



Report of the Director of Development
Development Plan Panel
Date: 31st May 2006

Subject: East & South East Leeds Area Action Plan – Alternative Options

Electoral Wards Affected:

Burmantofts & Richmond Hill, Gipton & Harehills, Killingbeck & Seacroft, Temple Newsam, City & Hunslet & Chapel Allerton

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Development Plan Panel Members about the preparation of a consultation document on the “Options” for development within East and South East Leeds (EASEL) as part of the Area Action Plan (AAP) process. Members may recall that a previous report (July 2005) outlined the key issues for the preparation of the AAP for EASEL. Linked to these key issues, this report sets out 3 alternative Options for future development within the EASEL area to conclude the final part of the “informal “ stage of the consultation process (Regulation 25).

2. BACKGROUND

AAP context

- 2.1 The EASEL area contains the communities of Harehills, Burmantofts, Gipton, Seacroft, Halton Moor, Osmondthorpe and Richmond Hill and includes a population of 79,000 people living in 36,500 households. Over 40% of housing in EASEL is social rented stock, a significant proportion of which is non – sustainable (in terms of quality of stock and cost of repair). Many households face economic and social problems such as higher than average unemployment, low educational attainment and lower than average income. 17 Super Output Areas (SOA’s) are within the 3% most deprived in the country.
- 2.2 The broad role of the AAP is
- To complement the wider regeneration of the area by providing a coordinated approach to the spatial planning of neighbourhoods within the EASEL Regeneration Area.
 - To help to provide a framework for the achievement of sustainable communities in this part of the city.

- To assist with the delivery of the regeneration objectives of the City Council, the Local Strategic Partnership, Leeds East Homes and Leeds South East Homes.

2.3 The City Council and Leeds East Homes (LEH) and Leeds South East Homes (LSEH) are currently negotiating with Bellway Homes with a view to them entering into a formal partnership with the Council. Bellways have been selected as the Council's "preferred bidder". This partnership – the EASEL Initiative will be an important element in delivering the regeneration proposed in the Area Action Plan together with other private and public sector funding.

3. DEVELOPMENT OF THE AAP OPTIONS

- 3.1 The attached document sets out 3 Options – 3 different futures for the EASEL area, outlining the type of regeneration activity that could take place over the next 15 -20 years. It is emphasized that these Options are not mutually exclusive; the "Preferred" Option may be a combination of the Options presented and is also likely to include new sites and proposals which emerge through the plan process as a consequence of wide consultation. The Options are being presented to stimulate debate about the future of the area and to show people what the changes might look like in plan form. The Options have been produced in conjunction with other Departments of the City Council, (particularly colleagues in the Department of Neighbourhoods and Housing) and LEH and LSEH.
- 3.2 The Options are presented as "minor change", "moderate change", and "transformed change". Under each Option an attempt has been made to indicate what might be delivered in terms of development and investment proposals within the EASEL area. This is a relatively simplistic assessment and is intended to assist resident and stakeholder understanding of potential within the area. The EASEL initiative Delivery Plan will inform the degree of investment within the EASEL area, which in turn will determine the delivery mechanism for the Area Action Plan.
- 3.3 The scale of development and type of investment likely to arise from each Option is detailed in the attached Options paper and is summarized below. A density of 40 housing units per hectare is assumed, however, this is likely to vary according to the characteristics of the site.

Option 1

63 ha housing – 2,220 new homes
7.5 ha employment and local services

Option 2

151 ha housing – 4,960 new homes
27 ha employment and local services

Option 3

293 ha housing – 9700 new homes
50 ha employment and local services

- 3.4 Each Option is accompanied by a plan which identifies housing sites by an H suffix and mixed use sites by an M suffix. It has been assumed that 50% of the site area of mixed use sites will be developed for housing and 50% for other uses including employment and local services.
- 3.5 Option 1 represents a “business as usual “ approach and sets out proposals that are already programmed by the City Council and its partners across the area. This Option assumes that there is no EASEL Initiative in place with the exception of the 8 Phase 1 sites in Gipton & Seacroft, which Executive Board (17th November 2004) agreed should be released for development.
Option 2 assumes that there is an EASEL Initiative in place and takes a fairly conservative view of the scope for new development and investment which might arise as a result of the EASEL Initiative and other public and private sector development.
Option 3 presents a more optimistic view of the scope for change in the area which may be delivered as a result of the EASEL Initiative and other private and public sector funding.

4. WHAT WE INTEND TO DO NEXT

Public consultation

- 4.1 We will be following the guidelines of the emerging Statement of Community (SCI) and the consultation arrangements outlined in the previous EASEL AAP Issues report to ensure that we engage with all those people who have an interest in EASEL AAP.
- 4.2 A Ward Member and MP briefing is planned for Friday 2nd June. The Options will be published for consultation between 3rd June and 17th July 2006. A number of open days are planned across the EASEL area during the public consultation period to raise awareness and gain feedback on the AAP Options and the EASEL Initiative in conjunction with officers from Neighbourhoods and Housing, LEH and LSEH. An extensive database of stakeholders, residents and statutory consultees has been developed for the area and some 5,000 households (within areas potentially affected by the proposals) will receive letters inviting them to the consultation events where they can obtain copies of the consultation material. Large scale display plans of the Options will be available at the open days together with questionnaires. A4 plans showing each of the Options will be available for general stakeholders and larger scale plans of specific communities will be available for residents or those with an interest in a particular community. A sample plan of a community area will be circulated at the Panel meeting. The Options consultation documents will also be available on the LDF website.
- 4.3 Leaflets will be distributed through libraries and One Stop Shops to publicise the AAP process and advise people how they can access further information and make comments. East Leeds FM community radio station has agreed to publicise the consultation programme and is to run a number of broadcasts around the EASEL regeneration programme.

- 4.4 As part of an ongoing process a number of local events will take place across the EASEL area throughout the summer period after the AAP consultation period has ended. Officers will be involved in a more informal consultation approach at these events, involving both the AAP and the EASEL Initiative. The provisional consultation programme is attached.
- 4.5 A sustainability appraisal of the Options has been undertaken and a commentary is currently being prepared and will be issued with the Options paper.

Further stages in the AAP

- 4.6 Following the public consultation responses will be analyzed and a consultation statement will be issued in July /August 2006. Work will commence on the "Preferred" Options and Sustainability Appraisal report, which are expected to be published for public consultation in December 2006. The draft Area Action Plan is programmed for submission to the Secretary of State in September 2007, followed by a Public Examination (if required) in May 2008. The Area Action Plan is programmed for adoption in October 2008.

5. CONCLUSION

- 5.1 This report sets out the Options which are to be considered in the preparation of the East and South East Leeds Area Action Plan and the next stage of informal consultation with a range of stakeholders. Once completed, this will conclude the Regulation 25 stage of the process prior to moving on to drafting the Preferred Options. The report has been prepared in close liaison with colleagues in the Department of Neighbourhoods and Housing, which will be maintained as the AAP is developed.

6. RECOMMENDATION

- 6.1 The Development Plan Panel is asked to note the work being undertaken in the early issues and options stage of the preparation of the East and South East Leeds area Action Plan, including consultation with the community and stakeholders and to note the next stages in the production of the AAP.

EASEL CONSULTATION SCHEDULE SUMMER 2006

AREA	DATE	EVENT	VENUE
GIPTON	Saturday 3 rd June 06 10.00am - 3.00pm	Open Day	St. Nicholas Church Oakwood Lane
	3 rd – 17 th June 06	Exhibition Stand	Henry Barran Centre Amberton Grove
	Saturday 8 th July 06	Gipton Gala	Fearnville Sports Field
HAREHILLS	TBC 3 rd June – 17 th July 06	small area events led by West Yorkshire Planning Aid	Venues to cover: 1) NW of Roundhay Road 2) South of Banstead Park 3) Darfields, Ashtons & Florences, 4) Berkleys & Bellbrookes 5) SE of Roundhay Road to Harehills Lane 6) Dorsets & Sandhursts 7) Comptons & Nowells
	Saturday 22 nd July 06	Phoenix Family Fun Day	Harehills Park
	Saturday 23 rd Sep 06	Celebrating Harehills	Banstead Park
SEACROFT	Saturday 17 th June 06 10.00am – 3.00 pm	Open Day	Seacroft Library
	Saturday 24 th June 06	Seacroft & Killingbeck Gala	Seacroft Village Green
OSMONDTHORPE	Wednesday 21 st June 06 4.00pm – 7.00pm	Open Evening	St Phillip's Church Hall Osmondthorpe lane
BURMANTOFTS & RICHMOND HILL	Monday 26 th June 06 4.00pm – 7.00pm	Open Evening	Leeds College of Technology, East Bank
	Saturday 5 th August 06	Burmantofts Fun Day	St Peter's CoE School Cromwell Street
HALTON MOOR	29 th June 06	Open Evening	Meadowfield Primary School, halton Moor Avenue

