, Mary Naylor	
3038	Mr & Mrs Alan, Joyce Oldroyd	
3044	Mr John Bird	
3154	Mr Graham Wilson	LCC

This page is intentionally left blank





Originator:	Robin Coghlan
Tel:	247 8131

---

**Report of the Director of City Development**

***Development Scrutiny Board***

**Date: 18<sup>th</sup> December 2007**

**Subject: Housing mix, city centre vacancy & city centre infrastructure**

---

**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. This report looks at three issues:

- a. the mix of housing supply in Leeds in terms of flats and houses,
- b. the levels of vacancy in city centre housing and
- c. the level of infrastructure in the city centre to support a mixed population

It is concluded that over the last decade the traditional domination of houses over flats in new housebuilding has been reversed, not just in the city centre, but across the whole of Leeds. The report considers whether this is desirable & whether the City Council ought to intervene to control delivery of a greater proportion of houses. The conclusion is that the issue is complex but some control of mix may be justified, if introduced through a planning process with public consultation.

The City Council's use of council tax records to assess level of vacancy in city centre housing in 2006 shows that vacancy is only around 14% when second homes & company lets are accounted for. It also shows that vacancy rates are higher for recently completed schemes and comparable with the MD average for older established schemes. The conclusion is that the exercise needs to be repeated for 2007 & future years, and if vacancy is found to have significantly worsened, the solution is not to restrict development but to explore what action might be appropriate to boost demand.

Sufficiency of city centre infrastructure & facilities has been under the spotlight in a number of surveys & reports with mixed conclusions. It is important for the City Council to plan for the appropriate provision of infrastructure and this needs to be achieved through proper planning, including the City Centre Area Action Plan and the City Centre Vision.

## 1.0 Purpose Of This Report

1.1 To inform Scrutiny Board of some of the trends affecting the supply of flats and houses in Leeds, the level of vacancy of dwellings in the city centre and of the availability of infrastructure to support a mixed population in the city centre.

## 2.0 Background Information

2.1 Over the last year there have been a number of pieces of research and media reports that have raised concerns about the mix of housing supply in Leeds between flats and houses, about high levels of vacancy in city centre housing and about the lack of infrastructure in the city centre to support a mixed population. This report aims to look at evidence of actual trends & forecasts to reach an informed view on these three issues.

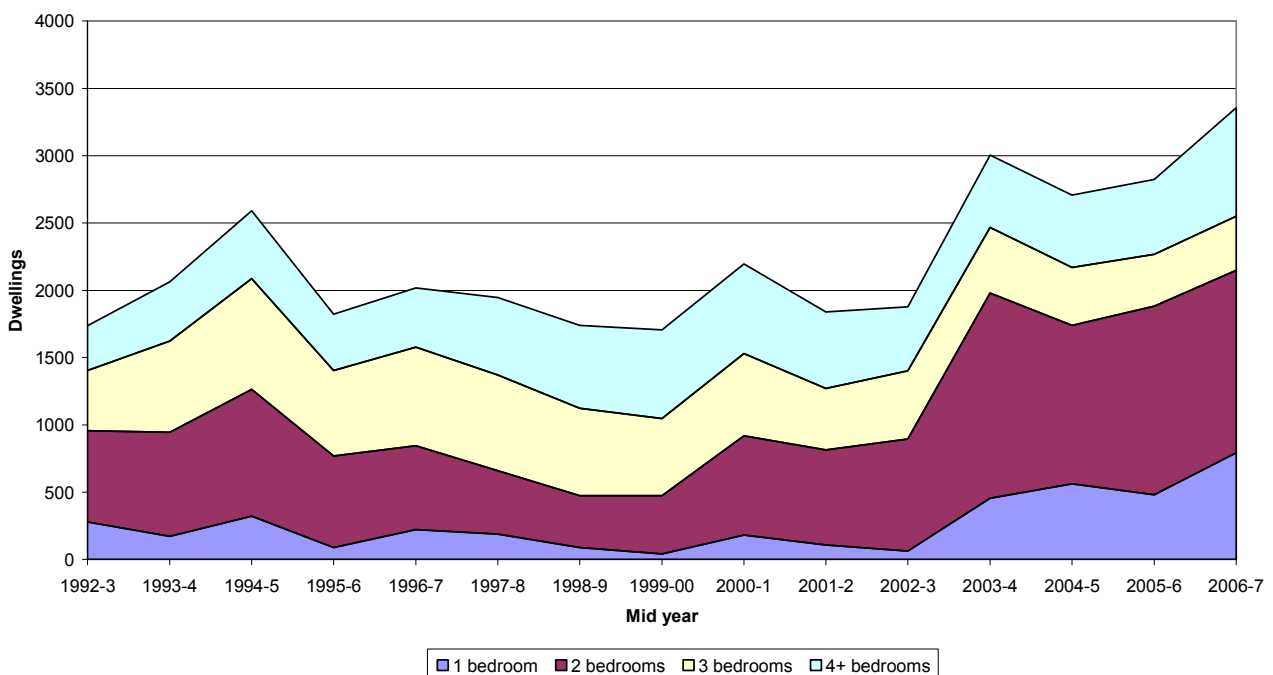
## 3.0 Main Issues

### Housing Supply in Leeds – the mix of sizes & types

3.1 Information is given below on the size of dwellings measured by number of bedrooms and type in terms of houses, flats and bungalows. The timescale used is from the early 1990s to 2007. This gives a perspective on the influence of the major change to national planning policy – Planning Policy Guidance Note 3 - introduced in 2000. Data is given for the whole of Leeds, and particularly for the city centre which has emerged as a new subsidiary housing market in Leeds.

3.2 In terms of the size mix of all dwelling completions in Leeds, the number of 1 & 2 bedroom dwellings built per annum has more than doubled since the 1990s

NEWBUILD DWELLINGS COMPLETED 1992-2007  
By number of bedrooms



3.3 In terms of the mix of sizes of flats in Leeds as a whole, over the 16 year period 1993-2007, 1 & 2 bed flats account for 87% of all flats. Virtually all of the larger flats

are student accommodation (cluster flats) with a very small number of penthouses for general use. The mix is virtually identical for the city centre where 89% of flats are 1 or 2 bedrooms (1999/2000-2006/2007).

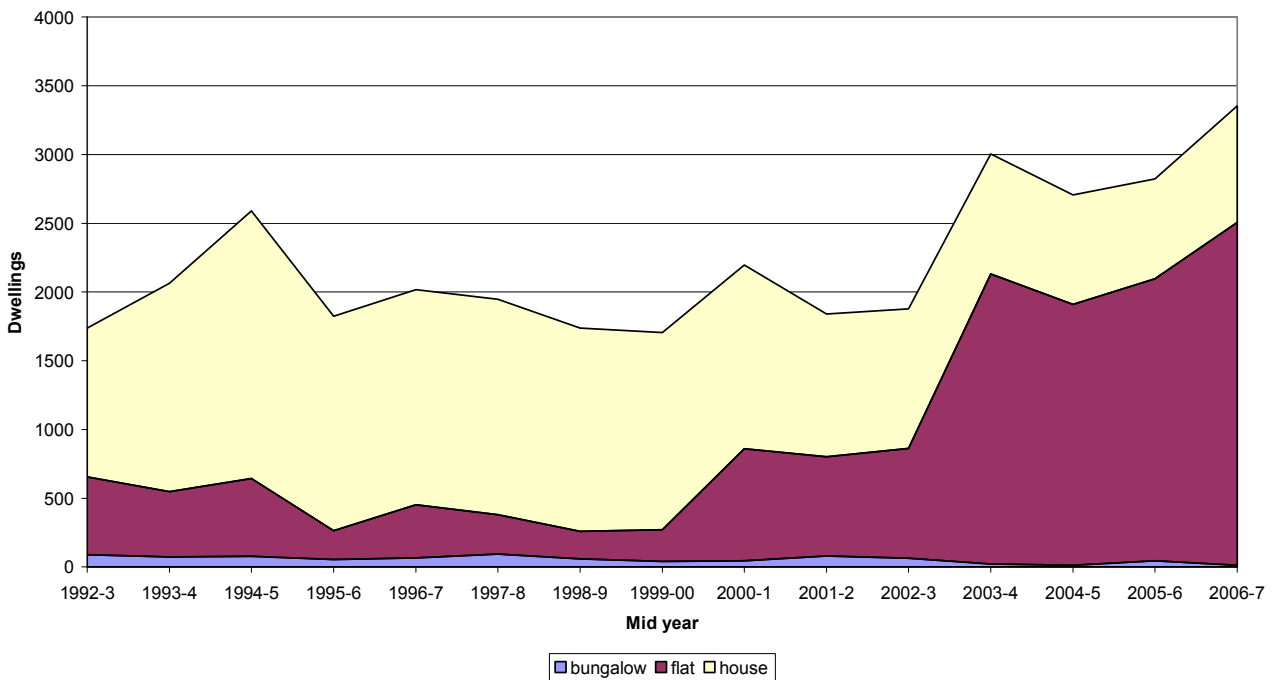
Number and % of flat sizes in Leeds 1993-2007

	1	2	3	4+	All
Number	4170	8925	220	1280	15059
%	28	59	1	8	

Size of flats completed in the city centre						% of all newbuild flats in city centre
midyear	1	2	3	4+	All	
1999-2000		18	6		24	10
2000-1	28	260	17	17	322	40
2001-2	37	131			168	25
2002-3	20	100	7		127	16
2003-4	306	850	11	108	1275	61
2004-5	400	597	7	178	1182	63
2005-6	391	580	5	49	1025	50
2006-7	517	407	1	181	1106	45
2007-8	184	67			251	32
Total	1883	3010	54	533	5480	36

- 3.4 Whilst it is commonly thought that most flats are built in the city centre, in actual fact, only about a third of the total have been built in the city centre since 1999/2000.
- 3.5 In terms of types of dwellings built over the last 16 years there has been a huge increase in the number and proportion of flats as shown by the graph below. The proportion of flats to total dwellings has increased from 41% 1992-2000 to 58% 2000-7 and 65% since 2003. The actual number of flats completed per annum has more than quadrupled since the early 1990s whilst the number of houses completed per annum has fallen by about 20% over the same period. The number of bungalows completed has declined from an inconsequential amount to a negligible figure.

**NEWBUILD DWELLINGS COMPLETED 1992-2007**  
By dwelling type



Total dwelling completions by type

	1992-3	2006-7
bungalow	90	13
flat	565	2493
house	1082	849

### Considerations

- 3.6 Are so many small flats desirable? The answer depends upon your point of view, and an understanding of whether Leeds should cater for need, demand or aspiration. The latter is related to historic perceptions and traditions of housing lifestyle. Whereas many continental cities, Scottish cities & inner London have accepted traditions of living in flats, most English cities including Leeds do not. Flats are under-represented in UK housing stock. In 2001, about 45% of households in the EU 15 lived in flats; about double the UK proportion.
- 3.7 If we consider “need” for housing this equates to a simple requirement for sufficient internal room to suit household size. In most cases, household need can be met by sufficiently sized dwellings, regardless of housing type – flat, house or bungalow. Families with children may be considered to need safe outdoor space for recreation, but this does not have to be a private garden in the curtilage of a house; it could be private or communal gardens in the grounds of flats or suitable terraces or roof gardens. Similarly, elderly and disabled people often need easy level access to dwellings, but this need not mean bungalows; ground floor flats or upper floor flats with lifts can suffice.

- 3.8 However, if we consider “demand & aspiration” for housing, the implications are quite different. People usually aspire to more living space, and more rooms than they strictly need; people usually aspire to houses with gardens rather than flats, as well as living in the countryside. These preferences are regularly revealed by periodic market research surveys. Nevertheless, aspirations have to be tailored to what households can actually afford. On a city-wide scale, aspirations for housing will also be limited by public policy which values countryside, open space and compact urban areas around public transport, employment and other facilities & infrastructure.
- 3.9 Hence, it is not easy to plan the mix of housing supply to match demand. Housebuilders often claim that the free market is the best arbiter of matching demand with supply. National planning policy allows local authorities to influence the mix of housing through deciding planning applications on the proviso that the mix will cater for the mix of households requiring housing. Regional policy also seems set to advocate control of housing mix to meet local need, particularly family housing for sustainable communities.<sup>1</sup>
- 3.10 To help understand local need and demand in Leeds, the City Council must rely upon its Strategic Housing Market Assessment<sup>2</sup>. Based on a large survey of residents, the Assessment sets out preferences for households expecting to move in the next 2 years and for newly forming households. This shows a majority preference for larger dwellings and for houses as opposed to flats, although this varies according to household income & type. In contrast, the Assessment outlines the trends in household formation showing that the proportion of single person households almost doubled whilst the proportion of two parent families fell by a third between 1971 & 2002. These trends of household formation are set to continue with virtually all net growth being accounted for by smaller households. Thus the evidence of the SHMA points both toward larger dwellings to cater for public preference and toward smaller dwellings to cater for a growth in smaller households.
- 3.11 Aside from addressing need & demand, there are other considerations concerning housing mix. It must be noted that the emerging regional housing requirement for Leeds is set to increase from 1930 to 4740 dwellings p.a. If confirmed when the final RSS is published in Spring 2008 – amounting to 85,000 dwellings to 2026 – this will be a challenging requirement. So provision of flats will have the advantage of delivering higher numbers of dwellings for a fixed amount of land. Flats also have the advantage of being cheaper to buy than houses, so can help extend affordability and access to owner occupation.
- 3.12 It should also be noted that the recent dominance of flats is a side effect of the Council’s current UDP policy of maximizing housing development on brownfield land. The effect of this has been to stimulate the release of large numbers of small sites often in unpromising market areas where flat development is often the only viable development option. An increase in the rate of family housebuilding would almost certainly require the release of larger Greenfield sites more suited to this form of development.
- 3.13 The way of deciding what mix of housing is desirable for Leeds is through development of local planning policy to control housing mix. The Core Strategy of the LDF has recently gone through its Issues & Alternative Options consultation stage and Option 13 offered choices as to how this is done – either a policy requirement or release of suitable housing land for houses. The City Council is also

---

<sup>1</sup> Regional Spatial Strategy Proposed Changes, September 2007, Policy H4

<sup>2</sup> Strategic Housing Market Assessment, Outside Research, May 2007 – chapters 6 & 7.

considering introducing an informal policy or Supplementary Planning Document to control housing mix in the interim period. Please note that a report is to be presented to the Affordable Housing Strategic Partnership Board chaired by Cllr Andrew Carter on 13<sup>th</sup> December.dealing with these matters.

### **Housing vacancy in the city centre**

- 3.14 The rapid increase in city centre housing has been accompanied by a stream of anecdotal and media reports claiming that large numbers of the new flats remain unoccupied. Unfortunately it is difficult to verify these claims and to establish the true facts.
- 3.15 There is no totally dependable means of measuring vacancy on a regular basis. The national census is probably the most reliable, but only happens every 10 years, and much of the current city centre housing was built after the last census. Questionnaire surveys – such as the City Living surveys conducted by the University of Leeds – aim to profile the characteristics of city centre residents, rather than establish the level of vacancies.
- 3.16 Officers consider that analysis of council tax records provides the most reliable method of estimating vacancy. Empty properties are generally exempt from council tax for the first 6 months of vacancy and these are tagged in the register. Thereafter if properties remain empty, exemption no longer applies in most cases, but properties continue to be identified. The main problem with Council tax data is the treatment of void properties – those where the previous occupancy status has terminated, but the new one has yet to be established. At any one time, some of these properties will in fact be occupied and some vacant, but the precise balance is not positively known so has to be estimated. Despite this, the Council Tax Register is at present the best source of continuous, consistent data on vacancies.
- 3.17 An assessment of Council Tax data was carried out in autumn 2006. The full report is set out in Appendix 1, which has also been available on the LCC website. The main finding was that about 25% of new city centre flats were either vacant (about 14%) or not in use as a main residence, eg second homes, company lets etc (about 11%). The report concluded that the high vacancy rate was partly the result of the very rapid expansion of the city centre housing stock. With large numbers of new flats constantly becoming available, the market could not reasonably be expected to absorb these without some delay, and any snapshot of the stock was bound to pick up large numbers of vacancies. There was evidence that in the longer established schemes, vacancy rates dropped to levels nearer to the M.D. average.

### **Considerations**

- 3.18 The council tax research suggests that reports of excessive vacancy are somewhat exaggerated, although this will need to be kept under review. City Development has commenced a second assessment which will see how vacancy levels have changed in the 12 months since November 2006.
- 3.19 If vacancy is discovered to have worsened, the City Council would need to consider what action might be appropriate. Rationing supply by refusing planning applications is not a sensible option in the context of high levels of need in the city and the increased regional requirement. In any case, the recent postponement of the Greenbank scheme shows that developers are themselves taking action to restrict supply.

- 3.20 More appropriate action might be dialogue with housebuilders and agents concerned and/or a promotional campaign to highlight the benefits of living in the city centre to increase demand.

### **City centre infrastructure**

- 3.21 Infrastructure to support a residential population can include many things. The city centre has a great deal of essential infrastructure already in-situ such as employment, streets, pavements and public transport. It also has a range of exceptional infrastructure which most residential areas do not normally have on their doorstep such as theatres, cinemas, hospitals, further education, comparison shopping, bars, restaurants & nightclubs. However, when quizzed in the City Living survey<sup>3</sup>, residents have identified a number of facilities that are inadequate in the city centre. These include:

- Food facilities
- Parking facilities
- Green areas / spaces
- Healthcare facilities

- 3.22 The Leeds City Centre Audit research<sup>4</sup> surveyed residents of Leeds, workers in the city centre and visitors) for their opinion on performance with regard to a number of shopping facilities & features of the city centre. This was measured on a scale of 1 - 5, (1 = v. poor, 5 = v. good). The findings show that none of the facilities scored lower than 2.6. The worst performing facility was the provision of public conveniences (score 2.6); parks & greenspace came next (score 3.3); and safety & street entertainment came next (score 3.4).

- 3.23 The Leeds Housing Market Assessment<sup>5</sup> survey asked a large sample of residents across Leeds how easy or difficult they found access to a variety of services from where they live. Contrary to popular belief about the city centre, the results show that the residents in the city centre find access to facilities easier than the respondents of all other areas. Virtually 100% of city centre respondents considered access to the following facilities “easy”: doctor, hospital, chemist, post office, local shop, supermarket, library & place of worship.

- 3.24 No surveys have touched on access to primary schools, probably because there are a negligible number of families with children at school living in the city centre. Research for the City Centre Area Action Plan looked at proximity of existing primary schools and walking distances to the city centre. There is a ring of primary schools around the city centre serving long established residential communities. Most of the city centre is within 20 minutes walk of one of these schools. At present, most of these schools are at full capacity although Blenheim, Quarry Mount & Little London primary schools to the north-west have spare places. However, according to demographic modeling, these are projected to take close to their collective admissions limit in the next 4-5 years.

### **Considerations**

- 3.25 The city centre gets considerable attention as an area of the city with a new population. The facilities of the city centre also serve residents of the rest of Leeds either as shoppers, workers, students or users of leisure & cultural facilities. It is

---

<sup>3</sup> City Living in Leeds 2007, Dr Rachel Unsworth, 2007, Figure 14.

<sup>4</sup> Leeds City Centre Audit, An Overall Research Report, Becki Jarvis & Matthew Lund, October 2007, Fig 17

<sup>5</sup> Strategic Housing Market Assessment 2007, Outside Research May 2007, Table 93.

also the “shop window” to Leeds for many visitors to Leeds. So the City Council must consider the level of service & infrastructure seriously.

- 3.26 The City Council has been preparing a City Centre Area Action Plan (CCAAP) over the last 2 years. This is a town planning document – part of the Local Development Framework – which can address a number of infrastructure/facility issues. It has addressed the following key issues:
- Convenience shops – allowing a wider spread of small shops and designating a number of “service centres” without endangering the health & vitality of the prime shopping quarter
  - Provision of new public spaces as part of major new developments
  - Parking control – rationing the number of commuter car parking spaces associated with new development whilst promoting more short-stay car parking
  - Controlling the mix of sizes of flats to provide a small proportion of larger flats that could suit family occupation
- 3.27 The CCAAP considered the issue of city centre population mix. Different viewpoints have been expressed. On the one hand, the city centre is seen as too dominated by people in their 20s & 30s and in need of diversification. A mix of older people & families will dampen down excess & produce a more durable long term population which will develop as a community. The City Council is expected to plan for provision of family dwellings and appropriate facilities such as schools & GPs. On the other hand, the city centre is seen as an inherently unsuitable environment for families and provision of 3 bed flats will only end up being occupied by sharing adults rather than families.
- 3.28 The City Council is about to embark upon development of a City Centre Vision, which will provide opportunity to address some of the wider issues of city centre infrastructure & facilities.

## **4.0 Conclusions**

- 4.1 The three matters covered in this report – housing mix, city centre vacancy and city centre infrastructure – are related, in that growth in supply of flats is seen as a cause of vacancy and prompts the question as to whether city centre housing ought to appeal to a wider population group. This in turn raises the question whether the city centre needs new infrastructure to attract a broader population. This report raises the importance of having good evidence and understanding to inform policy choices. The questions raised need to be properly aired through preparation of plans that are subject to public consultation with a variety of interests.

## **5.0 Recommendations**

- 5.1 Scrutiny Board is invited to note the contents of this report and comment.



## Appendix 1: CITY CENTRE HOUSING – PATTERNS OF OCCUPATION

### Evidence from the Council Tax Register November 2006

#### 1. Introduction

- 1.1 The Council Tax Register is a continuously updated record of liability to pay Council Tax. Council Tax itself is a tax on property not people, but liability depends on occupancy characteristics. Consequently the Register can be used to draw conclusions about the occupancy of property.
- 1.2 This report presents the results of an analysis of the Council Tax status of new properties in the City Centre completed during the housing boom of the last 9 years and includes comparison with last year's results. The analysis throws some light on occupancy rates, vacancy rates and the proportion of properties not used as a main residence, and can usefully be read in conjunction with survey data, notably the biennial surveys of "City Living in Leeds" conducted by Leeds University with support from K W Linfoot PLC.

#### 2. Analysis Results

- 2.1 An extract of live properties in City Centre wards was obtained from the CTR as it existed on or about 13 November 2006, and this was edited down to a list of 82 housing schemes completed from the end of 1996 through to September 2006. According to housing land records, 5625 properties had been built on these sites. The extract file held information about 5414 of these.
- 2.2 710 of these units were in schemes known to be in purpose-built student accommodation (including some not so classified by the CTR) and these were excluded from the analysis since they are a specialised section of the market. Other properties not specifically built for students but in fact occupied by them were retained. This left a final database of 4704 dwellings.
- 2.3 The CTR makes it possible to identify properties occupied by 1 resident, 2+ residents, or wholly by students, and also those in use but not as anyone's main residence. It also identifies vacant properties and void properties. Void properties are those with unknown CTR status at the time of the extract – that is, the previous status had terminated, but a new one had yet to be established. The appendix gives further notes on these categories.
- 2.4 The table below summarises the distribution of properties across the available categories.

	November 2005		November 2006	
	Number	%	Number	%
<b>Occupied by residents</b>				
1 person	1092	30.5	1468	31.2
2+ persons	1125	31.4	1577	33.5
All students	185	5.2	283	6.0
<b>All with residents</b>	2402	67.1	3328	70.7
<b>In use but not a main residence</b>	563	15.7	505	10.7
<b>Vacant</b>				
Exempt	223	6.2	300	6.4
Longer term vacant	87	2.4	175	3.7
<b>Void properties</b>	307	8.6	396	8.4
<b>TOTAL</b>	<b>3582</b>	<b>100</b>	<b>4704</b>	<b>100</b>

- 2.5 Dealing first with the **occupied/vacant** split, the table shows that nearly 72% of properties were occupied by persons normally resident in the city centre (including students as part of the resident population in accordance with convention). But it is also probable that many void properties were occupied (see appendix), and if it is assumed that half were in use, the proportion of occupied properties rises to about 75%. Some of

the properties not in use as a main residence will also have been occupied some of the time, but such occupants are likely to be transient and are not normally treated as resident in population analysis.

- 2.6 Since last year, the number of occupied properties has gone up by nearly 1000, and the proportion has also increased from 71.3% to 74.9%. These sharp rises in both absolute and relative levels of occupation are an interesting comment on the doubts repeatedly expressed by commentators about the ability of the City Centre housing market to absorb more housing.
- 2.7 At 25%, the proportion of properties either vacant or not in use by residents remains well above average (the figure for Leeds as a whole is around 4%). Over the last year, the vacancy rate has gone up slightly from 12.9% to 14.3%, but there has been a sharp drop in the percentage of dwellings not in use as a main residence – down from 15.7% last year to 10.7% now (and also down in absolute numbers). This would seem to suggest that owners have been successfully selling or renting their properties for conventional residential use, and can be read as a further sign of the strength of the market.
- 2.8 Also of note is the 6% of city centre properties that are wholly occupied by students (up slightly from 5.2% last year). These are in addition to the dedicated student properties that have been excluded from this analysis.
- 2.8 Turning to **occupancy rates** – the average number of residents per dwelling - these are low because the entire sample consisted of flats with limited housing capacity. Of those in the sample, about 45% had one bedroom, and all the rest two, save for the odd larger penthouse apartment.
- 2.9 Precise occupancy rates cannot be established from the CTR, because there is no information about child population and the CTR is not interested in whether more than two people live in a property. However, independent surveys show that the child population is negligible (“City Living” found that less than 1% of the population was aged under 18 in 2005); while CTR liability data can be used to establish minimum occupancy rates.
- 2.10 If it is assumed that all properties qualifying for single person discount have one resident, and all those without discount have two, the CTR data point to a minimum occupancy rate of 1.52 persons per dwelling. This is marginally higher than last year, and consistent with the increase that has occurred in the proportion of properties with 2 or more residents. It is also broadly consistent with the 1.6 rate found by “City Living” last year. Much of the difference could be accounted for by properties with 3 or more residents – it could well be, for instance, that some of the all student properties have more than two residents because of the need to reduce individual costs. But it is also the case that the City Living sample had a higher proportion of two bedroom flats than the CTR sample (70% instead of 55%), which would have biased it to slightly higher occupancy properties. Either way, it can be concluded that city centre flats have a resident population occupancy rate in the range 1.5-1.6 persons per property. Earlier analyses of CTR data have given a minimum occupancy rate of 1.4, suggesting that population density may have increased slightly.
- 2.11 Although vacancy rates remain very high, this is partly due to the special features of the city centre housing market. It has to be remembered that the housing stock is constantly expanding at a fast rate. Moreover, additions to the supply are mostly in the form of large blocks of flats, which all come onto the market simultaneously once building is finished. The inevitable consequence of this is that stockpiles of vacant properties accumulate after completion while the marketing process takes its course. This is quite unlike the position with low rise housing development, where rates of construction can be better tailored to take-up, thus avoiding the build up of large numbers of vacant properties awaiting disposal.
- 2.12 Since the city centre housing stock always includes a significant proportion of recently completed schemes, the overall vacancy rate is guaranteed to be high. As time goes by, however, and initial disposals are completed, vacancy rates would be expected to

fall. To test this hypothesis, the table below shows vacancy rates (and also second home rates) by the broad time bands in which developments were completed. Rates are calculated in the same way as before.

Date of completion	November 2005			November 2006		
	Dwellings	% vacant	% not main residence	Dwellings	% vacant	% not main residence
1/97 – 9/00	272	13.4	6.6	270	27.4	6.3
10/00 - 9/01	522	7.4	15.5	485	5.2	14.2
10/01 - 9/02	271	5.4	23.6	263	5.7	14.8
10/02 - 9/03	481	6.3	24.1	476	8.0	17.6
10/03 - 9/04	964	11.7	13.1	973	12.1	8.6
10/04 - 9/05	1072	21.5	14.7	1289	13.0	10.4
10/05 – 9/06				948	24.8	8.2
<b>All</b>	<b>3582</b>	<b>12.9</b>	<b>15.7</b>	<b>4704</b>	<b>14.3</b>	<b>10.7</b>

- 2.13 Leaving aside for the moment schemes completed 1997-2000, the table confirms that **vacancy rates** do indeed decline with time. A quarter of properties completed last year were vacant, but this fell to an average of 6.6% for properties completed between 2000 and 2003. The same effect is apparent from looking at 2004-5 completions: a year ago, 21.5% of these were vacant, but this figure had dropped to 13% by the end of 2006. Against this, rates for 2002-3 and 2003-4 schemes went up slightly last year, but this is almost certainly the result of the massive increase in housing supply in the two subsequent years, which has given residents an unprecedented degree of choice. The housing market cannot reasonably be expected to absorb such a large injection of supply without some delay.
- 2.14 The schemes completed before 2000 are an exception to the general rule that vacancy rates decline over time. These schemes now have a vacancy rate as high as that for the newest schemes, having doubled since last year. However, two thirds of this figure is accounted for by two schemes which are completely vacant: Caspar Apartments, which has been evacuated because of safety concerns (and may go out of residential use altogether); and a small scheme at Harper Street, which looks as if it has been vacated temporarily because of obtrusive building work in progress immediately adjacent to the properties. If these schemes are excluded, the rate drops to about 9% - still relatively high, but more consistent with the general pattern.
- 2.15 A “normal” City Centre vacancy rate will not emerge until the housing stock becomes more stable, but it will certainly be lower than the current average and may even settle at around 7%, the typical rate for the earlier generation of City Centre apartments. Although still well above the Leeds average, such a rate would not be inconsistent with the specialised nature of the city centre housing market.
- 2.16 A somewhat different picture emerges for properties that were **not main residences**. There is no distinct chronological variation in these rates. The most significant trend since last year is the marked reduction in the rates for schemes completed in the period 2001-5. This change is probably associated with owners realising capital gains by selling properties purchased earlier, or else finding permanent tenants. It is also noticeable that the rate for the latest schemes completed in 2005-6 is much lower than the rates in past years, suggesting a further weakening in the desire to hold properties for investment or other purposes.
- 2.17 These residences are also not widely distributed across the city centre stock. Last year it was found that 13 schemes accounted for half of all these properties. Since then, the degree of concentration has increased, with 14 schemes now accounting for three-

quarters of properties. It seems that these properties are confined to relatively few developments possibly targeted at corporate rather than private buyers.

DISCLAIMER

This analysis has been prepared following discussion over many years with the Council's Council Tax Section of the Finance Department, but the interpretation placed on the data is the sole responsibility of the Development Department.

Leeds City Council Development Department, January 2007

## **APPENDIX – COUNCIL TAX LIABILITY & DEFINITIONS**

1. Council Tax is normally payable by residents of dwellings. A resident is a person aged 18 or more who lives in a dwelling as his or her only or main home. Dwellings with two or more qualifying residents pay the full tax, while those with only one qualifying resident are liable to 75% of the tax. In assessing liability, certain residents may be disregarded. These include students, certain elderly and disabled people and a few other specialised categories. Dwellings with disregarded residents are identified on the Council Tax Register (CTR).
2. The CTR is thus a source of some information about the adult population of dwellings. It identifies numbers of properties with a single adult resident with considerable reliability, but there is no direct measure of occupancy in multi-occupied properties because the CTR only needs to establish that there are 2 or more qualifying residents. These limitations are not at present serious in the City Centre, where virtually no children live, and where dwellings are generally too small to accommodate more than two adults.
3. The CTR also provides information about unoccupied properties. Many empty properties are exempt from Council Tax. Exemption is allowed for up to 6 months while a dwelling changes hands, and also applies to properties under repair, in probate or subject to a statute preventing occupation, to dwellings whose usual occupant is in long term care, and in some other circumstances. Counts of each exempt category are available.
4. Up to March 2005, properties still vacant after the period of exemption expired were eligible for a 50% discount, but have since become liable to the full tax. They continue to be identified separately, but there is concern that rather than accept full liability, owners may seek to declare single person occupancy in order to claim the single person discount . This is not yet believed to be a problem.
5. The CTR also identifies properties which are not anyone's main residence. These include dwellings held by companies for casual use by staff, as well as conventional second homes, holiday properties or properties held for investment. Until March 2005, such properties received a 50% discount, but this was then reduced to 10%. There are also fears that owners of these properties may attempt to claim the single person discount instead. However, most owners of such property are corporate bodies and it will be difficult for them to credibly claim single occupancy.
6. Properties occupied entirely by students (who are all exempt, as seen earlier) are also identified. Separate counts are kept of bulk student accommodation (halls of residence, large blocks of flats dedicated to student use) and other properties in the general housing stock that are occupied entirely by students.
7. Also relevant are void properties. Properties are void when the previous CTR status is known to have terminated but the new status has yet to be established. At any one time, some of these voids will actually be occupied. This is probably partly a result of the natural tendency of householders to be quicker about advising of the termination of an occupancy (in order to claim rebate) than of the commencement of a new one (and its new liability), and partly the result of administrative factors – the difficulty and time lags associated with obtaining positive information about new circumstances. Voids are often overwritten retrospectively when information about actual status is eventually obtained.
8. On the other hand, many voids are undoubtedly empty. For example, new properties not yet banded are automatically classified as void and many of these will never have been occupied. In other cases, enquiries will establish that properties are genuinely empty but there may be no strong incentive to move them into an exempt category because as voids they are already uncharged.
9. The actual proportions of voids that are empty and occupied cannot be known, but it is considered reasonable for the purpose of this analysis to assume a 50:50 split. Although this split may not be right, it is better than assuming all voids to be either empty or occupied.

This page is intentionally left blank

## Report of the Head of Scrutiny and Member Development

### Scrutiny Board (City Development)

Date: 18<sup>th</sup> December 2007

### Subject: TRAFFIC CONGESTION – KEY LOCATIONS

#### Electoral Wards Affected: All



Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

## 1.0 Introduction

- 1.1 The attached report of the Director of City Development has been prepared in response to the Board's request for information concerning the locations of traffic congestion on the major highway network.
- 1.2 Members of the Board requested that all Members of Council be invited to identify any specific pinch points and bottlenecks that they are aware of.
- 1.3 The following Councillors responded and their comments have been forwarded to the City Development Department for attention:-

Councillor John Procter  
 Councillor Ronald Feldman  
 Councillor Andrew Carter  
 Councillor Chris Townsley  
 Councillor Colin Campbell  
 Councillor Jack Dunn  
 Councillor Brian Cleasby  
 Councillor Sue Bentley

Councillor Elizabeth Minkin  
 Councillor Matthew Loble  
 Councillor Penny Ewens  
 Councillor David Congreve  
 Councillor Bernard Atha  
 Councillor Steve Smith  
 Councillor Ralph Pryke

## 2.0 Recommendation

- 2.1 Members are requested to note and comment on the attached report.

This page is intentionally left blank





---

**Report of the Director of City Development**

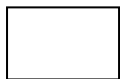
**Scrutiny Board (City Development)**

**Date: 18<sup>th</sup> December 2007**

**Subject: TRAFFIC CONGESTION – KEY LOCATIONS**

---

**Electoral Wards Affected: All**



Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

**Executive Summary**

This report provides information about key locations of congestion on the major highway network. It outlines the process for identifying the locations of such congestion and advises on the programmes being followed to meet the policy objectives of the Local Transport Plan to address congestions issues.

**1.0 Purpose Of This Report**

1.1 This report has been prepared in response to the Board's request for information concerning the locations of traffic congestion on the major highway network.

**2.0 Background Information**

2.1 The Local Transport Plan 2006-11 contains policies to tackle congestion in line with Government policies and guidance as follows:

C1 Encourage the switch to public transport – by encouraging more travel by bus and rail and improving ticketing and information

C2 Manage the demand for travel – by the management of car parking and reallocation of road space

C3 Make best use of existing capacity – by urban traffic management and control and the provision of information

C4 Improve the highway network – by selective improvements and general highway maintenance

C5 Encourage more cycling and walking – by dealing with existing barriers, promoting the benefits and integration with public transport

C6 Promote Smarter Choices – by workplace travel planning measures and car club schemes

C7 Promote sustainable land use planning policies and practices

- 2.2 The ability to understand and quantify the extent of congestion has until quite recently relied upon the ability to collect reliable network wide information on vehicle journey speeds. This task is both difficult and expensive since data collection usually involves individuals driving along road sections, with a passenger measuring journey times between junctions using a stop watch. Where the detail of events at specific junctions is concerned data is supplemented by queue surveys and analysis by Urban Traffic Control.
- 2.3 Recently the Department of Transport (DfT) has made journey time data available to the local authority derived from a “data warehouse” of Global Positioning System (GPS) data held by a commercial company, iTIS holdings. These data are typically collected from vehicles equipped with tracker devices and in-car, real-time, navigation systems . The information in the data warehouse is then matched to an electronic map representation of the road network to provide average journey times along road sections.
- 2.4 This new data has allowed a more detailed comparative analysis to be made of congestion and for the purposes of this report has been used to illustrate the main locations of congestion on the major road network. This has been further amplified in terms of specific locations by reference to inputs and data provide by Urban Traffic Management and Control Section. A more targeted examination of delays and congestion on the bus network is also being undertaken as part of the Performance Improvement Partnership joint working with Metro and bus operators.
- 2.5 There are limitations to the GPS based approach insofar as it cannot reliably identify points of congestion on minor roads, because in lower traffic flow conditions there are insufficient GPS equipped vehicles to allow a robust figure for journey speeds and delays to be calculated.
- 2.6 An important aspect of any examination of congestion is to understand how congestion can be defined. Unfortunately there is no universal standard definition and indeed it may be considered that congestion is a relative matter relating to the drivers acceptance of delays on their journey which relates to the nature, time and location of their journey.
- 2.7 Congestion occurs in several ways:
- At junctions, either signalised or priority, were the rate of traffic arriving exceeds the capacity of the junction thus causing queues to accumulate. This is usually measured using traffic and queue surveys for which there is no automated process and as such is not done on a routine basis.
  - On lengths of road where the level of flow exceeds the capacity of the road which may be either in terms of its width (and lane configuration) or due to layout of the road and incidence of junctions and often both. Congestion can be measured by manual techniques using time journeys and as described above GPS technology is now allowing a more automated systematic approach.

- Road user behavioural issues are also a cause of congestion due to poor lane discipline, injudicious or inconsiderate turning movements, illegal or inappropriate parking, for example on bus clearways. These issues are not observed in any wider systematic manner and are usually identified by specific observations of individual locations.

2.8 Measurement of congestion is made on the following basis:

- By observations of the time taken to travel along a length of road (moving observer method) over a period of time during the peak and off-peak periods to give a figure for vehicle delay.
- On-site measurement of queue lengths at junctions. This approach tends to be specific to local conditions rather than allowing for comparison with other sites, since it is also a function of the design of the junction and timing of the traffic signals. As part of the UTMC approach is to manage the distribution and length of queues so achieve the optimal movement of traffic therefore this is an unreliable measure of congestion.
- Use of GPS travel data to allow journey times or delays to be plotted. This is the method that has been used to provide the data in this report and is used by the DfT.

2.9 Potential interventions to address the sources of congestion are of course wide ranging, but principally will involve:

- Local interventions such as waiting restrictions, road marking and traffic signing changes
- Enforcement through either the Council's parking service which is able to target known trouble spots or through the intervention of the police particularly where incidents have occurred
- Improvement schemes based on the policies and principles set out in the Local Transport Plan
- Measures to influence travel choice and behaviour such as through the TravelWise programme and road safety awareness programmes.

### 3.0 Main Issues

3.1 Section 2 of this report has provided the context for the measurement of congestion and the identification of hotspot locations. This section of the report therefore presents an overview of congestion on the major road network. A focus on the major road network has been taken because these are the roads that determine the speeds of journeys on the network, since even where journeys are being made on the secondary or minor road networks all these roads lead ultimately into the major road network. It is also worth pointing out that the analysis and interpretation of congestion data is a complex and time consuming matter.

3.2 Figure 1 illustrates the A and B class road network and highlights all those locations or lengths of route where peak period journey times exceed 1 minute per kilometre longer than the same journey undertaken in the off-peak period. That is to say the journey is very approximately half the speed that it would be outside the peak

period, although the actual speed this will of course vary according to the road and speed limit.

3.3 Appendix 1 of this report provides a tabulation and commentary of all the routes identified in Figure 1 and includes an analysis of the issues and details the programmes and actions being undertaken along the routes concerned.

3.4 The key locations identified in this report are:

A58M	Leeds Inner Ring Road
A58	Roundhay Road at Harehills Corner
A58	Whitehall Road at Wortley
A64	York Road at Harehills Lane
A63	Selby Road at Halton
A65	Kirkstall Road between the city centre and Kirkstall
A643	Bruntcliffe Lane at Morley
A647	Armley Road at Armley and at Galloway Lane, Pudsey
A653	Dewsbury Road at the junction with the Ring Road, Beeston
A658	Harrogate Road/Victoria Avenue at Yeadon
A660	Headingley Lane/Otley Road from Hyde Park to Weetwood
A6110	Ring Road at Wortley and Beeston
A6120	Ring Road, junctions with the A58, A61, A63, A65 and A657
B6154	Tong Road at Wortley
B6157	Leeds and Bradford Road at Kirkstall
B6481	Pontefract Road at Stourton

#### **4.0 Legal And Resource Implications**

4.1 This report raises no specific legal and resource implications.

#### **5.0 Conclusions**

5.1 This report has identified the locations of congestion on the major road network based on the available data. Information has also been provided on the approach being taken in line with the LTP objectives for congestion to improve the movement of people using the highway.

#### **6.0 Recommendations**

6.1 Members are requested to note and comment on the contents of this report.



This page is intentionally left blank

## APPENDIX 1

### CONGESTION LOCATIONS ON THE MAJOR ROAD NETWORK (BASED ON MORNING AND EVENING PEAK DATA)

Reference	Road	Location	Description	Status
A58M	Leeds Inner Ring Road	Western end in vicinity of Armley Gyratory	Heavily congested route at peak times, particularly in the westbound direction. Some delays to bus services accessing West Leeds routes.	Limited scope for improvements to Armley Gyratory. Bus lane provided on the Wellington Road approach and consideration as to further optimisation of signal timings at the junction. Long standing requirement to improve situation of cyclists at this pinch point.
A58	Roundhay Road at	Harehills Corner	Congestion in the vicinity of Harehills Road and Easterly Road junctions affecting also B6159. Local demand for parking in the area of district centre.	Major improvement to the easterly Rod junction was made in 1995. Frontage use issues along Roundhay Road remain. HOV lane in preparation for inbound Roundhay Road approach. Study due to be commissioned looking at road safety, congestion and parking.
A58	Whitehall Road	Wortley	Inbound congestion at roundabout junction with A62 also affects a limited number of bus services.	In medium term there is potential for a bus lane which is restricted by available carriageway widths.
A64	York Road	Harehills Lane	Outbound congestion also affects on B6159.	Bus priorities bypass the congestion at this location which is managed as part of the overall East Leeds QBC scheme.
A63	Selby Road	Halton	Congestion on length through Halton area also having adverse impact on bus services	Limited scope for improvements as urban road serving local community with many junctions and frontage activity. History of local improvement works in Halton centre have helped pedestrians.
A65	Kirkstall Road	City centre to Kirkstall	Congested length of route with significant delays to bus services	Major quality bus corridor scheme in preparation utilising queue management to maintain traffic flows whilst offering bus

A643	Ingram Distributor Road	Holbeck	Congested link between Armley Gytratory and M621	services priority. Junction with M621 has been partially signalised relatively recently. Approaches to Armley Gytratory are constrained by railway arches.
A643	Bruntcliffe Lane	Morley	Localised congestion related to busy junctions and frontages	Limited scope for improvements as urban road serving local community with many junctions. History of local improvement and junction works.
A647	Armley Road	Armley (Branch Road) and Galloway Lane, Pudsey	Relates primarily to two busy junctions. Major junction with A6120 at Dawson's Corner signalised. Existing HOV lane inbound to Armley.	Consideration is being given to schemes which will improve the situation for buses to provide an enhanced quality bus corridor.
A653	Dewsbury Road	Ring Road, Beeston	Localised congestion through Beeston centre and at "Tommy Wass junction"	Proposals for providing bus lane on the congested Ring Road leg of the Tommy Wass junction in progress. Further examination of public transport delays planned.
A658	Harrogate Road	Yeadon	Localised congestion related to busy junctions and frontages	Incremental minor improvements have been made and will continue primarily in relation to growth or the airport.
A660	Headingley Lane/Otley Road	Hyde Park to Weetwood	Congested length of route relating to busy junctions at Hyde Park and Headingley and numerous intermediate junctions. Has very significant impact on bus services. Well used by cyclists with some pinch points.	Highway offers limited scope for further improvement or further optimisation of traffic signals. Former Supertram route expected to be in second phase of Leeds NGT scheme. Limited scope for interim enhancements to bus priority facilities.
A6110	Ring Road	Wortley and Beeston	Localised congestion related to busy junctions including at A62 Gelderd Road. Impacts upon bus services including those accessing White Rose Centre.	Previous improvements have related to nearby retail centre and future changes may also arise through development proposals elsewhere.



A6120	Ring Road,	Junctions with the A58, A61, A63, A65 and A657	Localised congestion relating to individual junctions. All junctions pose an issue for public transport reliability. Limited inbound bus lane provided at A63. A660 junction is the least congested and has seen provision of a pedestrian crossing on the south leg.	Approval due to be requested to design schemes for A65 and A657 junctions. Examinations of other sites ongoing including A61 junction where there is an identified need for improved pedestrian facilities.
B6154	Tong Road	Wortley	Localised congestion related to busy junctions and frontages.	Inbound bus lane has been provided.
B6157	Leeds and Bradford Road	Kirkstall	Localised congestion related to busy junctions.	Physical limitations to scope for future improvements.
B6481	Pontefract Road	Stourton	Localised congestion related to busy junctions and industrial frontages. Proximity to M1 and M621 a key factor.	Limited improvements to M1 junction 44. Further enhancements likely to follow as part of the Aire Valley Leeds investment programme and as a result of developments.

This page is intentionally left blank

Originator: R. C. Tebbutt

Tel: 247 4648

**Report of: The Director of City Development**

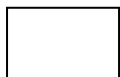
**To: City Development Scrutiny Board**

**Date: 18<sup>th</sup> December 2007**

**Subject: THE LOCAL ECONOMIC IMPACT OF STUDENTS IN LEEDS**

**Electoral Wards Affected:**

All



Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

## 1.0 Background

1.1 The Board has asked for a report describing the impact that students at the two universities in Leeds have on the local economy. This report outlines the work currently underway to try and answer the question.

## 2.0 Universities UK economic impact modelling system

2.1 Universities UK, the organisation that represents all UK universities, commissioned the University of Strathclyde to develop an econometric model to enable any Higher Education Institution (HEI) to assess its economic impact. It does not look at the key role of universities in adding to knowledge and innovation. The model has been made available to every HEI.

2.2, It can analyse the direct impact in terms of revenue, expenditure and employment, and the “knock-on” impact on the national and regional economies, in terms of output, employment and export earnings. The model analyses a university’s full economic impact, not just that created by students’ spending.

2.3 One limitation of the model to bear in mind is that it cannot analyse impact below the Yorkshire and Humber spatial level, though it would be safe to assume that the regional impact of students of Leeds’ universities is focused on Leeds itself.

2.4 Both Leeds Metropolitan University and the University of Leeds have agreed to run the model in response to the Scrutiny Board’s request. A detailed report on both universities’ economic impact could be brought to a meeting of the Board early in 2008.

## 3.0 Recommendation

That a more detailed report on the economic impact of LMU and the University of Leeds is brought to this Scrutiny Board early in 2008.

This page is intentionally left blank



**Report of the Director of Environment and Neighbourhoods**

**Scrutiny Board (City Development)**

**Date: 18<sup>th</sup> December 2007**

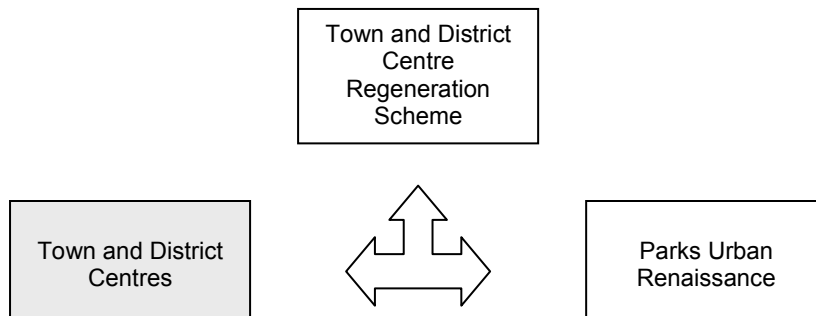
**Subject: TOWN & DISTRICT CENTRE REGENERATION SCHEME**

<p><b>Electoral Wards Affected:</b>      <b>All</b></p>   <div style="display: flex; align-items: center;"> <input style="width: 30px; height: 20px; margin-right: 10px;" type="checkbox"/> <p>Ward Members consulted (referred to in report)</p> </div>	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity      <input style="width: 40px; height: 20px;" type="checkbox"/></p> <p>Community Cohesion      <input style="width: 40px; height: 20px;" type="checkbox"/></p> <p>Narrowing the Gap      <input style="width: 40px; height: 20px;" type="checkbox"/></p>
---	--

**1. PURPOSE OF THE REPORT**

1.1 This report provides information on the development of the Council’s Town and District Centre Regeneration Scheme which aims to improve district, town and village centres. The report highlights key achievements and progress in Leeds since 2005.

**Figure 1:** Town & District Centre Regeneration Scheme Components



1.2 The scheme is geared toward development proposals to promote economic regeneration in town, district and village centres, namely the ‘Town & District Centres’. The Director of Culture and Leisure is delivering the ‘Parks Urban renaissance’ separately. This report focuses on the Town & District Centre Scheme.

## 2. BACKGROUND

- 2.1 On 18<sup>th</sup> May 2005, Executive Board established the Town & District Centre Regeneration Scheme, which aims to support the economic regeneration of town, village and district centres. Schemes must meet the following criteria:
- they must support the economic regeneration of town, village and district centres;
  - they must be linked to the achievement of Council priorities;
  - they must not create any additional revenue implications for the Council.

2.2 The Town & District Centre Regeneration Scheme aims to achieve a range of visible improvements to town, village and district centres across Leeds that will encourage economic regeneration, increase business (and investor confidence) and create an improved shopping environment for local people. The budget for this improvement work now totals some £15m, with £3.25m earmarked for parks urban renaissance and £11.75m for the Town & District Centre Scheme.

### Resource Allocation

- 2.3 The Town & District Centre Scheme has been set within the Council's priorities and each scheme reflects local aspirations for the regeneration of a local centre. Member involvement in the process began at the initial stage of every scheme. Each scheme was subsequently endorsed by members of the relevant Area Committee prior to submission for funding.
- 2.4 Area committees receive regular reports on the progression of the Town & District Centre schemes. Some area committees have provided match funding of the capital or revenue to support the programme. As schemes have developed from feasibility to business plan and design, Members have also been given the opportunity to influence the design of each scheme.
- 2.5 Oversight of the management and procedures of the Town & District Centre scheme and approval of the allocation of funding to specific schemes was delegated to the then Directors of Development and Corporate Services in consultation with the Executive Member (Development). This responsibility has been delivered through meetings of the Asset Management Group (AMG), supported by a programme board.
- 2.6 The process for the allocation of initial resources to schemes under this initiative was as follows:
- In consultation with the Area Committees, Area Managers developed a series of expressions of interest in the form of outline business cases. Within the terms set by Executive Board, these proposals were then considered by AMG

in order to prioritise the strongest schemes.

- Following this each scheme was the subject of a feasibility study which looked in some detail at the practicalities and the design aesthetics of each proposal. This involved consultation with key stakeholders, including LEDA.
- Business cases were then assessed against a scoring matrix, based on the one previously approved by Executive Board.
- Following assessment and prioritisation of the business case, the allocation of resources to support schemes is made by Asset Management Group, supported by the Programme Board.
- Each scheme proposal is then subject to the normal capital approvals as set out in the Council's Financial Procedure Rules. Any material changes to the business cases, for example variations and changes to projects are considered by Programme Board and recommendations for action made to AMG.

## **Controls**

- 2.7 Strategic overview of the scheme is provided by AMG, using a special programme board. The Programme Board meets monthly to receive progress reports, ensure consistent decision making, considers new, amended or variations to projects. The Programme Board's main role is to ensure that the programme as a whole is delivered, by monitoring progress and seeking to resolve cross-cutting issues and receiving monthly highlight, financial, risk and project change reports for consideration. The Programme Board is made up of senior officers from Environment and Neighbourhoods (Regeneration), City Development (Asset Management and Strategy and Policy) and Resources (Capital and Treasury). The Board decisions are then considered by AMG.
- 2.8 Project co-ordination is provided via monthly Project Team meetings involving Area Management based Project Managers, along with representatives from Resources (Capital), City Development (Client Services) and the Major Projects Team (Regeneration). The meetings fulfil several functions, including acting as a conduit between project managers and Programme Board. The meetings also provide an opportunity for sharing good practice and capacity building.

## **3. INFORMATION ON PROJECTS AND INITIATIVES**

- 3.1 The improvements in some centres will be implemented in a number of phases. Others will be implemented as one larger phase where this is considered the most practical and robust option. The development of the programme has involved considerable local consultation.

- 3.2 Individual proposals are being project managed by the area management teams working in partnership with parish and town councils, local people and the business community in Leeds. This work is being supported by teams set up to specifically deal with the Town & District Centre Scheme, providing early technical and financial assistance to minimise delays in the programme. This has also helped to secure co-ordination between the implementation of the scheme and other major programmes such as the PFI Lighting Initiative.
- 3.3 The current position of each of the schemes is shown in Appendix 1. So far 11 schemes or phases have been completed or are on site. Projects (or phases) have been completed in Wetherby Market Place, Pudsey, Farsley, Kippax, Halton and Rothwell.
- 3.4 By the end of this financial year this figure will have increased to 16 with planned work within Otley (phase 1), Wetherby Horsefair, Garforth, Kippax (phase 2) and Crossgates. Beyond this further schemes are planned for Oakwood (April 2008), Morley, Armley, Headingley, Yeadon, Chapeltown, Otley (phase 2) and Horsforth in 2008/9.
- 3.5 Bids have recently been submitted to the Heritage Lottery Fund, totalling almost £2m which, if approved, would enhance the planned improvement works within the Armley and Chapeltown conservation areas.
- 3.6 From a total Town & District Centre Scheme budget of £11.75m, £10.92m has been allocated to projects and contingency leaving an available balance of £0.83m.

**Table 1:** Town & District Centre Regeneration Scheme Financial Summary

	To March 07	2007/8	3008/9	2009/10	2010+	Total
Town and District Centres	509.7	2015.3	4411	2744	2070	11750
Parks Urban Renaissance	616.8	1858.2	275	250	250	3250
<b>TOTAL</b>	<b>1126.5</b>	<b>3873.5</b>	<b>4686</b>	<b>2994</b>	<b>2320</b>	<b>15000</b>

#### **4. RECOMMENDATION**

- 4.1 Scrutiny Board is invited to note and comment on the report.



## Appendix 1: Town and District Centres Scheme Progress

SCHEME	BUSINESS PLAN	DETAILED DESIGN	CONSULT	PLANNING	DESIGN AND COST	TENDER	CHIEF OFFICER	CONTRACT	ON-SITE	FINISH
Wetherby Market Sq										A
Wetherby Horsefair					B					
Oakwood Village			C							
Otley	D(2)				D(1)					
Yeadon					E					
Pudsey		F(1) F(3) F(6) F(8)	F (7)						F(2)	F(5] F(4)
Farsley		G(3)			G(1) G(4)			G(2)		G(5) G(6) G(7) G(8)
Armley			H							
Rothwell										I
Morley Bottoms		J(1) J(2)								
Kippax								K(2)		K(1)
Halton				L(1) L(2)						L(3)
Garforth		M(2)				M(1)				
Headingley DC		N								
Crossgates	O(2)			O(1)						
Chapeltown	P									
Horsforth Library	Q									
<b>KEY</b>		phases								

## **SCHEME DETAILS**

### **Wetherby Market Square**

A) New road resurfacing and street furniture improvements (finished).

### **Wetherby Horsefair**

B) New pelican crossing, road widening along Horsefair and the provision of York stone surfaces for footway and carriageway.

### **Oakwood Village**

C) Additional car parking, new traffic island with an avenue of trees, new pedestrian crossing, resurfacing of clock car park and remarking of bays, plus lighting columns and street furniture.

### **Otley**

D (1) Lift and repair setts, replace all joining material in Market Place and Mark Street. Remove all redundant signage and replace existing planters; street furniture (i.e. bench, bollards, cycle stand, bins and finger post signage) Information board with brief history of Otley Town. Installation of CCTV cameras. D (2) Improvements to Otley Civic Centre.

### **Yeadon**

E) Gateway work at roundabout and landscaping. Block paving of pedestrian area and new carriageway resurfacing with speed limit to 20mph. Traffic island in front of Morrison's with Zebra crossing. Street furniture – planters, bollards, benches, bins and cycle stands. Heritage style finger posts and a local information board. CCTV camera. Re-orientation of bus stop, new bus island and pedestrian crossing. Landscaping to the front of the Town Hall.

### **Pudsey**

F (1) Pudsey Public Art; F (2) Pudsey floodlighting; F (3) Pudsey PFI lighting Heritage enhancement. F (4) Pudsey Market Stall (finished); F (5) Pudsey car park (finished); F (6) Pudsey public toilet provision; F (7) Lidget Hill bus lay-by /planters; F (8) Lidget Hill car park resurfacing.

### **Farsley**

G (1) Library building and surrounding; G (2) All fencing, railings and seating to Fairfield Avenue, Hainsworth, Walton, and Memorial Garden; G (3) Demolish Toilet block and make good; G (4) Pavement improvement in Town Street; G (5) Town Street – CCTV (finished); G (6) Minster flats fencing and seating (finished); G (7) Back Lane/Prospect Lane: relaying setts (finished); G (8) Old Road / Town Street pavement improvements (finished)

### **Armley**

H (1) Implement one-way system to Geldered Road. H (2) Major public realm improvements, focussing on Town Street, to be supplemented by a Townscape Heritage Initiative Bid (to be determined February 2008).

### **Rothwell**

I) Marsh Street Car Park improvements (finished)

### **Morley Bottoms**

J (1) Acquisition of advertising hoarding site, construction of a lay-by for short stay car park, improvements to open space and highway feasibility for detailed costs to implement one-way traffic system. J (2) Provide support for the acquisition and redevelopment of dilapidated commercial/residential premises.

### **Kippax**

K(1) Kippax Viewpoint (finished); K (2) Cross Hills Junction, streetscene and street furniture improvements.

**Halton**

L (1) Library and Dial House area environmental improvements; L (2) Streetscene improvements to Main Street, including street furniture; L (3) Halton CCTV (finished).

**Garforth**

M (1) Miners' Hall and PFI lighting; M (2) Gateway feature and Public Art, Main Street streetscene improvements and Fiddler Lane pocket park development.

**Headingley**

N) Streetscape improvements to the public realm including street furniture. War memorial site redesign and refurbishment.

**Crossgates**

O (1) Phase 1: CCTV camera, gateway artwork and floodlighting. O (2) Phase 2: Forecourts along Austhorpe Road, street furniture and landscaping (under consideration).

**Chapelton**

P) Complimentary public realm and capital works associated with Townscape Heritage Bid submission (to be determined February 2008).

**Horsforth Library**

Q) Improvements to the former Horsforth library building.

This page is intentionally left blank



Originator: Clare Munnelly

Tel: 22-43261

---

## Report of Chief Planning Officer

### Scrutiny Board: City Development

Date: 18<sup>th</sup> December 2007

Subject: **THE CURRENT POSITION WITH S106 PLANNING AGREEMENTS & S278 HIGHWAYS AGREEMENTS**

---

#### Electoral Wards Affected:

Ward Members consulted  
(Referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

## 1. PURPOSE

- 1.1 The purpose of this report is to provide the Scrutiny Board with;
- i) An overview of the current system for negotiating, reporting and managing S106 Agreements in Leeds, including audit trails.
  - ii) A breakdown of funds generated from S106 Agreements in Leeds and protocols for spending sums.
  - iii) An overview of the use of planning conditions to secure planning obligations, including the process for enforcement.
  - iv) An overview of the S278 Agreement process.

## 2. BACKGROUND

- 2.1 Planning Obligations, also known as S106 agreements, are typically agreements negotiated between local authorities and developers in the context of granting planning consent in order to mitigate their impacts and make them acceptable in planning terms. Direct provision, through on-site benefits, and/or commuted financial contributions may relate to transport provision, affordable housing, greenspace, education or other community benefit. The wording of each S106 agreement will vary depending upon the benefit being sought.
- 2.2 Circular 05/2005 sets out Government policy for the use of S106 agreements. A document entitled Planning Obligations: Practice Guidance published July 2006 by the Department for Communities and Local Government provides further guidance to all parties involved in the planning obligations process.

Leeds Unitary Development Plan (UDP) policies carried forward as part of the emerging Local Development Framework (LDF) provide the local policy context in which the authority can seek planning obligations from developers. These policies are translated further within published supplementary planning guidance (SPG) retained as part of the LDF or more recently through the draft supplementary planning documents (SPDs) which are being produced as part of the LDF process.

- 2.3 The SPG/SPD documents provide information on the level of contribution, the method of payment and the monitoring of agreements. The level of contribution may be, for example, the provision of land laid out as Greenspace (on the development site) or a commuted sum in lieu of this but which has to be spent on the provision or enhancement of Greenspace in the same community area. The SPG/SPD documents primarily ensure a district wide approach to securing contributions, however, additional area specific guidance is also provided by a number of approved SPG and SPD documents (e.g. Eastgate). Area specific policy will also be provided through the range of Area Action Plans (e.g. EASEL, Aire Valley, West Leeds Gateway) that are being developed as part of the LDF process. These Area Action Plans are still being prepared and have not yet been adopted.
- 2.4 Section 106 of the Town and Country Planning Act 1990, in summary, says that a Local Planning Authority may enter into an agreement with any person interested in land in their area for the purpose of restricting or regulating the development or use of the land. Any such agreement may contain such incidental and consequential provisions (including financial ones) as appear to the local planning authority to be necessary or expedient for the purposes of the agreement.
- 2.5 Circular 05/2005 however, provides further guidance and clarification (supplemented by Planning Obligations: Practice Guidance). It states that 'in dealing with planning applications, Local Planning Authorities consider each on its merits and reach a decision based on whether the application accords with the relevant development plan, unless material considerations indicate otherwise. Where applications do not meet these requirements they may be refused. However in some instances, it may be possible to make acceptable development proposals which might otherwise be unacceptable through the use of planning conditions or, where this is not possible, through planning obligations.' The outcome of any planning obligation therefore, should be that the proposed development concerned is made to accord with published local, regional or national planning policies. Any obligation must therefore, relate back to a published local, regional or national planning policy.
- 2.6 The way planning obligations are managed is founded in national legislation and advice (S106 of the Town & Country Planning Act and Circular 05/2005). The responsibility for local policy development and implementation lies with Strategy & Policy Services and the policy laid down in SPG/SPDs form the basis for negotiations with the developer. Calculations are worked out and are provided to the developer to ensure transparency during this process. Where the full contribution cannot be sought, a financial appraisal is submitted. This is then the subject of independent scrutiny before an appropriate balance is determined. Case officers from Planning Services alongside Planning Policy Officers (as required); carry out negotiations with the developer. Where a planning condition is used to secure planning obligations, the negotiations still take place and the calculations are still provided and retained in the same way.

2.7 In addition the Secretary of State's policy contained within Circular 05/2005 requires amongst other factors, that planning obligations are only sought where they meet the following tests:-

A planning obligation must be:-

- i) relevant to planning;
- ii) necessary to make the development acceptable in planning terms;
- iii) directly related to the proposed development;
- iv) fairly and reasonably related in scale and kind to the proposed development; and
- v) reasonable in all other respects.

2.8 The circular goes further to say that planning obligations:-

- i) must be directly related to the proposal – for example there should be a functional or geographical link between the development and the item being provided as part of the contribution;
- ii) should not be used solely to resolve existing deficiencies in infrastructure provision or to secure contributions to the achievement of wider objectives that are not necessary to allow consent for any given development.

2.9 There is therefore limited scope for flexibility in spending monies negotiated as part of a S106 agreement for anything other than what they were originally identified for in the S106 agreement. Many S106 agreements restrict the allocation of monies to a specific project or a specific geographical area which is reasonably related to the development proposal.

2.10 As mentioned previously in this report the local policy context is provided by the UDP (or emerging LDF) and is translated further by various SPG/SPD documents. Sums of money or on site benefits cannot therefore, be negotiated via S106 agreements without clearly being in accordance with national and local policy and guidance.

### 3. TYPES OF BENEFITS SECURED VIA 106 AGREEMENTS

3.1 There are six main types of benefits secured by S106 agreements. These are:-

- i) **Greenspace:** Either commuted sums in lieu of works or the provision of an area of greenspace or play area on an area of greenspace. The provision of a commuted sum in lieu of onsite/offsite provision tends to be more common.
- ii) **Affordable Housing:** Can also be delivered via commuted sums in lieu of onsite provision or the provision of a number of affordable dwellings within a particular scheme. The latter being the most common approach.
- iii) **Education:** An example of this would be where a new housing development is likely to increase the school roll of a nearby school beyond its existing capacity. In such cases a commuted sum for the building of a new classroom may be sought.
- iv) **Public Transport Infrastructure:** Major developments (i.e. those which have a significant level of traffic generation) are required to make a contribution towards the cost of providing major public transport infrastructure measures as identified in the West Yorkshire Local Transport Plan. These measures include for example, guided bus schemes, new rail infrastructure, park and ride schemes, bus priority schemes and the bus rapid transit proposals being explored as a replacement to the Supertram. Furthermore, contributions may also have been secured for specific public transport measures within the vicinity of the development (e.g. the provision of a new bus service to serve the site or improvements to nearby bus shelters).

- v) **Highways Works:** Commuted sums may be paid to mitigate the impact of the development on the surrounding highway network, where the full cost of the highway works are not to be borne by the developer.
- vi) **Other Community Benefits:** Sums held here could relate, for example, to such works as the provision of public art, provision of community facilities or sports scholarships.

3.2 All of the areas mentioned above for which on site benefits or monies in lieu of on site benefits are negotiated by way of S106 agreements are supported by UDP policies either contained within the main document or SPG/SPD. These policies are well established and are informed by a sound and robust evidence base.

#### 4. PRINCIPLES GOVERNING THE MANAGEMENT OF PLANNING OBLIGATIONS

4.1 The responsibility for monitoring S106 Agreements lies with the Chief Planning Officer though a number of different service areas are involved at several stages. The Planning Agreement Manager is responsible for co-ordinating the different stages of this process and manages a series of spreadsheets detailing information on all planning obligations. This information includes monies received, monies due, monies spent and available to spend, restrictions on spend and any onsite works due/carried out. This information is reported to all Ward Members and appropriate officers (e.g. from Housing, Education and Highways) on, at least, a quarterly basis to advise Members and appropriate officers where monies are available to be spent and where/when they must be spent by.

A number of officers (who are involved at different stages of the S106 process) input information onto the spreadsheets in order to ensure that they are up-to-date on a daily basis and that accurate information can be continuously available to Members, Officers, developers and the public.

4.2 The process for tracking sums received, or works carried out and the allocation of monies varies according to the type of obligation (e.g. direct provision by developers on site or commuted sum benefits). In the case of Greenspace, the process for reaching agreement with Ward Members and local communities about how the money received should be spent and then securing the necessary formal approvals for schemes to progress is the responsibility of officers within Strategy & Policy. For off-site payments received for Greenspace, Affordable Housing, Education, Community Benefits, Highways & Public Transport infrastructure we work closely with other council departments and external partners. For example, we work with Learning and Leisure in regard to off-site payments to provide or enhance Greenspace in the same community area in which the development paying the sum is located.

#### Audit Requirements

4.3 In August 2006, the Audit Commission produced two reports on 'improving performance on S106 Agreements'. The reports highlighted a number of key principles which would be evident in a Council that is working effectively to optimise community benefits through the planning process. These were as follows;

- i) A clear up-to-date policy framework;
- ii) Sound processes and systems of performance management;
- iii) Good understanding of local needs for infrastructure through effective engagement with communities and other departments;
- iv) Corporate Objectives which are adequately communicated to all relevant stakeholders.

4.4 In April 2007, Internal Audit reviewed our current methodology against the above principles to form an assessment as to its effectiveness. The review noted that the key principles highlighted by the Audit Commission have already been incorporated into our approach to managing S106 Agreements and Planning Obligations per se.



- 4.5 The Internal Audit concluded that '*Substantial assurance was obtained regarding the control environment and compliance with these controls*'. The substantial assurance was in relation to the following objectives;
- i) The procedures for negotiating S106 Agreements are clear, documented and transparent and the officers involved in the process are suitably skilled and experienced;
  - ii) Adequate systems are in place for recording all S106 Agreements, monitoring the Agreements to ensure that all sums are collected, and to ensure that all receipts are correctly recorded;
  - iii) Procedures are in place to ensure that S106 expenditure is used in line with relevant guidance, agreement and agreed timescales.

## **5. SECTION 278 AGREEMENTS IN RELATION TO PLANNING APPROVALS**

- 5.1 The assessment of a planning application sometimes results in a requirement for off site highway works to be funded by the developer. If the works are to be totally funded by the developer then the appropriate means of achieving this is through a S278 Agreement of the Highways Act 1980. As stated previously in para 3.1(v), if the developer is contributing a fixed amount towards highway works, for example a contribution to a larger scheme than necessary for the development itself, then a Section 106 agreement under the T & CPA 1990 is the appropriate method.
- 5.2 S278 is a mechanism by which a highway authority can take payment from a third party for the execution of highway works where that party will derive special benefit from such works. The methodology of the Leeds City Council's standard agreement is:-
- i) The highway works are agreed prior to the granting of planning permission and conditioned on the approval document.
  - ii) Once planning permission has been granted the developer requests that a S278 Agreement be entered into.
  - iii) The agreement is negotiated on the principles of the standard agreement whereby:-
    - Leeds City Council will inform the developer of the staff costs for carrying out the detail design of the scheme.
    - On receipt of a portion of the design fee the Council carries out the design, and with the developer's approval seeks tenders.
    - Payment from the developer is required in advance of entering into a contract for the works.
- 5.3 The S278 process has been subjected to financial audit on two occasions in the last five years and the process, and compliance with the process, has been confirmed by the audit.

## **6. ALLOCATION OF MONIES RECEIVED FROM S106 PLANNING OBLIGATIONS**

- 6.1 As mentioned previously, in Leeds the system for managing planning obligations, is led by the Chief Planning Officer although the process involves numerous parties and departments of the council, typically Planning & Development Services, Strategy and Policy, Finance and Legal Services and other external bodies such as Metro.
- 6.2 The process for allocation of monies will vary and can depend on the type of benefit the commuted sum is in lieu of or in contribution to (e.g. Greenspace, Affordable Housing, Education, Community Benefits, Highways and Public Transport Infrastructure).

- i) In the case of **Greenspace**, Ward Members, officers or the local community may first identify potential Greenspace projects. A corporate officer working group, the Greenspace Implementation Group (GIG), has been established to bring these schemes forward in accordance with agreed priorities and to ensure that there is Ward Member and community support for suggested schemes. Irrespective of where a particular scheme originates, the support of Ward Members is a pre requisite for it to progress.
- ii) Financial contributions received for **Education & Highways** are passed on directly to Education Leeds & Highways, respectively, as they are related to specific schemes or provision of facilities in the vicinity of the development.
- iii) **Affordable Housing** Where sums are secured, they are in effect, 'banked' until sufficient funds are in place to implement schemes but because of the policy framework they tend to relate to specific schemes or provision is made on the application site.
- iv) **Public Transport Infrastructure** contributions are ring fenced for those schemes identified within the West Yorkshire Local Transport Plan and/or for specific measures in the vicinity of the application site.
- v) Other **Community Benefits**, developer contributions which are not specifically for a named project are spent in locations, which as closely as possible, meet the needs of the residents of the generating development, within the same or adjoining Community Area.

6.3 On bigger schemes, S106 monies may be paid at different stages of development and this phasing may affect the speed at which payments are made. For example, the planning application may have been approved in 2003 and the S106 agreement drawn up in 2003. Development on site, which is outside Leeds City Council control, may not have commenced until 2006, and monies may not be due to be paid to the Council until the development is fully occupied which may be 2007/2008 or some other future date.

6.4 Some S106 agreements may be drawn up and monies agreed but developments are never implemented so these monies would then not be payable.

6.5 Some monies may be held as a bond and therefore may not be due unless onsite works are not carried out as agreed. If the onsite works are carried out these sums would then not be payable. For example, greenspace may be provided onsite instead.

6.6 Some monies may only have been agreed recently and so are not due to be paid to the Council for some considerable time. Trigger points may fall at different stages of the development. For example, some trigger points may require payment to be made on commencement of development. Some may require payment on occupation of the development or even on completion of the development.

6.7 It should be noted that many S106 agreements include a claw back clause if the money is not spent within a specified time. This money must then be repaid with interest accrued (where applicable).

## 7. **SCOPE FOR FLEXIBILITY WHEN SPENDING COMMUTED SUMS RECEIVED UNDER S106 AGREEMENTS**

7.1 Appendix 1 of this report demonstrates;

- i) A breakdown of funds generated from developers under S106 agreements.
- ii) Indication of amounts available to spend.
- iii) Indication of amounts due when relevant payment trigger points are reached.

The information within Appendix 1 is an accurate account, at the time of writing, and subject to change as new agreements are signed each week, some are subsequently superseded and some of the planning applications actually lapse.

- 7.2 At the time of writing this report the total sum of greenspace monies stands at £7,765,243. Of this, £4,134,018 is committed or spent with £3,632,896 available to spend which is termed uncommitted. All of this, however, is restricted in some way by the wording in the various section 106 agreements either to a specific project or area as illustrated above. If the sums of money or onsite benefits were not restricted in this way then they would not be in accordance with national and local policy and guidance. Thus, any attempt at negotiating such unfettered benefits would be open to challenge from developers and the legality of such agreements would be questioned by the Auditors.

## **8. THE ENFORCEMENT OF PLANNING CONDITIONS USED TO SECURE PLANNING OBLIGATIONS**

- 8.1 Section 72 of the Town and Country Planning Act 1990 contains a general power to impose conditions on a planning permission but judicial decisions have limited this, and to be lawful a planning condition must be reasonable and relate to the development permitted by the planning permission.
- 8.2 The determination of major planning applications can be delayed by the requirement for the applicant to enter into a S106 obligation. In appropriate circumstances, particularly in the case of straightforward major applications, it is possible to use Grampian conditions as a prelude to obligations being entered into, so as to enable the application to be determined, but preventing implementation of the permission until such time that alternative arrangements i.e. S106 obligation has been put in place. The Planning Officers Society has issued guidance on this approach which has been supported and agreed by the CLG.
- 8.3 Detailed advice on the use of conditions is given in Circular 11/95 which stipulates that conditions should be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 8.4 The guidance note from the Planning Officers Society listed the main advantages and disadvantages of the use of a planning condition to secure planning obligations and these are reproduced below;
- Main advantages
- i) it enables the administrative side of the processing of a planning application to be completed when the planning issues have been resolved;
  - ii) it assists local planning authorities to comply with the Government's Best Value indicator relating to the timeliness of the processing of planning applications;
  - iii) the conclusion of the planning issues by the grant of major planning permission sooner than would otherwise be the case if it had to await the completion of a legal agreement sets the time from when a judicial review can be brought at an earlier date;
  - iv) granting the planning permission immediately with a Grampian condition precludes any later discussion as to whether or not the planning application should be formally reconsidered by the local planning authority if there is a long delay between the resolution to grant planning permission and its actual grant, whether by reason of the legal process or otherwise;
  - v) the third and fourth bullet points above are equally of benefit to planning applicants, in particular developers. An advantage to developers alone is that it may allow them to exercise an option to purchase at an earlier date, certain in the knowledge that planning permission has been granted and that the development will be able to proceed on the completion of the planning obligation;

- vi) it avoids the need for the planning obligation to be entered into by the existing owners where land is to be sold for development. This can sometimes be inconvenient and expensive as there may well be no contractual provision requiring an existing landowner to enter into a s106 agreement and sometimes a misunderstanding as to exactly what it entails.

8.5 Main Disadvantages;

- i) Use of such conditions has not yet been tested in the courts.
- ii) Planning Conditions must clearly and consistently be justified against policies and any financial appraisal to enable transparency and accountability.

8.6 The enforcement of planning conditions allows a local planning authority to take enforcement action if appropriate where the condition has been breached. The Enforcement Team and the Planning Agreement Manager both monitor progress with individual cases to ensure that non-compliances are identified and dealt with at the earliest stage possible. A summary of the current position for planning conditions used to secure planning obligations is provided in Appendix 2.

8.7 In Leeds, the Planning Agreement Manager is responsible for tracking & monitoring planning conditions used to secure planning obligations. Onsite monitoring visits are carried out, as they are with S106 agreements. If the development has commenced and the developer has not complied with the planning condition used to secure planning obligations, the Planning Agreement Manager will communicate this non-compliance to the Enforcement Team, who then instigates enforcement action. This will begin with a letter to the developer detailing the seriousness of the non-compliance and the requirement for immediate action by the developer and ultimately could result in works being stopped onsite if the developer disputes payment.

8.8 The condition is also logged as a local land charge which means that a developer would not be able to sell any properties without this non-compliance showing up on a local land search performed by buyers.

## 9. CONCLUSION

9.1 The recent internal audit of our systems for managing planning obligations in Leeds, concluded that *'Substantial assurance was obtained regarding the control environment and compliance with these controls'*. However, there are areas for improvement which we will address in order to improve the transparency of our processes in the future.

9.2 In line with policy guidance, we will continue to use planning Conditions to secure planning obligations where appropriate so that *'the negotiation of planning obligations does not unnecessarily delay the planning process, thereby holding up the development'* (Circular 05/2005: B31). For this reason, the Circular also advises that *'Where there is a choice between imposing conditions and entering into a planning obligation, the imposition of a condition is preferable'* (Circular 05/2005: B2 & B51). However, we will ensure that our Heads of Terms are made more explicit.

9.2 We will continue to maintain our series of spreadsheets and calculations of contributions to ensure accountability and maintain transparency. However, we will adopt a database to ensure that this information is more easily managed and that reporting can be provided in a more efficient way.

- 9.3 We will continue to report unspent balances to appropriate officers and departments, to ensure that monies continue to be utilized at the earliest opportunity in a way which reflects choice for the developer yet meets local priorities, within the national policy framework. We will continue to involve members and community groups in the allocation of greenspace monies to ensure that we are fully aware of local community needs and priorities when allocating available monies.

## **10. RECOMMENDATION**

- 10.1 Scrutiny Board is asked to note the contents of this report and is reported to make comments and recommendations as appropriate.

## **BACKGROUND PAPERS**

Town & Country Planning Act (1990)  
Circular 05/2005  
Planning Obligations: Practice Guidance (2006)  
Leeds Unitary Development Plan (UDP)  
Local Development Framework (LDF)  
Internal Audit Report (2007)  
Supplementary Planning Guidance  
S106 Planning Agreements: Quarterly Schedule of Funds

## APPENDICES

### APPENDIX 1: A BREAKDOWN OF FUNDS GENERATED FROM DEVELOPERS UNDER S106 AGREEMENTS

This breakdown does not include works which are provided onsite as agreed under S106 of the Town & Country Planning Act. It only includes commuted sums paid in lieu of works being carried out.

Type Of Obligation	Sums Received	Sums Committed* Or Spent	Sums Available To Spend	Sums Still Due**
<b>Affordable Housing</b>	£4,449,681	£2,664,514	£1,851,453	£275,000
<b>Highways</b>	£1,012,635	£527,639	£489,694	£2,310,500
<b>Public Transport Infrastructure</b> <i>(These Sums Are Ringfenced)</i>	£4,203,980	£4,203,980	£0	£3,313,897
<b>Community Benefits &amp; Education</b>	£2,429,082	£2,153,924	£313,884	£1,727,380
<b>Major Developments</b> <i>(E.g. Holbeck Urban Village &amp; Sharp Lane)</i>	£7,207,786	£7,207,786	£0	£2,014,514
<b>Greenspace</b>	£7,765,243	£4,134,018	£3,632,896	£4,157,053
<b>TOTALS</b>	<b>£27,068,407</b>	<b>£20,891,861</b>	<b>£6,287,927***</b>	<b>£13,798,344</b>

\*The term 'committed' only applies to monies which have been matched to specific schemes and approved by Panel. This does not include ideas in the pipeline. Therefore, some of the sums marked 'available to spend' may be in the early stages of being matched to specific schemes.

\*\*This column includes S106 Agreements which have not yet reached trigger point (i.e. not yet due for payment) and also S106 Agreements which have reached trigger point and which have been invoiced for. Currently there is £410,743 that has been recently invoiced for and is awaiting payment.

\*\*\* The unspent balance is brought to the attention of Members and council officers on, at least, a quarterly basis with the aim of stimulating debate on how any available monies can be spent.

**APPENDIX 2: CURRENT POSITION FOR PLANNING CONDITIONS USED TO SECURE PLANNING OBLIGATIONS**

<b>Current Stage</b>	<b>Value of Contribution (where Agreed)</b>	<b>Number of Developments</b>	<b>Comments</b>
<b>Contributions received</b>	£865,189	30	This includes commuted sums received, invoices raised and awaiting payment, onsite provision in lieu of commuted sums .
<b>Under Negotiation</b>	£7,057,524	110	This includes Planning Conditions on outline applications, developments where work has not yet commenced onsite, S106 Agreements currently being drafted and new applications being submitted.
<b>Outstanding Contributions</b>	£830,092	53	These outstanding contributions are being chased on an individual basis. Where there are undue delays, enforcement action is being taken.
<b>TOTAL</b>	<b>£8,752,805</b>	<b>193</b>	

This page is intentionally left blank





Originator: S.L.Falconer

Tel: 2476768

## Report of the Director of City Development

### Scrutiny Board (City Development)

Date: 18<sup>th</sup> December 2007

Subject: BV165 Performance Indicator

#### Electoral Wards Affected:

ALL

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

## Executive Summary

This report sets out the current position of the BV165 performance indicator (% of pedestrian crossings with facilities for disabled people) as a result of external audit carried out in July this year.

### 1.0 Purpose

1.1 This report has been prepared in response to the Board's request for information arising from the recent external audit of our BV165 Performance Indicator (PI).

### 2.0 Background Information

2.1 BV165 PI is concerned with signal-controlled pedestrian crossings incorporating dropped kerbs, tactile paving and audible and tactile signals (as appropriate). It is considered important for several reasons,

- Promotion of access and disability rights;
- Compliance with Disability Discrimination Acts;
- Meeting Diversity needs.

2.2 After the first external audit of the Leeds BV165 PI, carried out in July 2006, the Audit Commission issued the following recommendations of good practice: that procedures should be introduced "to document the 'system' used to collect and

process the data in accordance with the definition, including controls and audit trails” and that a “re-inspection of sites under new definitions” should be carried out.

- 2.3 To meet the first recommendation a BV165 process map was developed early in the spring of 2007 and disseminated to all highway engineers during the summer period. This BV165 process map is now used for all projects, carried out on the highway network, which incorporate work adjacent to signal-controlled pedestrian crossings.
- 2.4 The second recommendation, to carry out a re-survey of all sites with signal controlled pedestrian crossings (481 signal installations), was completed in April 2007. The re-inspection showed that 396 signal-controlled pedestrian crossings were DDA compatible being “fit for purpose”.
- 2.5 In July 2007, external auditors sampled 20 of these compatible signal-controlled crossings and verified the Leeds BV165 performance indicator figure for 2006/2007 to be 77.3% (19 crossings passed). The figure of 77.3% placed the Leeds BV165 PI into the top quartile percentage range (beneficial for the Leeds comprehensive performance assessment [cpa]).

### **3.0 Main Issues for Consideration**

- 3.1 The external auditors issued one recommendation to be carried out before their next audit in summer 2008. The existing BV165 working spreadsheet and forms associated with the new process map should be incorporated into the main UTM database. Work is currently underway to achieve this recommendation.
- 3.2 We have set our target performance indicator figure for 2007/2008 at 82%. We are confident this target can be achieved which will keep Leeds in the upper quartile percentage range of the BV165PI.
- 3.3 To achieve this target we are currently carrying out a programme of work to re-visit all sites similar to the crossing that failed the sample audit and undertaking remedial work to bring these crossings up to the “fit for purpose” standard.
- 3.4 The new “National Indicators” list for 2008/2009, which replaces the existing performance indicators, does not contain any reference to a performance indicator for “percentage of pedestrian crossings with facilities for disabled people”. It is still our intention however, to improve this percentage performance indicator each year until we achieve 100% DDA compatibility.

### **4.0 Implications For Council Policy And Governance**

- 4.1 This report does not raise any issues for Council policy and governance.

### **5.0 Legal and Resource Implications**

- 5.1 This report raise no specific legal and resource implications.

### **6.0 Conclusions**

- 6.1 This report has set out the current position regarding the Leeds BV165PI following the external audit carried out in July 2007.

## **7.0 Recommendations**

7.1 Members are requested to note and comment on the contents of this report.

This page is intentionally left blank



Originator: Richard Mills

Tel:247 4557

---

## Report of the Head of Scrutiny and Member Development

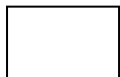
### Scrutiny Board (City Development)

Date: 18<sup>th</sup> December 2007

Subject: Work Programme

---

#### Electoral Wards Affected: All



Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

## 1.0 Introduction

- 1.1 The attached appendix provides Members with a copy of the Board's current Work Programme (Appendix 1).
- 1.2 At appendix 2 is the Forward Plan for the period 1 December 2007 to 31 March 2008.

## 2.0 Recommendations

2.1 The Board is requested to:

- (i) Determine any additional items for the Work Programme.
- (ii) Receive and make any changes to the attached Work Programme following decisions made at today's meeting.

This page is intentionally left blank

Item	Description	Notes	Type of Item
<b>Meeting Date – 18<sup>th</sup> December 2007 cont</b>			
<i>Reports required from Department by 28<sup>th</sup> November 2007</i>			
City Centre Area Action Plan	To consider the results of the City Centre Area Action Plan	Requested in June 2007	RP
Bottlenecks / Pinch Points in our Transport System	To receive a report from the Director on this issue	Members concerned that there still appears to be a number of quick transport wins the city can make by reducing pinch points often at little cost – e.g enforcing or introducing parking restrictions	B
Impact of students on the economy of the city	To consider an initial paper from the City development department on the impact of students on the economy of the city	The Board requested this at their meeting on 16 <sup>th</sup> October	B
BV165 % of pedestrian crossings with facilities for disabled people	To receive the outcome of the completed audit	The audit was requested to determine whether these crossings meet all the required standards	PM
Supply of one & two bedroomed flats in the city, the vacancy factor and supporting infrastructure	To receive a paper on the supply of one & two bedroomed flats in the city, vacancy factor & infrastructure to support these new developments	Members concerned at a range of issues including the lack of shops doctors surgeries and other services at many of these new developments	RP / B

**Key:**

- CCFA / RFS – Community call for action / request for scrutiny
- RP – Review of existing policy
- DP – Development of new policy
- MSR – Monitoring scrutiny recommendations
- PM – Performance management
- B – Briefings (Including potential areas for scrutiny)
- SC – Statutory consultation
- CI – Call in

Item	Description	Notes / Comments	Type of Item
<b>Meeting Date – 18<sup>th</sup> December 2007 cont</b>			
<i>Reports required from Department by 28<sup>th</sup> November 2007</i>			
Town and District Centre Review	To receive a report on progress with regard to this review	Requested at the meeting in June 2007	DP
Section 106 Agreements (Town and Country Planning Act 1990) and Section 278 Agreements (Highways Act 1980)	To consider a report detailing the process involved, identification of the audit trail and enforcement, total funding available in 12 month period, amount unspent, strengths and weaknesses	Members concerned on a number of issues including enforcement of conditions imposed on developers to undertake works under these section agreements	RP
<b>Meeting date – 22<sup>nd</sup> January 2008</b>			
<i>Reports required from Department by 31<sup>st</sup> December 2007</i>			
Session 1 Inquiry to Review Consultation Processes	<p>Case Study 1 School Buildings &amp; Land Declared Surplus to Requirements. To consider report from the Board's Working Group</p> <p>To receive evidence from Education Leeds, City development Department and Environment and Neighbourhoods consulting with the public in respect to the former schools Miles Hill and Royal Park</p>	This inquiry was agreed on 20 <sup>th</sup> November 2007	RP

**Key:**

CCFA / RFS – Community call for action / request for scrutiny

RP – Review of existing policy

DP – Development of new policy

MSR – Monitoring scrutiny recommendations

PM – Performance management

B – Briefings (Including potential areas for scrutiny)

SC – Statutory consultation

CI – Call in



Item	Description	Notes / Comments	Type of Item
<b>Meeting date – 22<sup>nd</sup> January 2008 cont</b> <i>Reports required from Department by 31<sup>st</sup> December 2007</i>			
Transfer of Highways Services to City Development	To receive a report on the transfer of highways services to the City Development Department on 1 <sup>st</sup> April 2007	Council restructured on 1 <sup>st</sup> April 2007. The Chief Highways Officer to report following appointment to the post	B
Review of the Conservation Unit	To consider a report on the Conservation Unit to include available resources, progress on reviewing our 60 conservation areas, and availability of advice to developers and individuals	Members concerned at a range of issues including whether we are meeting our legal obligations	B
Strategic Review of Planning and Development Services – Plans Panels only	To consider an update report on the development of and support for Plans Panels	This specific update was requested by Scrutiny Board on 18 <sup>th</sup> September	DP
Outcome of the Consultation on the Street Design Guide with specific reference to “shared surfaces”	To consider a report on the outcome of the consultation the Street Design Guide including proposals to extend the use of “shared surfaces”	The Board on 16 <sup>th</sup> October considered a request for scrutiny on the department’s proposals to extend the use of “shared Surfaces” & deferred a decision pending the outcome of consultations	RP/DP
Budget	To consider the City Development Department’s budget for 2008/09	The Board agreed that this be included in its programme on 18 <sup>th</sup> September 2007	RP

**Key:**

CCFA / RFS – Community call for action / request for scrutiny

RP – Review of existing policy

DP – Development of new policy

MSR – Monitoring scrutiny recommendations

PM – Performance management

B – Briefings (Including potential areas for scrutiny)

SC – Statutory consultation

CI – Call in

<b>Meeting date – 19<sup>th</sup> February 2008</b>			<i>Reports required from Department by 30<sup>th</sup> January 2008</i>		
Session 2 Inquiry to Review Consultation Processes	Case Study 2 Aire Valley Area Action Plan To consider evidence from City Development Department and to hear from clients who contributed to the consultation	This inquiry was agreed on 20 <sup>th</sup> November 2007	RP		
Performance Management Information	To receive performance information relating to resources.	Quarterly Report	PM		
<b>Meeting date – 18<sup>th</sup> March 2008</b>			<i>Reports required from Department by 27<sup>th</sup> February 2008</i>		
Session 3 Inquiry to Review Consultation Processes	To consider best practice from other local authorities To consider emerging recommendations	This inquiry was agreed on 20 <sup>th</sup> November 2007	RP		
<b>Meeting date – 22<sup>nd</sup> April 2008</b>			<i>Reports required from Department by 2<sup>nd</sup> April 2008</i>		
Final Report Inquiry to Review Consultation Processes	To consider the Board's final report and recommendations	This inquiry was agreed on 20 <sup>th</sup> November 2007			
Scrutiny Board Annual Report	To consider the Board's Annual Report for 2007/08	Council Procedure Rules require the publication of an Annual Report			

Key:  
 CCFA / RFS – Community call for action / request for scrutiny  
 RP – Review of existing policy  
 DP – Development of new policy  
 MSR – Monitoring scrutiny recommendations  
 PM – Performance management  
 B – Briefings (Including potential areas for scrutiny)  
 SC – Statutory consultation  
 CI – Call in

**Items Outstanding and not Currently Included in Work Programme**

<p>Leeds City Market &amp; Car Boot Sales Cross Green</p>	<p>To consider a paper on the</p> <ul style="list-style-type: none"> <li>• opening hours of Leeds City Market and its outlets and vacancy rates</li> <li>• future of the Council's car boot sale at Cross Green site</li> </ul> <p>Members were concerned at improving the hours of opening of the market to serve the new developments around the city centre and that the market closes on Wednesday pm. Also redevelopment of the Cross Green site.</p>		<p>RP / B</p>
<p>Multi Purpose Arena</p>	<p>To receive a paper on progress with regard to this development</p>		<p>B</p>

**Consultation Miles Hill and Royal Park Working Group Established 20<sup>th</sup> November 2007**

**Comprising: Councillors Pryke Chair, Councillors Ewens, Driver, Selby and Procter  
1<sup>st</sup> Meeting held on 11<sup>th</sup> December 2007**

- Key:
- CCFA / RFS – Community call for action / request for scrutiny
  - RP – Review of existing policy
  - DP – Development of new policy
  - MSR – Monitoring scrutiny recommendations
  - PM – Performance management
  - B – Briefings (Including potential areas for scrutiny)
  - SC – Statutory consultation
  - CI – Call in

This page is intentionally left blank

**LEEDS CITY COUNCIL**

**FORWARD PLAN OF KEY DECISIONS**

For the period 1 December 2007 to 31 March 2008

Appendix 2

<b>Key Decisions</b>	<b>Decision Maker</b>	<b>Expected Date of Decision</b>	<b>Proposed Consultation</b>	<b>Documents to be Considered by Decision Maker</b>	<b>Lead Officer (To whom representations should be made)</b>
Highway Maintenance Projects Estimated to Cost in Excess of £5,000 for Inclusion in the Highway Maintenance Capital Programme 2008/09	Director of City Services	10/12/07	Each elected member will be consulted on the proposed streets in their ward during October 2007	Report to the Director of City Services	Director of City Services
Leeds Climate Change Strategy To approve the consultation draft of the Leeds Climate Change Strategy for design and consultation	Executive Board (Portfolio: Development and Regeneration)	19/12/07	The consultation for the draft strategy will focus on organisations with a stake in climate change, particularly businesses, the public sector and 3 <sup>rd</sup> sector. Members briefings will be offered. The public will also be informed through the website and About Leeds.	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development

Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
<p>Home Energy Conservation Act 11th Report</p> <p>Approval for release to DEFRA, signing off by Chief Officer prior to release for the 30 November deadline and for information to the December Executive Board.</p>	<p>Executive Board (Portfolio: Neighbourhoods and Housing)</p>	<p>19/12/07</p>	<p>None</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of Environment and Neighbourhoods</p>
<p>Contract to allow advertising on a number of strengthened street lighting columns in Leeds</p> <p>The letting of a contract for advertising on a number of strengthened street lighting columns in Leeds(excluding the City Centre) 2007-2022.</p>	<p>Executive Board (Portfolio: Development and Regeneration)</p>	<p>19/12/07</p>	<p>Legal and Democratic Services, PPU and all affected Members</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of City Services</p>

<b>Key Decisions</b>	<b>Decision Maker</b>	<b>Expected Date of Decision</b>	<b>Proposed Consultation</b>	<b>Documents to be Considered by Decision Maker</b>	<b>Lead Officer (To whom representations should be made)</b>
LEEDS/BRADFORD Corridor Project To support joint work with Bradford within the Leeds/Bradford corridor.	Executive Board (Portfolio: Neighbourhoods and Housing)	19/12/07	Already carried out with partner organisations eg METRO, WNW Homes Leeds, Firebird. All bodies are represented on the Partnership Working Group.	The report to be issued to the decision maker with the agenda for the meeting	Director of Environment and Neighbourhoods
Leeds Local Development Framework - Annual Monitoring Report 2007 Approval prior to submission to the Secretary of State by 31 <sup>st</sup> December 2007.	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Leeds Local Development Framework - West Leeds Gateway Area Action Plan Preferred Options Approval for public consultation commencing in Early 2008.	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member Briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development

<b>Key Decisions</b>	<b>Decision Maker</b>	<b>Expected Date of Decision</b>	<b>Proposed Consultation</b>	<b>Documents to be Considered by Decision Maker</b>	<b>Lead Officer (To whom representations should be made)</b>
Regional Spatial Strategy - Proposed Changes - Leeds City Council Representations Approval prior to formal submission to the Secretary of State (Deadline 31 <sup>st</sup> December 2007).	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Officer and Member briefings, Development Plan Panel	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Roundhay Road Proposed HOV Scheme Authority to implement the HOV lane and extension of the bus lane	Executive Board (Portfolio: Development and Regeneration)	19/12/07	Lead Member, Ward Members, West Yorkshire Passenger Transport Executive (WYPTE), Bus Operators and Frontagers	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development
Leeds West End Partnership - Memorandum of Understanding To agree to the principle of establishing a Memorandum of Understanding and to agree with its contents	Executive Board (Portfolio: City Development)	23/1/08	Legal Services West End Partnership Board Stakeholders	The report to be issued to the decision maker with the agenda for the meeting	Director of City Development



Key Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be Considered by Decision Maker	Lead Officer (To whom representations should be made)
<p>Otley - Heavy Goods Vehicle Traffic</p> <p>To seek approval for proposals for HGV Management in the Otley area.</p>	<p>Executive Board (Portfolio: Development and Regeneration)</p>	<p>23/1/08</p>	<p>Ward Members, Neighbouring Local Authorities</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of City Development</p>
<p>Town and District Centres Parking Strategy and Priorities</p> <p>To note the contents and recommendations of the Town and District Centres Parking Strategy and Priorities Study, and to approve recommendations for the development of local parking strategies for the centres identified in the report.</p>	<p>Executive Board (Portfolio: Development and Regeneration)</p>	<p>23/1/08</p>	<p>No specific consultation is associated with the report. The development of strategies for the centres recommended in the report will be progressed subject to approval by Elected Members to the detailed consultation stage.</p>	<p>The report to be issued to the decision maker with the agenda for the meeting</p>	<p>Director of City Development</p>
<p>Bridge Capital Maintenance 2008/09</p> <p>Approval of programme of design and implementation of strengthening and maintenance schemes and authority to incur expenditure</p>	<p>Director of City Development</p>	<p>8/2/08</p>	<p>Ward members will be consulted at the appropriate time prior to construction</p>	<p>LTP Settlement 2008/09</p>	<p>Director of City Development</p>

## **NOTES**

Key decisions are those executive decisions:

- which result in the authority incurring expenditure or making savings over £500,000 per annum, or
- are likely to have a significant effect on communities living or working in an area comprising two or more wards

<b><u>Executive Board Portfolios</u></b>	<b><u>Executive Member</u></b>
Central and Corporate	Councillor Mark Harris
Development and Regeneration	Councillor Andrew Carter
Environmental Services	Councillor Steve Smith
Neighbourhoods and Housing	Councillor John Leslie Carter
Leisure	Councillor John Procter
Children's Services	Councillor Richard Brett
Learning	Councillor Richard Harker
Adult Health and Social Care	Councillor Peter Harrand
Leader of the Labour Group	Councillor Keith Wakefield
Leader of the Morley Borough Independent Group	Councillor Robert Finnigan
Advisory Member	Councillor Judith Blake

In cases where Key Decisions to be taken by the Executive Board are not included in the Plan, 5 days notice of the intention to take such decisions will be given by way of the agenda for the Executive Board meeting.

LEEDS CITY COUNCIL

BUDGET AND POLICY FRAMEWORK DECISIONS

Decisions	Decision Maker	Expected Date of Decision	Proposed Consultation	Documents to be considered by Decision Maker	Lead Officer

**NOTES:**

The Council's Constitution, in Article 4, defines those plans and strategies which make up the Budget and Policy Framework. Details of the consultation process are published in the Council's Forward Plan as required under the Budget and Policy Framework.

Full Council ( a meeting of all Members of Council) are responsible for the adoption of the Budget and Policy Framework.

This page is intentionally left blank