

TRANSPORT

The broad strategy of the UDP with its support for public transport, particularly Supertram, and other alternatives to the car remains valid. Some adjustment is, however, necessary to ensure that transport policy is consistent with and supports the general direction of change for the Review. In particular it will be important to

- more directly relate the location, form and density of development to public transport services
- provide for reduced car parking levels and Travel Plans (arrangements made via planning applications to encourage occupiers of new development towards alternatives to the car)
- update the Plan to reflect factual changes to transport proposals and proposals for Leeds/Bradford International Airport



The Proposals

- introduce a new policy to provide a clear basis for seeking contributions from development towards public transport improvements together with more detailed Supplementary planning Guidance (see Housing feature)
- adjustment car parking guidelines to

- ensure consistency with national and regional guidance
- introduce a new Travel Plans policy as a future requirement of significant new development
- bring in detailed changes updating the transport proposals and adjusting other policies to ensure a consistent approach in meeting objectives

SUSTAINABLE DEVELOPMENT

A better quality of life

Sustainable development is about making the right choices to ensure a better quality of life for everyone now and for generations to come. We have produced a Sustainability Appraisal of the Review proposals so far to ensure that the Plan is going in the right direction. To help promote the principles of sustainable development for individual schemes we have published a Sustainable Development Design Guide. Some revisions need to be made to the UDP to reinforce the commitment to sustainable development.



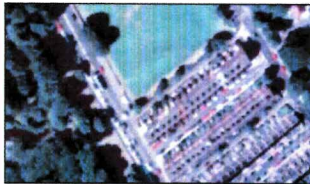
Proposals

- produce a full sustainability appraisal of the detailed Review policies and proposals
- set out the principles of sustainable development and their relationship to other parts of the Plan
- indicate the relevance of sustainable development to all development proposals
- introduce a requirement for sustainability appraisals to accompany significant development proposals

URBAN CAPACITY STUDY

The Government has advised all local authorities to prepare an Urban Capacity Study (UCS) as part of the development plan process. The aim of the UCS is to ensure that all potential sources of housing land in the main urban area are properly explored to reduce the need to use greenfield land in less sustainable locations. The Council has undertaken a study which suggests housing

potential in the order of 34,000 dwellings. The study backs up our approach to Housing and PAS sites. It is important to note that it is not the purpose of the UCS to identify sites. It is about assessing potential and making a judgement about how much of it might be realised over the life of the Plan. A first draft of the UCS setting out the methodology, the assumptions made and identifying the contribution anticipated from various potential sources has been produced (see - How can I find out more?). The UCS will be further refined as the Review progresses.



EMPLOYMENT - Loss Of Land For Other Purposes

The UDP aims to ensure that - normally - land allocated for employment or currently in employment use remains available for that purpose. Despite this employment sites continue to be lost to other uses - with a particular problem in west/north west Leeds where new opportunities are scarce. We are also conscious that there needs to be a balance between providing local job opportunities and the need to recycle brownfield land for housing.



The Proposals

- define more clearly the local area within which the supply of alternative employment land will be assessed
- require adequate marketing of sites for employment before other uses can be considered
- give preference to mixed use proposals

THE NEXT STEPS

- Your views will be considered by the Council's Unitary Development Plan Panel, a group of councillors that oversees the UDP
- We will then turn the ideas into detailed policies and proposals for inclusion in the UDP Written Statement and Proposals Map
- The detailed changes to the UDP will then be published so that formal representations

can be made. We hope this will start in June 2003

- We will consider any valid objections received during the deposit period. Where appropriate we will negotiate to see whether any mutually acceptable changes can be agreed
- There will then be a further 6 week deposit period for representations to be made on any changes made as a result of the first deposit stage. It is hoped this will be before the

end of 2003

- Outstanding objections will then have to be dealt with at a public inquiry; this is unlikely to start before mid-2004.
- Further stages include consideration of the Inspector's Report following the public inquiry, publication of modifications and adoption and publication of the Review Plan. When these stages occur is largely determined by the scale of objections and the length of the public inquiry.

HOW CAN I FIND OUT MORE?

As part of this consultation the Council has produced more substantial technical documents including: a report on the scope and content of the Review; a compendium of more detailed papers covering the issues outlined here including details of the Urban Capacity Study. All these documents are available for inspection at Council Libraries, One Stop Centres and at the Department of Planning and Environment in Merriam House. The documents are also on the department's web pages, see below. If you have any questions then please contact the Department on 0113 2478000 (fax: 0113 2478015) or again via the Internet and we will do our best to help you.

For more information please visit our web site at www.leeds.gov.uk/planning

PLANNING REVIEW

Leeds UDP

A special supplement of **Leeds**

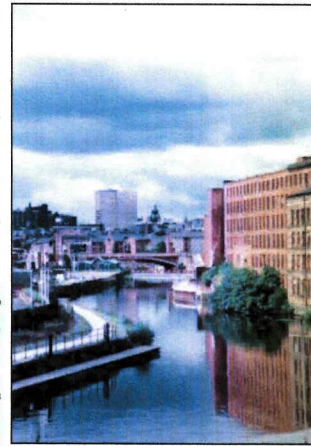
Have your say on the future of Leeds



Leeds City Council is reviewing some aspects of the Unitary Development Plan. We are consulting at an early stage before details are prepared. We want to find out if you agree with the changes that are presented in this supplement.

This special supplement sets out the six key themes that the selective review is tackling and highlights issues and proposals under consideration:

- **Housing** - the main focus is on the phased development of brownfield sites, better design and public transport links and the possibility of some longer term development on the eastern fringes of the city. See map and feature inside.
- **Green Belt** - Almost 400 houses on thirty four sites scattered throughout the city previously identified as suitable for longer term development could be returned to the Green Belt. See list and map inside
- **Regeneration** - creation of action areas, new policies to use compulsory purchase powers where necessary and provide training opportunities and to deal with student housing issues. See map and feature inside.
- **Transport** - strengthen support for public transport including development contributions to public transport improvements and by introducing travel plans to encourage occupiers of new developments to use public transport. See back page
- **Employment** - require adequate marketing of sites for employment and give greater flexibility to mixed land use proposals. See back page.
- **Sustainable Development** - require developers to produce sustainability appraisals for significant new development proposals. See back page. Please read the features referred to for further details. Much more information is available on our web pages - the address is at the foot of the page.



What will the Review cover? It will be a selective alteration, rather than a complete replacement of the plan, concentrating on matters where the UDP is clearly out of date. The changes proposed stem from national and local policies which now emphasise the need to revitalise the main urban areas and to make maximum use of previously developed sites (brownfield land). The main focus of the Review is to:

- achieve urban regeneration
- realise the aspirations of the Council's 'Vision' for the City
- promote the phased release of housing, land giving priority to brownfield sites

extend the life of the UDP to 2016 consistent with current Regional Planning Guidance

- include new information such as the Airport Public Safety Zones and Air Quality Management Areas.

At this stage, we are seeking general views on these changes. In the light of comments received we will prepare detailed policies and proposals (see the back page).

We are aiming for a rapid review. A full review of the UDP will follow in a couple of years once new government proposals for the planning system are in place.



Please note that we will issue an acknowledgement for all comments received but will not be entering into correspondence on the issues and that your views will be made public.

What is the Leeds Unitary Development Plan Review? The Leeds Unitary Development Plan (the UDP) was adopted by the City Council on 1st August 2001. It is the statutory development plan for the Leeds area and forms the basis for decisions on land use planning. The UDP identifies land for new development and provides a range of planning policies that are used to judge planning applications. The current Plan runs to 2006. Although the Plan is relatively new it took many years to progress to adoption. As a consequence it is not completely in line with current national planning policy. Therefore Leeds City Council agreed to an early review of the Plan.

For more information please visit our web site at www.leeds.gov.uk/planning