

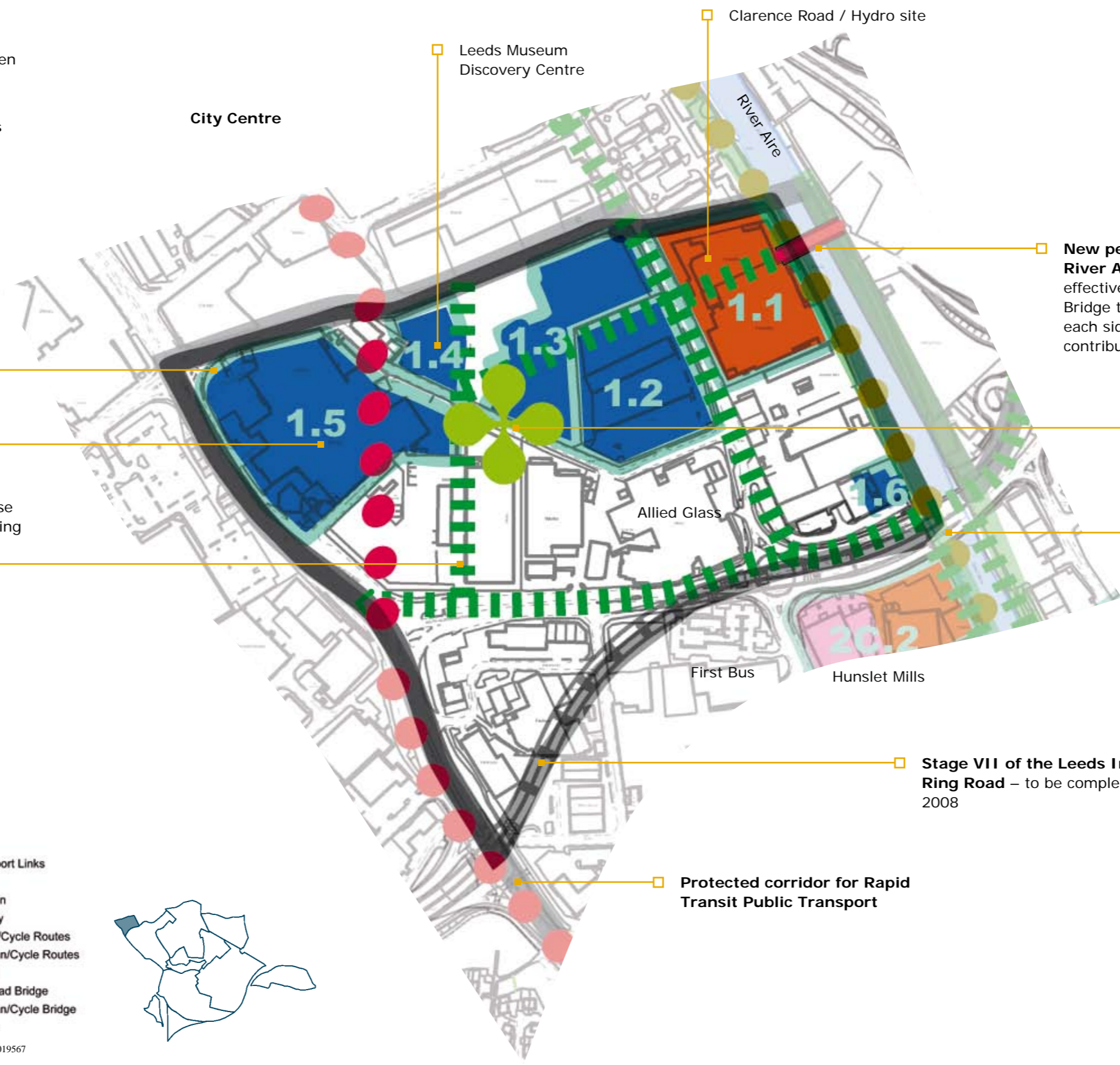
□ This area close to the City Centre has been undergoing major change over the last decade exemplified by:

- the opening of the **Royal Armouries Museum** and
- **Clarence Dock**

□ **New gateway to the City Centre**

□ **Braimes** - frontage buildings to be retained as part of major mixed use proposal - including housing

□ **Connections to the greenspace**



□ **New pedestrian/cycle bridge across the River Aire** – space needs to be protected to effectively land the bridge in “greenspace”. Bridge to be funded (50% from development each side of the river) from part of greenspace contribution S106 monies

□ **A new area of green/public space**

□ **Important pedestrian linkages under Stage VII and along waterfront**

□ **Stage VII of the Leeds Inner Ring Road** – to be completed 2008

□ **Protected corridor for Rapid Transit Public Transport**

Key to Proposals

- | | |
|---|------------------------------------|
| ■ Character Area Boundary | ■ Protected Route |
| ■ Housing | ● RT Route |
| ■ General Industry / Warehousing | ■ Other Public Transport Links |
| ■ Mixed Use | ⊕ Park & Ride |
| ■ Mixed Employment | ■ Potential Rail Station |
| ■ Offices | ⊕ Definitive Bridleway |
| ■ Research and Development / Light Industry | — Existing Pedestrian/Cycle Routes |
| ■ Leisure and Recreation | — Proposed Pedestrian/Cycle Routes |
| ■ Greenspace | ● Trans Pennine Trail |
| ■ Greenspace within Development | ⊕ Proposed Major Road Bridge |
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| | ■ Development Sites |

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Area 2C - Hunslet Riverside South

- The Hunslet Mills complex currently has planning consent for some 699 apartments which will result in the restoration of the derelict listed building
- Stage VII IRR
- Yarn Street site has planning consent for a mainly residential development (up to 400 units), opening up the waterfront corridor
- Improvements to the waterfront are needed, in line with the Waterfront Strategy, to include improvements to the towpath and links across the river/canal; in association with the Yarn Street and Knowsthorpe developments
- Opportunity to develop as a high profile employment site on the waterfront

□ Branch railway line serving the Tarmac site and other aggregate operations

□ Proposal for 335 flats and 12,455 sq m of offices

Area 2A - Copperfields

- Flagship development, on the high profile location at the end of the vista for those travelling east/west along ELLR
- A small neighbourhood centre, on Cross Green Lane to serve the proposed housing and the existing community in Cross Green
- East Leeds Link Road

Area 2B - Knowsthorpe - EWS

- The framework allows the freight business and operations, off the branch line, to continue and prosper
- Land is promoted for research and development to provide a "buffer" between the housing/linear park and the freight operations

□ New housing accessed from Bridgewater Road

□ Proposed new housing developed in conjunction with proposed improvements to the adjacent Cross Green housing area

□ Small neighbourhood centre, linked to a new pedestrian/cycle bridge from Hunslet Mills /Yarn Street – which will serve this new community and those travelling along the waterfront

□ New access from Knowsthorpe Gate along the line of the Thwaite Gate link (with direct access to ELLR), primarily for HGV traffic seeking to access the freight and commercial development of this site

□ Pedestrian and cycle route, following the line of the "Thwaite Gate link", which will link up with existing routes and enhance the permeability to and across the waterfront

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Red Road Allotments to be renovated for extended use

Cricket Ground to be retained

Former wholesale market site - A prominent 9.2ha development site on the ELLR frontage

Area of search for New Railway Station

Area to be promoted for freight use in connection with railway sidings/lines - accessed from south

Cycle way/footpath along Neville Hill Sidings

Rapid Transit Route - To link Junction 45 and the city centre and serve AVL development sites

East Leeds Link Road - under construction programmed for completion late 2008

Extend Knowsthorpe Gate to provide new highway (HGV) access to Knowsthorpe (EWS) and Yorkshire Water sites

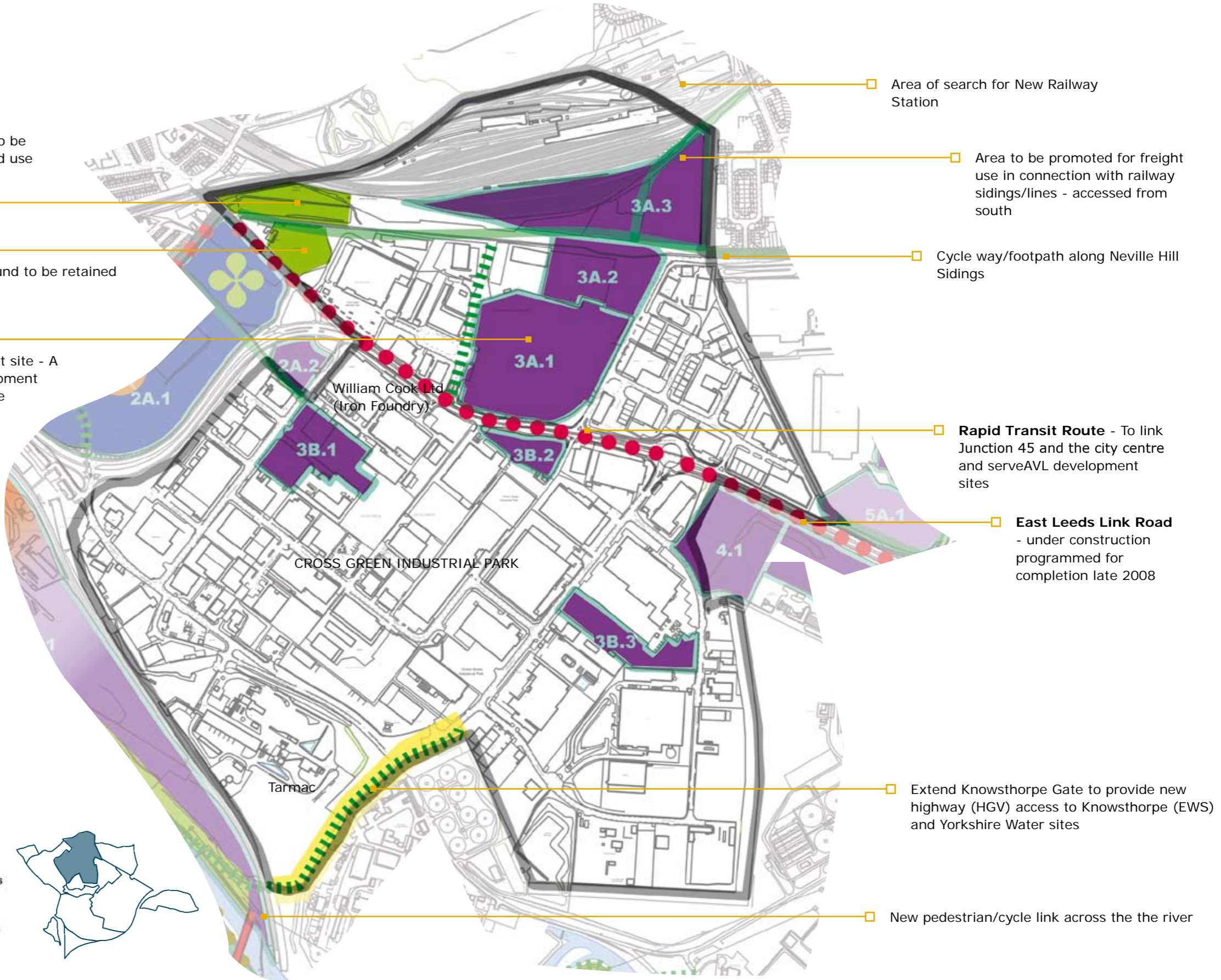
New pedestrian/cycle link across the the river

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Aire Valley Leeds - Preferred Option

Character Area 3 - Cross Green Industrial Park



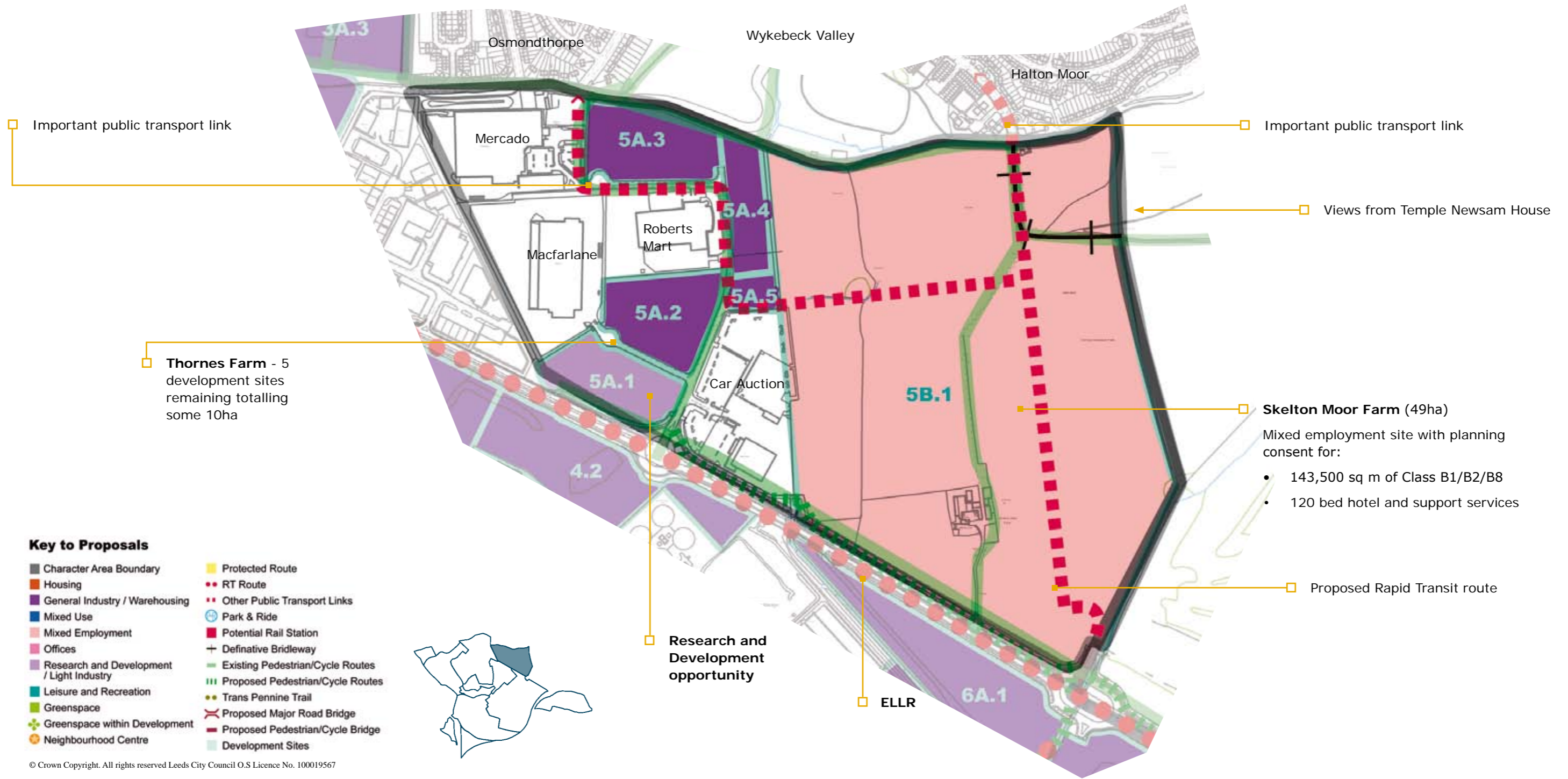


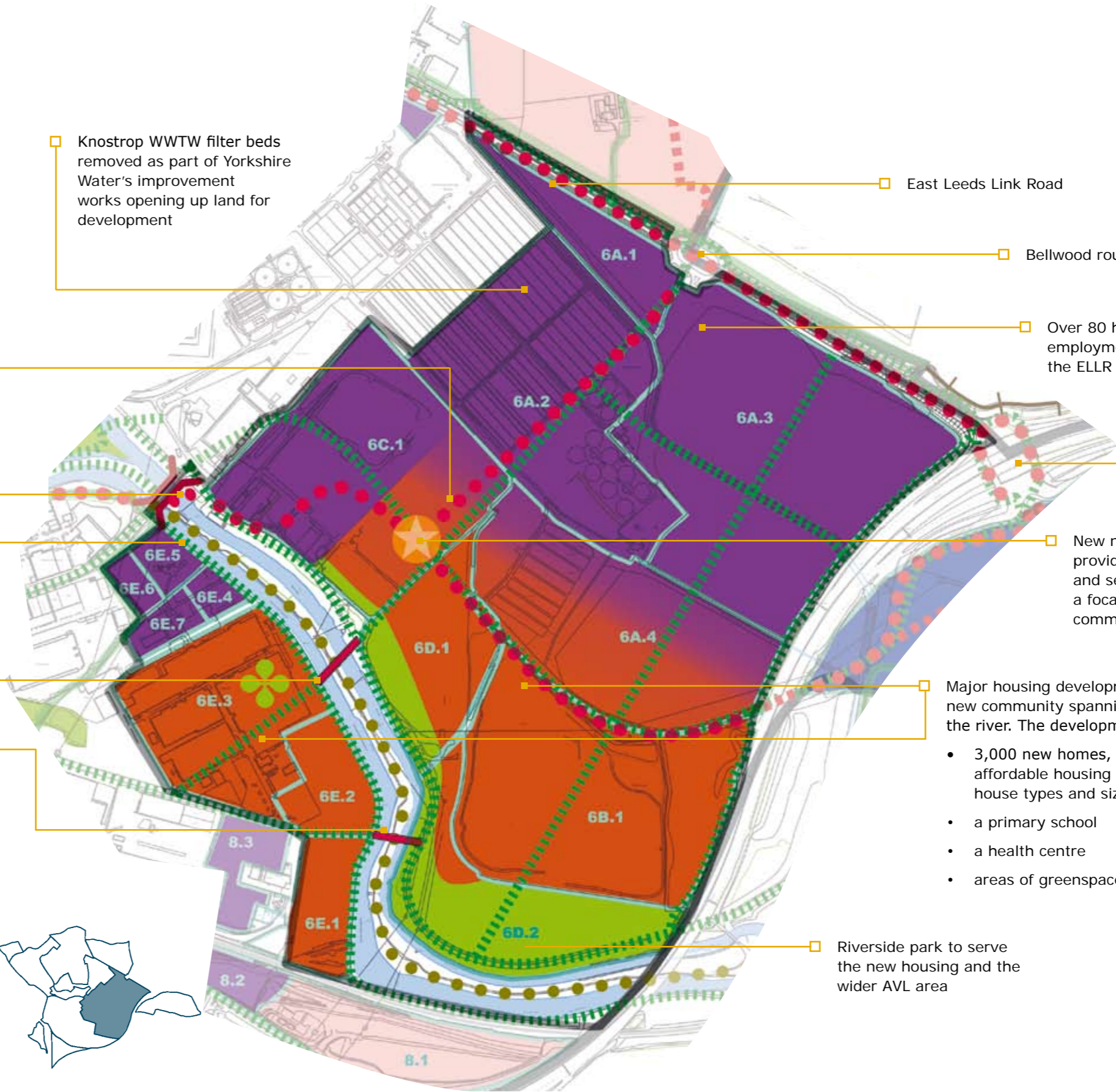
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□ **EASEL** area and the targeted communities of the **Halton Moor/Osmondthorpe** housing estates; to which job creation and access issues are very important and a key aim for AVL and its regeneration





Public transport routes serving the area and linking it to the rest of AVL, the City Centre and communities in East and South Leeds

Knostrup WWTW filter beds removed as part of Yorkshire Water's improvement works opening up land for development

East Leeds Link Road

Bellwood roundabout

Over 80 hectares of employment land accessed from the ELLR and Skelton Bridge

A new bridge at Skelton Grange improves access to the area and enables north-south public transport routes to be provided

M1 Junction 45

Opportunity to construct an inland dock allowing freight to be brought into the city using the canal

New neighbourhood centre providing local facilities and services and creating a focal point for the new community

New pedestrian/cycle bridges across the river

Major housing development creating a new community spanning both sides of the river. The development will include:

- 3,000 new homes, including affordable housing and a mix of house types and sizes
- a primary school
- a health centre
- areas of greenspace

Riverside park to serve the new housing and the wider AVL area

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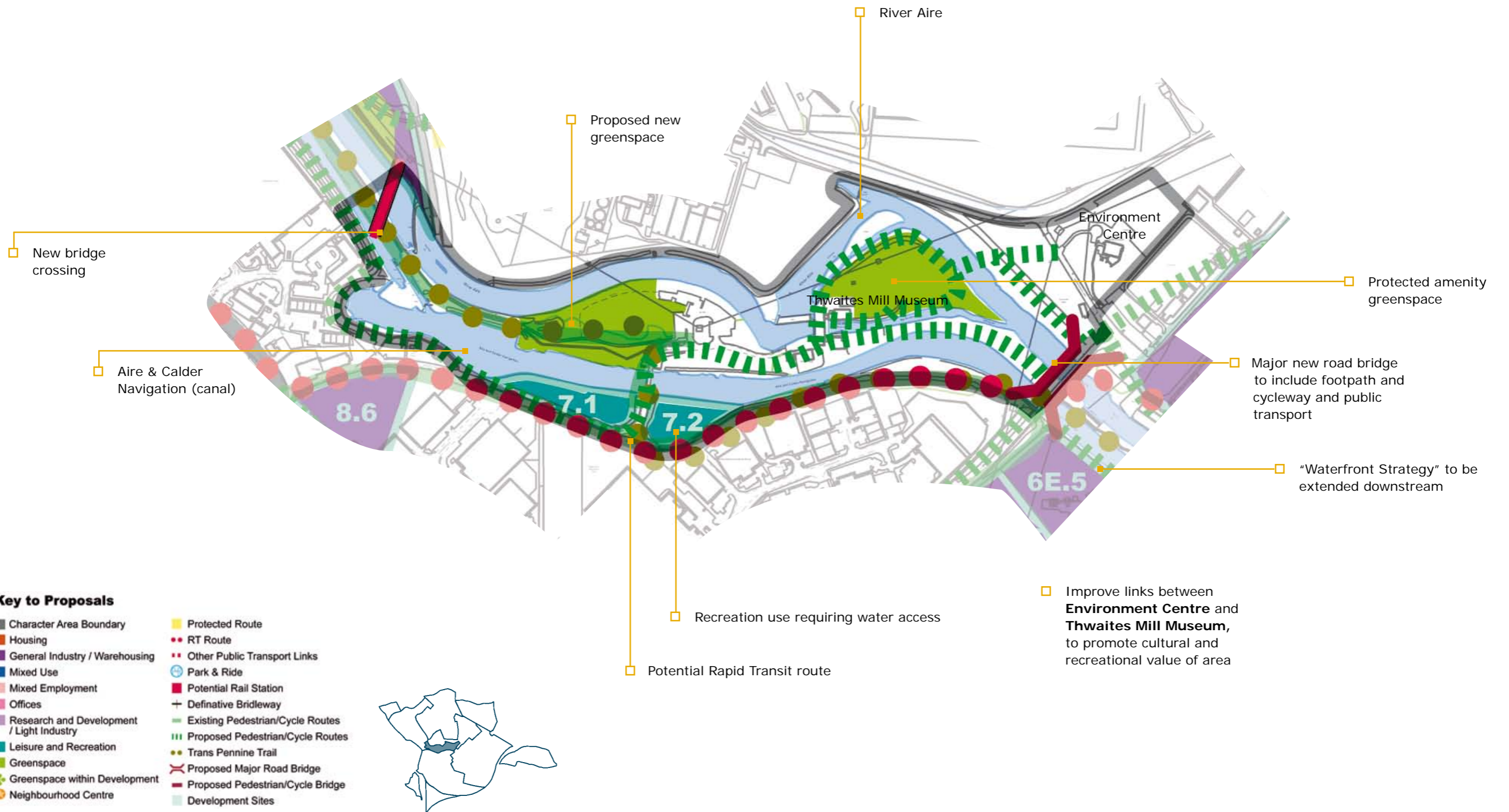
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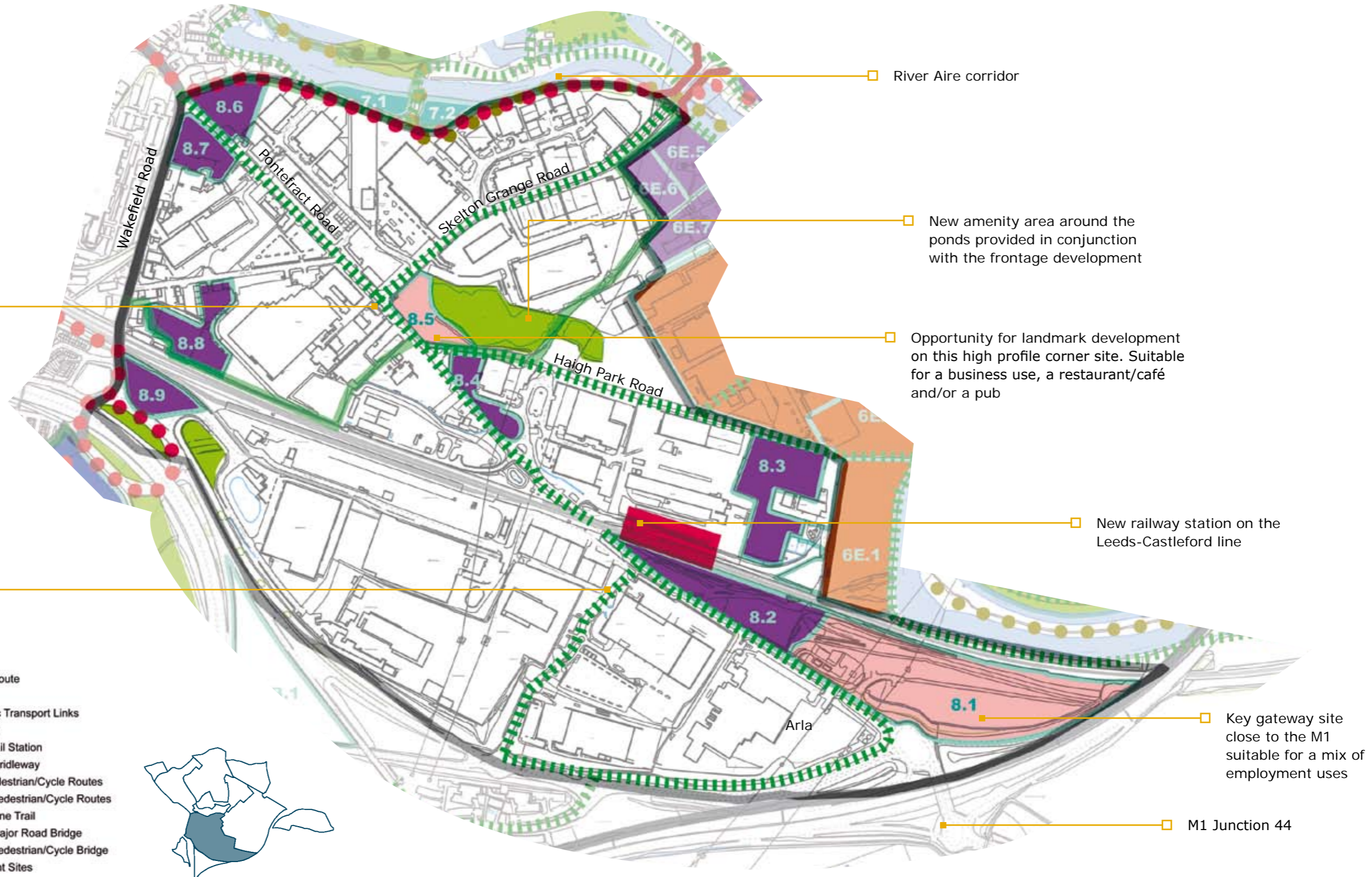
Aire Valley Leeds - Preferred Option

Character Area 6 - Bellwood / Skelton Grange / Stourton Riverside



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22 hectares of development land available on 9 sites



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□ Hunslet Cemetery and local nature area

□ Junction 7 (M621)

□ Rapid Transit route providing services to the City Centre

□ Park & Ride facility with approximately 1,000 to 1,200 spaces to serve the City Centre

□ Important routes through the site to connect with surrounding communities

□ 19ha mixed use development suitable for:

- offices
- other employment development
- a major leisure facility

□ M621

□ Possible public transport connections from housing area to site and P&R

□ Link to Leeds Valley Park (over motorway)

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Site is not suitable for development. Identified for landscaping and tree planting

Leeds Valley Park Phase 2 (complete)

Important brideway link across motorway to housing areas and Stourton North

Leeds Valley Park Phase 1 (complete)

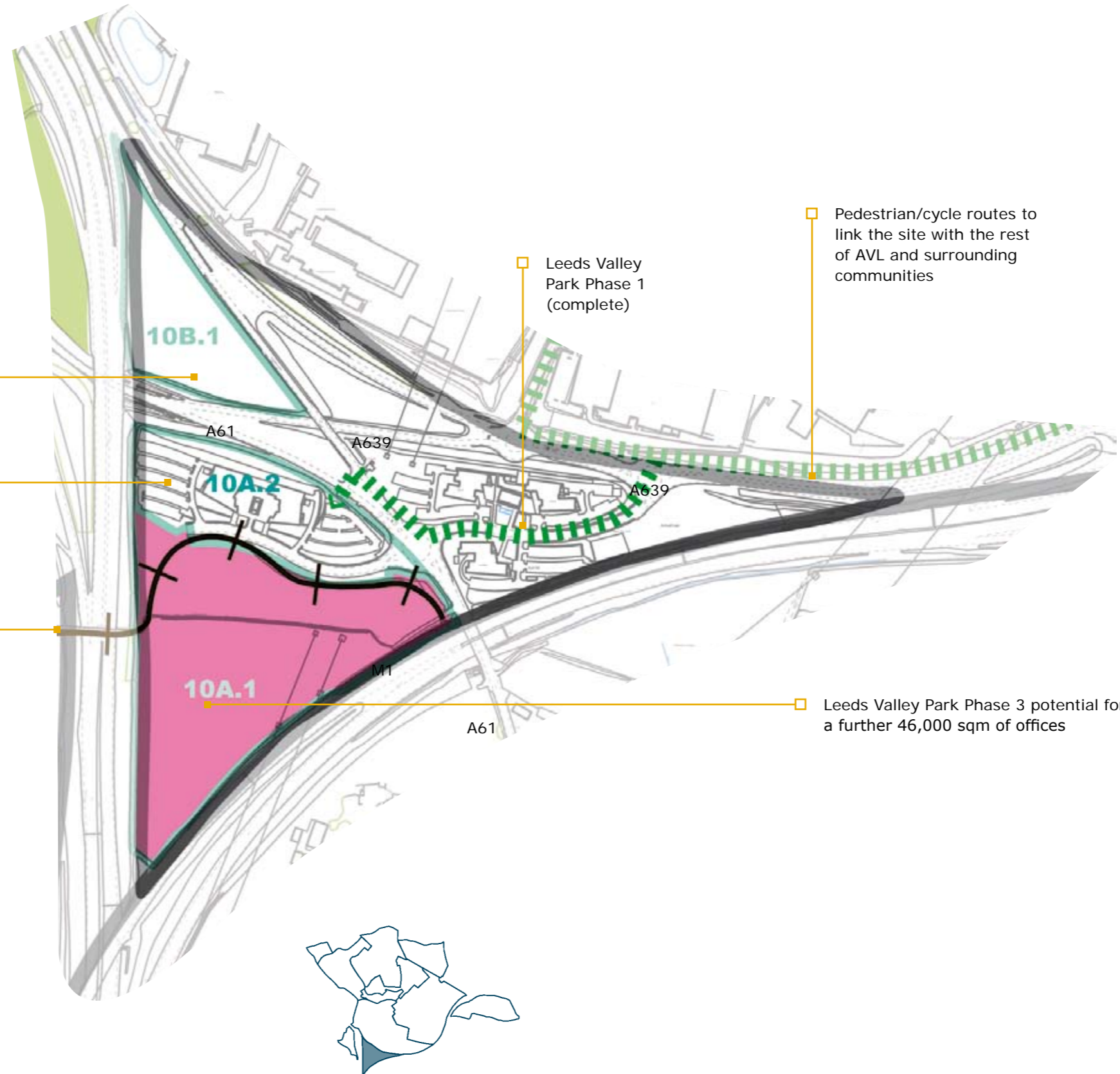
Pedestrian/cycle routes to link the site with the rest of AVL and surrounding communities

Leeds Valley Park Phase 3 potential for a further 46,000 sqm of offices

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- Site is proposed for a mixed use development to include:
 - offices
 - new housing (at least 1,200 units)
 - primary school
 - medical centre
 - neighbourhood centre
 - areas of greenspace

□ Rapid Transit and public transport link/s to the rest of AVL and the City Centre

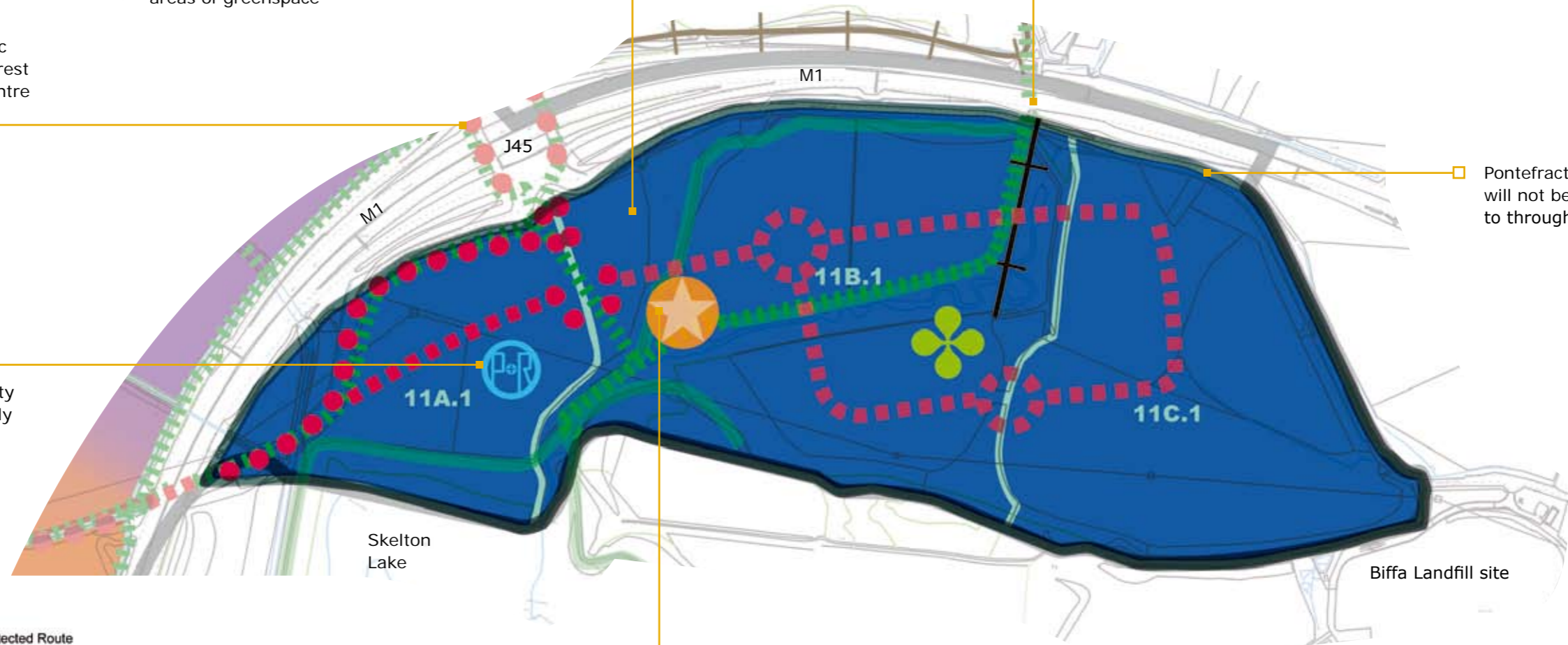
- Existing planning on site 11B.1 for:
 - 102,190 sqm office
 - 200 bed hotel
 - 5,00 sqm of support services

□ Colton Beck - important green corridor and pedestrian/cycle link to Temple Newsam

□ Pontefract Lane will not be open to through traffic

□ Park & Ride facility with approximately 1,000 to 1,200 spaces to serve the City Centre

□ New Neighbourhood Centre - providing local facilities and services and creating a focal point for the new community



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