



Report of the Directors of City Development and Environment and Neighbourhoods

Executive Board

Date: 22nd July 2009

Subject: Partnership for Regeneration Investment into Aire Valley Leeds

Electoral Wards Affected:

Burmantofts and Richmond Hill
Temple Newsam
Garforth and Swillington
City and Hunslet
Middleton Park

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Eligible for Call In

Not Eligible for Call In

(Details contained in the report)

EXECUTIVE SUMMARY

1. This report seeks Executive Board approval to enter into a working partnership with some of the main landowners in the Aire Valley Leeds regeneration area and the other key public sector funding bodies. The partnership is proposed to include the council and the public sector bodies Yorkshire Forward and the Homes and Communities Agency. The developers are Evans Property Group and Keyland Developments, through their joint venture partnership Templegate Developments, and Swayfields.
2. It is proposed that the council signs a memorandum of understanding with these parties to promote and enable large scale public and private sector investment into the Aire Valley Leeds regeneration area.

1 Purpose Of This Report

- 1.1 This report updates the Executive Board on the Aire Valley Leeds (AVL) programme and explains an opportunity which has arisen for a partnership with some of the key landowners in the area. This partnership aims to make a significant contribution to the council's long terms aspirations to provide a new district for the city, integrated and sustainable, providing work, leisure and homes.
- 1.2 The report seeks approval from the council's Executive Board to enter into the partnership.

2 Background Information

- 2.1 The AVL regeneration area is principally defined in the Aire Valley Leeds Area Action Plan being developed as part of the council's Local Development Framework. AVL covers approximately 1,000 hectares of land and includes more than 400 hectares of land which is likely to come forward for development during the next ten to twenty years.
- 2.2 The area stretches from the city centre around the Royal Armouries, to Stourton and Leeds Valley Park in the south, to the old coal minning areas either side of the M1 motorway around junction 45 and in the north by the Leeds Selby railway line.
- 2.3 The development potential for AVL is of regional significance as the area has land available which could provide between 5,000 and 7,000 new homes and between 23,000 and 27,000 new jobs.
- 2.4 The council is seeking, with support from Yorkshire Forward and the Homes and Communities Agency (the HCA) to bring forward development in AVL which maximises sustainable principles and which will have a transformational effect on the city and the region.
- 2.5 Two of the key landholders in the area, Evans Property Group Ltd and Keyland Developments Ltd have a joint venture partnership called Templegate Development Ltd. Templegate Development Ltd has been working on masterplanning for their joint landholdings and has approached the council (and Yorkshire Forward and the HCA) to explore joint working to progress their long term interests for AVL.
- 2.6 The developer Swayfield has an interest in a large area of the land under consideration and is also keen to work collaboratively on development options for the area.

3 Main Issues

- 3.1 The council has taken the Area Action Plan for the AVL to preferred options stage and this identified a range of potential land uses. It is important that the AAP provides a sound planning context for the area under consideration and a significant part of the AAP area is held by these landowners.
- 3.2 As part of the council's bid for city region status, recognised in the recent budget statement, AVL was highlighted as an area suitable for the new accelerated development zone mechanism. This mechanism would allow funding to be provided for the long term infrastructure investment needed to bring forward development land in AVL. The proposals are to be explored by a number of local authorities working with the department for Communities and Local Government and with HM Treasury. The proposals involve arrangements to allow future tax revenues from business rates to be used to fund the infrastructure investments.
- 3.3 Templegate Development Ltd approached the council (and Yorkshire Forward and the HCA) to promote closer working on the development potential for the land in which they have an interest. The joint venture has interests either side of junction 45 on the M1 including land previously used for coal mining and as part of the waste

water treatment works at Knostrop. It is proposed that in order to provide safeguards to each side, the parties enter into a memorandum of understanding, a legal agreement to set out joint objectives and tasks to be completed during the life of the agreement. This will allow information relating to the development potential of the land under review to be shared and joint assessments to be made. As part of this land is now leased to the developer Swayfield, it is proposed that they are included in the arrangements.

- 3.4 The memorandum of understanding will establish a partnership between the public sector bodies and private sector bodies with the working title of the Partnership for Regeneration Investment in Aire Valley Leeds. It has been judged that this will not be a significant partnership for the council particularly as it creates only minimal requirements on the council and the partnership is not taking on any of the council's duties or responsibilities. The partnership will initially be time limited to two years although this may be extended at the agreement of the parties.
- 3.5 The partnership will operate within the existing governance frameworks for AVL and regular reports will be provided to the AVL regeneration board. This board is chaired by the Executive Member for Development and Regeneration and includes representation from local councillors, landowners and other public sector bodies (for example the universities in Leeds).
- 3.6 The memorandum of understanding is a partnership agreement which will set out the terms for a joint partnership board and project team who will work collaboratively to establish and assess the development options in the area.
- 3.7 The joint vision for the Partnership for Regeneration Investment in Aire Valley Leeds is for Aire Valley Leeds to provide Leeds and the region with an opportunity to deliver an innovative and transformational new living and working community to the highest levels of sustainability and quality. The Partnership for Regeneration Investment in Aire Valley Leeds will help meet this challenge by driving forward the regeneration of Aire Valley Leeds and, by working together, to identify the development challenges for the area and the infrastructure investment required to deliver on the shared vision and to make a significant contribution to the housing and employment objectives set out in the Regional Spatial Strategy (2008).
- 3.8 A set of common objectives will also be agreed to cover the key policy areas needed to realise this vision. These objectives are identified in appendix A.
- 3.9 This partnership builds on the governance framework already established for the AVL and demonstrates the willingness of the public and private sectors to address common challenges. The work conducted by this partnership will directly inform the requirements for the accelerated development zone proposals as they will assess development potential and sequencing of the infrastructure requirements for this area of AVL. This work will be essential in testing and then in delivering the accelerated development proposals in Leeds.
- 3.10 Executive Board approval is requested to authorise the Directors of City Development and Environment and Neighbourhoods in liaison with the Assistant Chief Executive (Corporate Governance) to enter into the memorandum of understanding and create the Partnership for Regeneration Investment in Aire Valley Leeds on the terms described in this report.

4 The Planning Context

- 4.1 The adopted Unitary Development Plan (2006) and Regional Spatial Strategy (2008) (the RSS) provide a spatial context for the work to be undertaken by this partnership for example how assessments are made of existing allocated employment and housing sites, current regeneration priorities and also in terms of the environmental context (Green Belt, greenspaces etc).

- 4.2 However, as the partnership is looking ahead, proposals for AVL need to be developed alongside and be informed by the emerging Core Strategy for Leeds. They will need to relate to regeneration and renewal, improved connectivity and to meet the challenges posed by the RSS targets for new housing growth.
- 4.3 The RSS stresses, as first priority, the importance of bringing forward previously developed land and buildings and the more efficient use of existing developed land within cities and towns. The second priority is other suitable infill opportunities within cities and towns. The third priority is extensions to cities and towns.
- 4.4 Work is underway to develop the Core Strategy's spatial vision and to produce the best development strategy for Leeds given the challenges it faces. The results of the work conducted under this partnership will clearly have to be consistent with the broader planning and regeneration strategies for Leeds which will come forward in the Core Strategy.

5 Implications For Council Policy And Governance

- 5.1 The partnership which will be created under the memorandum of understanding has been assessed using the council significant partnership toolkit and is judged not to be a significant partnership. The existing and proposed governance arrangements are therefore adequate for a partnership of this nature.
- 5.2 No other policy or governance implications have been identified for these proposals.

6 Legal And Resource Implications

- 6.1 The council will enter into this memorandum of understanding under its powers to promote the economic social and environmental wellbeing of its area under Section 2 of the Local Government Act 2000. The proposals under review are judged to be for the wider benefit of the citizens of Leeds and the city region and not directly for the benefit of the council.

7 Conclusions

- 7.1 The proposed partnership will enable the development potential for a large part of the AVL to be assessed through joint working of the public and private sector. The work is driven by common objectives and will assist the council in the development of the spatial planning for the area and in planning for the investments need of the accelerated development zone for this area of the AVL.

8 Recommendations

- 8.1 Executive Board is requested to:
- (a) note the approach by the Templegate Development Ltd joint venture partners and the common benefits from joint working on the development potential for this large area of land in the AVL regeneration area;
 - (b) authorise the Directors of City Development and Environment and Neighbourhoods in liaison with the Assistant Chief Executive (Corporate Governance) to enter into the memorandum of understanding and create the Partnership for Regeneration Investment in Aire Valley Leeds on the terms described in this report.

Background papers

The Area Action Plan for the Aire Valley Leeds Preferred Options

Memorandum of understanding – strategic objectives

- To develop Aire Valley Leeds as a sustainable, integrated community where people want to live work and play
- To create a new internationally recognised mixed use district developed to the highest ecologically sustainable principles and low carbon impacts and create a sense of place for the new district incorporating the areas industrial heritage and leisure potential
- To regenerate former coal mining and waste water treatment land to establish development platforms to provide a significant contribution to the growth of the city's housing, employment, leisure, retail and community requirements of the appropriate scale as identified in the emerging Local Development Framework
- To create a public realm that while recognisable as being a part of a larger city-wide form allows localised expression that creates a legible Aire Valley Leeds character in its own right
- To provide a portfolio of employment sites to enhance Leeds' role as a regional economic centre and a regional capital.
- To promote AVL as an area for environmental industries and new renewable energy technologies
- To bring maximum social, environmental and economic benefit to local people and businesses by improving access and employment and training for local communities
- To improve movement within the area by all modes of transport, but focusing particularly on public transport, walking and cycling networks and usage to promote links between the AVL and other parts of the city, enhancing green links and their recreation potential.
- To improve the natural environment and enhance its role in the wider area and to address the image of the area to create a sense of place and a high profile.
- Through a programme of public and private investment to undertake the physical, social and environmental improvements required to remove current barriers to regeneration.
- To maximise the opportunities afforded by the waterways network in terms of transport and recreation and as a sustainable element of green infrastructure.
- To ensure that the wider needs of the city, identified by the Public Sector Bodies, are supported by the development of Aire Valley Leeds
- To respect and compliment the existing businesses and other users within Aire Valley Leeds within the context of the overall Vision