



Report of Director of City Development

Report to Executive Board

Date: 18 October 2017

Subject: South Bank Leeds Framework Plan

Are specific electoral wards affected? If yes, name(s) of ward(s): City and Hunslet, Beeston and Holbeck	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: Appendix number:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Summary of main issues

1. This report makes recommendations on the South Bank Leeds Framework Plan and is complementary to the Leeds Integrated Station Masterplan and Leeds City Region HS2 Growth Strategy report, as set out elsewhere on this agenda, which sets out the city's spatial vision for HS2's arrival and the growth of our city centre.
2. The regeneration of the South Bank will effectively double the size of Leeds City Centre, creating a distinctive mixed use district providing over 35,000 jobs and over 8,000 homes. It is one of the largest city centre regeneration initiatives in Europe, and will capture the growth of Leeds City Centre for the coming decades, cementing the city's role as the UK's fastest growing city and driver of the region's and nation's economy. It will be home to a mixture of developments, including proposals for a new primary school and extra care provision to complement the thriving Educational cluster now operating in the area. Regeneration of the area will meet a wide range of council priorities, through inclusive growth and our child and age friendly approaches.
3. Through co-production and city wide collaboration, the draft South Bank Leeds Framework Plan was produced to provide a clear vision and guidance for the future development of the South Bank and to establish principles to drive the growth of the area including:
 - I. Delivery of a world class station befitting of Leeds' role as a driver of the northern economy with the HS2 station as part of an integrated hub for the region;

- II. Making the River Aire and areas close to it a major leisure, event and recreation space for people of all ages to enjoy through play, leisure and high quality design;
 - III. Creation of six major pieces of public open space in the South Bank including a forecourt for HS2, as well as public spaces for events, play and animation in support of the city's child friendly status and ambitions to be European Capital of Culture;
 - IV. Transformation of the road network to provide streets to complement adjacent land uses which prioritise public transport, pedestrians and cyclists;
 - V. New routes into South Bank to adjoining neighbourhoods to improve connectivity, with land uses supporting the creation of a range of employment opportunities;
 - VI. Expansion of the Public Transport Box south of the river to increase bus accessibility of the HS2 station and the South Bank;
 - VII. The green City Centre Park as a major piece of Green Infrastructure;
 - VIII. Continuing the vision of a mixed use neighbourhood, with the appropriate clustering of a variety of land uses;
 - IX. The potential for landmark, taller buildings and structures and major leisure destinations to be developed at certain locations;
 - X. Innovative ideas to mitigate for climate change and flooding.
4. In July 2016 Executive Board gave approval to undertake consultation on the draft South Bank Leeds Framework Plan. An extensive 3 month public consultation exercise followed between August and December 2016. Over 2,200 people took part in this consultation, yielding over 32,000 individual responses. 20% of responses were from people aged under 15, 20% from people living in Holbeck or Beeston. This provided invaluable input into the framework, with clear feedback from the public on the importance of culture, high quality urban realm, the water front and accessible family friendly features. Overall, the consultation responses showed support for the principles of the Framework Plan.
 5. The responses have been analysed and a number of changes are proposed, having regard to representations received, to produce an amended draft of the document. In particular, changes to strengthen the importance of urban realm, family friendly design features, the waterfront, the importance of culture in the regeneration vision (including of research and development). Clarification of guidance on areas such as flooding and the Green Park. Further, with the Leeds Integrated Station Masterplan now produced (the detail of which is included in the Report on the HS2 Growth Strategy elsewhere on the Agenda), to update the HS2 section to reflect the current thinking relating to the Leeds Integrated Station (HS2 and the existing station) to provide greater clarity on the city's vision for the station as work commences on its transformation.
 6. The consultation responses have also been used to scope South Bank infrastructure projects included within the proposed HS2 Growth Strategy to ensure infrastructure proposals move forward based on projects that are priorities for the public.
 7. In its current form the draft South Bank Leeds Framework Plan does not have any formal planning status. A key objective of the consultation process was to clarify the status of the document in planning policy terms and the relationship to other

documents. Stakeholder feedback was that it would be beneficial for the document to have a formal planning status.

8. As such, it intended to redraft the South Bank Leeds Framework Plan as a Supplementary Planning Document. This will necessitate some amends to the style and content of the document to comply with the provisions of the Town and Country Planning (Local Planning) (England) Regulations 2012 which sets out the requirements the Council must adhere to in producing, consulting upon and adopting an SPD.
9. This report seeks approval to amend the draft South Bank Leeds Framework Plan as outlined. If endorsed a statutory six week consultation will follow on an amended draft of the Framework Plan (to be called the South Bank Leeds Regeneration Framework SPD) with a view to formally adopting the document as an SPD early in 2018 (taking into account any representations received through further statutory consultation). If adopted, the Regeneration Framework SPD will be a material consideration in any planning application in the area and will be the first planning framework to cover the full South Bank area. This will see the current South Bank Planning Statement – which covers part of the area – withdrawn as it will be fundamentally superseded. A proposed public consultation strategy is appended to this report.

Recommendations

10. Executive Board is recommended to:
 - i) Note the contents of the report summarising feedback from the public consultation exercise.
 - ii) Agree that the draft South Bank Leeds Framework Plan is updated to reflect representations received through the consultation as set out at paragraphs 3.11.4 and 3.12.2 of the report and support the proposal to amend the Framework Plan in order for it to become a Supplementary Planning Document.
 - iii) On the basis of recommendation (ii) above, request that the Chief Planning Officer undertake a six week consultation exercise on a revised draft South Bank Leeds Regeneration Framework Supplementary Planning Document.
 - iv) Approve that following the consultation period and subject to amendments required having regard to representations received, the Chief Planning Officer adopts the SPD.

1. Purpose of this report

- 1.1 To inform members of the outcome of the public consultation undertaken on the draft South Bank Leeds Framework Plan in Autumn/Winter 2016 and to suggest amendments to the Plan in response to the representations received through the consultation, including a recommendation to convert the draft Framework Plan into a Supplementary Planning Document (to be called the South Bank Leeds Regeneration Framework Supplementary Planning Document)
- 1.2 Subject to agreement of the above, to inform Executive Board of the intention to undertake a 6 week consultation on an amended version of the South Bank Leeds Framework Plan with a view to formally adopting the framework as a Supplementary Planning Document.
- 1.3 This report is complementary to the Leeds Integrated Station Masterplan and Leeds City Region HS2 Growth Strategy report as set out elsewhere on this agenda.

2. Background information

- 2.1 The regeneration of the South Bank will effectively double the size of Leeds City Centre, creating a distinctive mixed use district providing over 35,000 jobs and over 8,000 homes. It is one of the largest city centre regeneration initiatives in Europe, and will capture the growth of Leeds City Centre for the coming decades, cementing the city's role as the UK's fastest growing city and driver of the region's and nation's economy.
- 2.2 Through co-production and city wide collaboration, the draft South Bank Leeds Framework Plan was produced to provide a clear vision and guidance for the future development of the South Bank and to establish principles to drive the growth of the area. The vision set out in the consultation was one that included:
 - I. Delivery of a world class station befitting of Leeds' role as a driver of the northern economy with the HS2 station as part of an integrated hub for the region;
 - II. Making the River Aire and areas close to it a major leisure, event and recreation space for people of all ages to enjoy through play, leisure and high quality design;
 - III. Creation of six major pieces of public open space in the South Bank including a forecourt for HS2, as well as public spaces for events, play and animation in support of the city's child friendly status and ambitions to be European Capital of Culture;
 - IV. Transformation of the road network to provide streets to complement adjacent land uses which prioritise public transport, pedestrians and cyclists;
 - V. New routes into South Bank to adjoining neighbourhoods to improve connectivity, with land uses supporting the creation of a range of employment opportunities;
 - VI. Expansion of the Public Transport Box south of the river to increase bus accessibility of the HS2 station and the South Bank;
 - VII. The green City Centre Park as a major piece of Green Infrastructure;
 - VIII. Continuing the vision of a mixed use neighbourhood, with the appropriate clustering of a variety of land uses;

- IX. The potential for landmark, taller structures and buildings and major leisure destinations to be developed at certain locations;
- X. Innovative ideas to mitigate for climate change and flooding.

2.3 The draft South Bank Leeds Framework Plan is available to download at <https://southbankleeds.co.uk/shapeyourcity>.

2.4 In July 2016 the Executive Board gave approval to undertake consultation on the framework and associated city centre transport proposals. The draft framework plan underwent a large scale three month consultation exercise between 15 August and 2 December 2016. A wide range of methods were used to gather the views of residents including a survey made available in paper form and online, a survey targeted at younger people, email responses, social media contributions from Facebook and Twitter, and a series of in-depth workshops carried out with residents and stakeholders to discuss specific aspects of the regeneration framework. Targeted information events were held to for residents in Holbeck, Beeston, Hunslet and the City centre since those living and working there would be most impacted upon by the proposals.

2.5 The intention was for the consultation exercise to inform the final version of the framework in a number of ways, including clarifying the status of the framework in planning policy.

3. Main issues

3.1 The public consultation exercise was extensive: over 2,200 people took part, yielding over 32,000 individual responses. 20% of responses were from people aged under 15, 20% from people living in Holbeck or Beeston. This provided invaluable input into the framework, with clear feedback from the public on the importance of culture, high quality urban realm, the water front, accessible family friendly features. Overall, the consultation showed support for the principles of the regeneration framework.

3.2 Following its approval at the July Executive Board the South Bank Leeds Framework Plan went out to public consultation from 15th August 2 until 2nd December 2016.

3.3 The extensive consultation used a wide range of different methods to engage with stakeholders and the public:

- Southbankleeds.co.uk – website had the survey amongst other informative materials
- Social Media – engaging comments and twitter polls were included in responses
- Public Consultation events
- Stakeholder workshops
- Public/Open consultations
- Consulting with Leeds Equality Hub Representatives meeting
- Consulting directly with the following individually: Leeds Disability Hub, Leeds BME Hub, Women’s Lives Leeds, Leeds LGB T* Hub, Leeds City Councils Voice and Influence Team, Access and Use-ability Group.
- Working with education establishments – University of Leeds, Leeds Beckett University, Leeds City College, Leeds College of Building, University of Technical College and the Ruth Gorse Academy.
- Community Committee meetings and work with the inner south community team

- Targeted events such as Breeze, Child friendly meeting
- Other public consultation such as the Vastint City Park proposals consultation

- 3.4 During the consultation period 72 individual events were held as follows:
- 45 open events
 - 20 targeted events
 - 7 Business events (6 LCC led and 1 Stakeholder)
- 3.5 The business events consisted of hosting six workshops on the themes embedded within the Framework: Roads & Public transport, Resilience & Infrastructure, Links to neighbouring communities, City Park, waterfront & public space, Culture & heritage workshops. This allowed key businesses and stakeholders to voice their input in detail on the Framework's proposals.
- 3.6 In total 2,209 members of the public took part in the consultation, resulting in 32,773 points of data and 32 different responses from partner organisations, business, landowners and other stakeholders. The independent research company, QA research have helped to analyse the results of the public consultation.
- 3.7 A good spread of responses were gathered across the different age ranges with young people particularly well represented (19%). Of the 283 respondents aged under 15, a total of 190 responded directly to the young people's survey and this includes responses from 26 different schools, with the highest number of respondents being from the Ruth Gorse Academy located in South Bank itself.
- 3.8 Respondents from 98 different postcodes were recorded, the highest number came from LS10 (176), LS6 (126), LS11 (87) and LS9 (79). Those from neighbouring communities (LS10 and LS11) were well represented accounting for 19% of respondents. The distribution of respondents by locations was as follows:
- | | |
|--|-----|
| ▪ Neighbouring communities (LS10 and LS11) | 19% |
| ▪ City Centre Community (LS1 and LS2) | 8% |
| ▪ Other LS postcode | 62% |
| ▪ Non-LS postcode | 11% |
- 3.9 A graphic report summarising the key findings of the consultation is included at Appendix 1. Further detail regarding the extensive consultation is provided within the Equality Impact Assessment attached at Appendix 2.

3.10 **Feedback from the consultation**

- 3.10.1 The consultation revealed aspirations for a well-designed, modern and vibrant South Bank, that is representative and connects well with the existing city centre and works with and maintains the culture and heritage of the area. There is a desire to see a mix of retail, leisure, cultural and residential spaces, with some making reference to creating a European city feel. The area should have something for everyone including families, young children, young people and the older population both in terms of the open spaces, leisure and community facilities and residential provision.
- 3.10.2 A City Park and new green and open spaces are a vital part of the vision, 59% of those responding to the survey felt this was important for the city centre and South

Bank. A higher proportion, 71-73% of those living in the city centre and neighbouring communities thought this was important. The River Aire waterfront was also an important part of the vision (highlighted by 43% of respondents overall and 50/58% locally) and was seen as a feature that could be accentuated and utilised as a focal point for the area.

- 3.10.3 The representations received evidenced a strong desire for the South Bank to be an area that encourages people to spend their time there, with well thought out transport and accessibility, cultural and leisure activities, family friendly features and an ambiance and amenity that make it an attractive destination.
- 3.10.4 Maintaining and reinvigorating the existing heritage of the South Bank (particularly iconic buildings) is seen as a desirable objective, but an appetite also exists for modern and iconic new buildings. The character was seen as grounded in the industrial heritage of the area, typified in buildings such as The Tetley, and there was a strong desire not only to preserve but also to reuse these structures and make them an integral part of the new South Bank.
- 3.10.5 Responses to the consultation frequently emphasised the importance of infrastructure as well as existing problems with accessibility and connectivity with the existing city centre. The need for community infrastructure (e.g. schools, doctors) was mentioned as being important by some respondents along with 'more or better cycling routes'.
- 3.10.6 Younger respondents felt strongly that 'accessibility and community safety' were important and this was also a priority for those living in neighbouring communities. It was felt to be important that public spaces benefit wider communities and include something for everyone including families, and young people.
- 3.10.7 A lack of public space within the city centre which catered for young people and families was noted. The lack of green space and open space was amongst the three most important challenges for South Bank for 50% of respondents, along with the dominance of roads causing challenges for pedestrians (37%) and the perception of the South Bank being a long way from the city centre (33%).
- 3.10.8 The importance of adequate transportation is a key theme and aspirations for the South Bank are driven by a desire to see better facilities for walking, cycling and public transportation, although recognition of the need for car access and parking is apparent.
- 3.10.9 An objective of the consultation was to seek views relating to the status of the framework in planning policy terms. Through the process it became clear that in order for the ambitions within the framework to have an influence on development decisions, it would be beneficial for the document to have a formal planning status. There was not agreement between stakeholder responses on how prescriptive the document should be, with a mixture of conflicting views presented on this point.

3.11 **Amendments to the framework**

- 3.11.1 The responses have been considered, analysed and a number of changes are proposed, building on the feedback from the public and businesses, to produce an amended draft of the document.

- 3.11.2 In particular, strengthening the importance of urban realm, family friendly design features, the waterfront and culture in the regeneration vision (including of research and development). Clarification of guidance on areas such as flooding and the Green City Park. Further, with the Leeds Station Integrated Masterplan now produced, to update the section around HS2 and the station to provide greater clarity on the city's vision for the station as work commences on station transformation.
- 3.11.3 A stakeholder workshop was held on 24th March 2017 to update stakeholders about activity in the South Bank and feedback following the consultation. The intention to turn the framework into an area wide Supplementary Planning Document (SPD) was communicated at this workshop and was largely endorsed by the attendees.
- 3.11.4 In addition, to the proposal to redraft the Framework as an SPD the following amendments are suggested to the South Bank Leeds Framework Plan following the consultation:
- An extended boundary for the area (Appendix 3) to capture: the whole of the River Aire waterfront within the city centre, sites in Holbeck to the west of the viaduct and Hunslet Mill and the A61 including Jack Lane in the south. This reflects the importance of Hunslet Mill both in historical and in regeneration terms, the strategic nature of Jack Lane for transport proposals and the importance of sites adjoining the viaduct in helping connect Holbeck to the city centre.
 - To refine the vision for the city centre park and other areas of open space including key principles, use and functions.
 - To strengthen the strategy around 'making the most of a natural asset' (the River Aire waterfront). Including incorporating recommendations stemming from the Chamber of Commerce Waterfront Strategy document.
 - New additions relating to climate change, ecology, biodiversity and public transport.
 - Culture was not directly referred to in the consultation but emerged as a key theme throughout the responses. The inclusion of a new 'key move' relating to culture to ensure that the document actively supports the emerging culture strategy and Leeds' bid to be European Capital of Culture in 2023. Further to feedback from Leeds Sustainable Development Group, to strengthen the role of research into shaping the future of South Bank.
 - Removal of reference to the diversion of the Hol Beck because the consultation on this matter was inconclusive. It was thought that the economic implications of the land take required may prove prohibitive however, this does not preclude a diversion being looked at in future studies considering innovative approaches to managing and mitigating flood risk.
 - Amendments to reflect detailed comments surrounding particular sites and views from stakeholders.
 - Whilst overall the provisions of the South Bank Leeds Framework Plan were broadly welcomed and endorsed through the consultation exercise there were views expressed relating to some of the proposals regarding traffic management, bus routes and road alignments. In particular, these sought

assurance on the implications for congestion and there were queries about how proposals would work. These comments have been noted and will be picked up through the City Centre Transport Strategy as design work progresses. Clarification of the relationship between Planning Guidance and delivery will be incorporated into the amended draft.

- Another aspect commented on was that some of the plans and images were too prescriptive, whilst other comments suggested they were not prescriptive enough. The plans shown are intended to be illustrative only, representing one way which the objectives within the framework could be delivered they are not intended to be too prescriptive. It will be made clearer where policy is more prescriptive in certain areas.

3.12 HS2 and the station hinterland

3.12.1 The draft South Bank Leeds Framework Plan has been actively used to inform a number of delivery plans highlighted in the framework to implement the proposals contained within it. In particular the:

- HS2 Growth Strategy
- Leeds Infrastructure Delivery Plan
- South Bank Street Design Guide
- Leeds Integrated Station Masterplan
- City Centre Transport Strategy

3.12.2 It is proposed to amend the Framework Plan so that it reflects the current thinking around the Leeds Integrated Station Masterplan which has developed substantially since the draft framework plan was produced. The principles in the section relating to HS2 and its hinterland will be expanded upon and further detail included to ensure it reflects the latest thinking about how best to integrate HS2 with the existing station and townscape of Leeds, and maximises the opportunities and helps create a world class fully integrated destination station for Leeds and the wider City Region.

3.12.3 Further detail on this matter is covered under a separate report relating to the Leeds Integrated Station Masterplan and the HS2 Growth Strategy (as set out elsewhere on this agenda).

3.13 Planning policy status

3.13.1 The key purpose of an SPD is to amplify policies within the Core Strategy, part of the statutory Development Plan for Leeds. The relevant policies are:

- Spatial Policy 3: The Role of Leeds City Centre
- Spatial Policy 11: Transport Infrastructure Investment Priorities
- Policy CC2: City Centre South
- Policy CC3: Improving Connectivity Between the City Centre and Neighbouring Communities

3.13.2 The Aire Valley Leeds Area Action Plan (Area Action Plan) and the Leeds Site Allocations Plan (Allocations Plan) are in preparation and make development allocations in parts of the South Bank. There is the Holbeck, South Bank SPD which covers part of the area and the 2011 South Bank Planning Statement which has

been adopted as 'informal planning advice'. There is also a Neighbourhood Plan in production which covers a part of Holbeck which falls within the framework boundary. If it is to become an SPD the Framework Plan will need to include information regarding its position in the planning policy hierarchy and its relationship to these other documents.

3.13.3 By redrafting the framework as an SPD it will provide a more detailed layer of illustrative guidance to inform and assess development proposals within the area but will be consistent with and complementary to the policies, proposals and allocations set out in the Area Action Plan and the Allocations Plan.

3.13.4 It is intended that the SPD includes the area covered by the Holbeck, South Bank SPD but will not seek to replace the guidance within it which provides a more granular level of detail warranted by the important historic and architectural legacy in Holbeck. Where proposals fall within this area developers will need to have regard to the provisions of both documents.

3.13.5 The guidance within the Framework Plan once redrafted as an SPD is intended to replace that contained within the 2011 South Bank Planning Statement (informal planning guidance) which will be automatically superseded if the framework is adopted.

4 Corporate considerations

4.1 Consultation and engagement

4.1.1 Subject to approval by the Executive Board, it is anticipated that a draft South Bank Leeds Regeneration Framework SPD will be produced and a period of consultation will commence in November for 6 weeks.

4.1.2 The public consultation is to be undertaken in accordance with the Leeds LDF Statement of Community Involvement (adopted February 2007) and the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.1.3 A proposed public consultation strategy will target key stakeholders and those who responded to the 2016 consultation and is attached at Appendix 4.

4.1.4 Further regular workshops are held as part of the South Bank regeneration programme and will be used as a platform to continue discussions.

4.1.5 The Executive Member for regeneration has been kept informed of progress through regular briefings with officers. The ward members representing City and Hunslet and Beeston and Holbeck were briefed in advance of the initial consultation and have been contacted by email in advance of this report.

4.1.6 Representatives of the Holbeck Neighbourhood Forum responsible for producing the Holbeck Neighbourhood Plan have been kept informed of progress through informal updates.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 The consultation on the Framework Plan was specifically designed to ensure that the views captured were representative of the whole population of Leeds. Emphasis was placed on engaging directly with equality groups to ensure that a final version of the Framework would reflect a diverse range of views.
- 4.2.2 An Equality Impact Assessment has been undertaken following completion of the initial consultation in recognition of the major changes to the city that it may facilitate, and the importance of considering all equality matters in shaping the final vision for the area.
- 4.2.3 The assessment provides further detail in relation to the comprehensive nature of the consultation exercise and in particular it outlines the measures taken to engage directly with equality groups. 20 events spread out over the consultation were focused specifically around the equality assembly groups within Leeds. These consisted of directly consulting with:
- Leeds Equality Hub Representatives
 - Leeds Disability Hub
 - Leeds BME Hub
 - Women's Lives Leeds
 - Leeds LGBT* Hub
 - Leeds City Councils Voice and Influence Team
 - Leeds Access and Use-ability Group
 - Leeds Older Peoples Forum
 - Working with education establishments (University of Leeds, Leeds Beckett University, Ruth Gorse Academy, Leeds College of Building, University of Technical College, Leeds City College, Leeds College of Art and 14 primary schools from across the city region)
- 4.2.4 The EIA goes on to address the way in which the South Bank Leeds Framework Plan (and future versions of the plan) has the potential to impact on equality and diversity, cohesion and integration issues and considers potential impacts and risks relating to specific groups.
- 4.2.5 The main actions suggested through the EIA are being actively progressed through a targeted action plan. The key actions being progressed include ongoing liaison with the Equality Hub and Equality Assembly on proposals within the framework, ensuring physical accessibility in terms of the station design, developments in general and public realm interventions, work to improve connections to neighbouring communities and thereby improving access to employment opportunities.

4.3 Council policies and best council plan

- 4.3.1 The proposals contained within the draft SPD will help to achieve the Best Council Plan priorities of Leeds being: A Strong Economy and a Compassionate City. They will help address inequality through the major job creation the South Bank will facilitate.
- 4.3.2 In addition, the framework (if redrafted as an SPD) can directly contribute to the delivery of priority outcomes for 2017/18 including: supporting economic growth and access to economic opportunities; supporting communities, raising aspirations; providing enough homes of a high standard in all sectors; supporting children to

have the best start in life; improving air quality; helping deliver a well-connected transport system; providing an inclusive, accessible range of transport options; supporting a resilient, inclusive cultural and creative sector, and enhancing the quality of our public realm and green spaces.

4.4 Resources and value for money

- 4.4.1 The amendments to the framework will be funded from existing revenue budgets and the proposals to undertake further consultation will utilise existing budget provision.

4.5 Legal implications, access to information, and call-in

- 4.5.1 Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements the Council must adhere to in producing, consulting upon and adopting an SPD.
- 4.5.2 The Local Development Scheme has been updated to include reference to the intention to produce this SPD.
- 4.5.3 All information in relation to this programme is being held and managed in accordance with the access to information policies and procedures.
- 4.5.4 The proposal to update the framework and redraft it as an SPD is considered to represent a key decision on the basis that it has the potential to have a significant effect on communities living in more than one ward. The recommendations in this report are subject to call-in.

4.6 Risk management

- 4.6.1 There is a risk that if the framework is not formally adopted and incorporated into the planning policy hierarchy it will not be given due weight by developers and accorded weight in planning decisions with the result that key principles within the framework may not have a statutory basis through which to be delivered. The intended redrafting and adoption of the regeneration framework as a Supplementary Planning Document will address this risk.

5 Conclusions

- 5.1 The South Bank regeneration initiative is one of the country's largest opportunities to capture growth, create jobs and tackle inequality. The draft South Bank Leeds Framework Plan was produced to provide a coherent plan for the area and to act as a mechanism to coordinate and deliver activities that achieve the vision for the South Bank. The draft plan underwent a large scale consultation exercise from August to December 2016 which was extensive and was successful in prompting large numbers of people to respond, including significant numbers of those living in neighbouring communities and substantial numbers of young people. This report has provided detail in relation to the consultation undertaken and summarised the key points which emerged from the consultation feedback.
- 5.2 A key outcome of the consultation process was the need to clarify the status of the document in planning policy terms and it has become apparent that it would be

beneficial for the document to have a formal planning status in order for it to have an influence on development decisions

- 5.3 This report has outlined a number of proposed changes as a result of the representations received through the consultation process. It also proposes that the South Bank Leeds Framework Plan be redrafted as an area wide Supplementary Planning Document.
- 5.4 The proposed amended draft will have regard to the representations received and promote a vision of the South Bank which has been endorsed by stakeholders and members of the public which, if adopted (subject to the outcome of further consultation) can be implemented by developers through planning permission decisions.
- 5.5 This report seeks endorsement from the Executive Board to produce a revised version of the Framework (which will be called the South Bank Leeds Regeneration Framework SPD). If supported a statutory six week consultation will commence on the amended draft with a view to formally adopting it as an SPD early in 2018 (subject to the outcome of the consultation).

6 Recommendation

- 6.1 Executive Board is recommended to:
 - i) Note the contents of the report summarising feedback from the public consultation exercise.
 - ii) Agree that the draft South Bank Leeds Framework Plan is updated to reflect representations received through the consultation as set out at paragraph 3.11.4 and 3.12.2 of the report and support the proposal to amend the Framework Plan in order for it to become a Supplementary Planning Document.
 - iii) On the basis of the recommendation (ii) above, request that the Chief Planning Officer undertake a six week consultation exercise on a revised draft South Bank Leeds Regeneration Framework Supplementary Planning Document.
 - iv) Approve that following the consultation period and subject to amendments required having regard to representations received, the Chief Planning Officer adopts the SPD.

7 Background documents¹

- 7.1 None.

8 Appendices

- 8.1 Appendix 1 – QA South Bank Framework Plan consultation report 2016
- 8.2 Appendix 2 – Equality Impact Assessment
- 8.3 Appendix 3 – South Bank Leeds Regeneration Framework SPD boundary plan
- 8.4 Appendix 4 – Proposed Public consultation strategy

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.