

APPENDIX A

EASEL AREA ACTION PLAN OPTIONS – “LOOKING TO THE FUTURE”

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1. INTRODUCTION

WHAT IS THE VISION FOR EASEL?

This document sets out the regeneration activity which could happen over the next 15-20 years in East and South East Leeds (EASEL) and tells you how you can get involved in influencing the future of your area.

This is our Vision for those living and working in the EASEL area:

- You're proud of the area.
- You own your own home or you're happy with your rented home.
- Good quality shops, schools, health centres, training facilities, public transport and greenspaces are all available nearby and your area is safe and clean.
- You have the right skills to get a job and a worthwhile income.
- The future of the area is important to you and you feel you have a stake in it.

The scale of investment required to achieve this vision is beyond any likely availability of known public resources, so the Council will be working in association with the private sector to ensure that long term investment in the area is secured. This partnership between Leeds City Council and the private sector is known as the EASEL regeneration initiative and is an important element in the delivery of the Area Action Plan. The initiative will ensure that a proportion of private sector profits and public and government funding will be retained within the area and used to fund projects.

Set out in this document are three "Options" for change; three different futures for the EASEL area. These Options are described as "minor change", "moderate change" and "transformational change". If you care about the future of the area, it is important that you tell us what you think about these Options. The Option which is finally agreed upon between the community, Leeds City Council and its partners will influence the quality of life and environment for you and future generations.

WHY IS CHANGE BEING SUGGESTED?

The EASEL area extends out from the City Centre to the north and south of the A64 York Road. It covers 1700 hectares of land and includes the neighbourhoods of Burmantofts, Cross Green, East End Park, Gipton, Halton Moor, Harehills, Osmondthorpe, Richmond Hill and Seacroft. EASEL has a population of almost 79,000 people living in approximately 36,500 households. Development density and quality varies across the area, but in general development is tightly knit in communities close to the City Centre and further east densities are much lower.

Over 40% of housing in EASEL is social rented stock, a significant proportion of which is outdated or no longer adequate. The remainder of housing is characterised by older terraces and back to back properties in varying states of repair. Within EASEL the proportion of households that do not have central heating in their homes is considerably higher than for Leeds as a whole and there are a number of hotspot areas where overcrowding within households is a significant problem.

Whilst the EASEL area has many strengths, a number of households within EASEL face economic and social problems, such as higher than average unemployment, lower than average educational attainment, lower than average incomes and exclusion from financial institutions, such as high street banks. In fact Inner East Leeds contains the worst concentration of deprivation in the City.

The EASEL regeneration initiative intends to narrow the gap between the most disadvantaged people and communities in this part of Leeds and the rest of the City. The key task of the Area

Action Plan will be to build on the strengths of the area, address the weaknesses and identify the opportunities which exist for change.

HOW WILL CHANGE BE PLANNED?

As a result of changes to the planning system, introduced by the Planning and Compensation Act (2004), the Council is required to replace its current development plan – the Unitary Development Plan – with a Local Development Framework.

The Local Development Framework is a group of documents relating to land use which will control and guide development. The documents will be drawn up through substantial public consultation and will be reviewed regularly. Area Action Plans are part of the Local Development Framework and are comprehensive plans drawn up for areas where substantial change is anticipated. They identify site specific allocations and include a timetable for the implementation of proposals.

The Area Action Plan which is being prepared for the EASEL area will complement, support and take forward the land use elements of the EASEL regeneration initiative by providing the overall vision for the area and the statutory planning position to guide the implementation of proposals.

WHAT HAS HAPPENED SO FAR?

Work has been progressing on the Area Action Plan for EASEL and the EASEL initiative since 2005. Consultation and discussions about the area have taken place with residents and others with an interest in the area's future since July 2005 when "Early issues for consultation" was published. Feedback from this document and from meetings with local residents was generally positive and there was broad support for change in EASEL, with some reservations as to how this might happen.

This feedback has helped to inform the three Options set out in this document. Some of the main issues raised related to improving existing housing and providing more private and affordable housing. There were natural concerns about where people would live if housing is demolished and a desire to be involved in planning any future changes. Maximising job and training opportunities, childcare provision, and the need for good public transport to be linked with new development were all seen as important concerns. Residents also hope that the area will develop an increased sense of community, with reduced crime, in a safer and cleaner environment with improved local facilities and greenspace.

WHEN WILL CHANGE HAPPEN?

The EASEL regeneration initiative is a 15-20 year regeneration programme.

When speaking to residents one of the questions that has been repeatedly asked is: "When is something going to happen? We are fed up of hearing about plans, we want to see something happening on the ground".

It will take some time to agree a Plan for an area as large as EASEL, but we understand that people want to see change happen quickly. To set the EASEL initiative in motion the Council has identified 8 sites for development in Gipton and Seacroft, which are known as the "phase 1" sites. Most of these are cleared housing sites which can be developed for a variety of new housing types. Planning applications should be with the Council in July and development should start on site early next year.

2. HOW HAVE THE OPTIONS BEEN DEVELOPED?

As well as the feedback you have given us, a number of considerations have assisted in drawing up the options for the EASEL area. The most important of which have been summarised below.

POLICY BACKGROUND

The Area Action Plan has to take account of a wide range of relevant policies and strategies at various levels. National and regional planning policies have implications for potential land uses in EASEL and the plan cannot be prepared in isolation from them.

The Government's Sustainable Communities agenda has been crucial in informing the likely contents of the EASEL Area Action Plan. This agenda is the Government's long term programme of action which aims to provide decent homes and a good quality local environment in all regions to raise the quality of life in our communities. The key requirements of sustainable communities are as follows:

- A flourishing local economy which provides jobs and wealth.
- Strong leadership.
- The effective engagement and participation of local people.
- A safe and healthy local environment with well designed public and green space.
- Sufficient size, scale and density of residential areas to support basic amenities.
- Good public transport and other transport infrastructure.
- Buildings which are designed to meet different needs over time.
- A mix of different types and tenures of dwelling to support a range of household sizes, ages and incomes.
- Good quality local services, including education and training opportunities, health care, and community and leisure facilities.
- A diverse, vibrant and creative local culture.
- A 'sense of place'.

This is what we hope to achieve for the EASEL area.

Plans and policies at the local level will also inform the Area Action Plan, including Leeds's Community Strategy "The Vision for Leeds" (2004), the West Yorkshire Local Transport Plan and the Unitary Development Plan and its recent revisions.

OBJECTIVES OF THE EASEL AREA ACTION PLAN

The objectives for the Area Action Plan were set out and discussed in the "Early issues" consultation paper. These objectives have informed the options and are as follows:

- To provide sustainable communities where people will want to live and work in the future.
- To improve housing opportunities by improving quality and increasing the variety in type and tenure.
- To provide new employment opportunities in the area and links to major employment opportunities nearby.
- To improve access and movement within EASEL and provide links to surrounding areas by sustainable transport modes.
- To provide greater opportunities for healthy lifestyles.
- To ensure the provision of suitable and accessible neighbourhood facilities, including leisure, health, retail, education/training and commercial facilities.
- To improve the quality of the natural environment.
- To improve the quality and safety of the built environment by providing high quality design and sustainable buildings which will assist in raising the profile of the area.

FACTS AND FIGURES

Information on housing stock has been provided by Leeds East Homes and Leeds South East Homes. In addition, information on both social and private housing has been provided by the 2001 Census. This tells us that the standard of housing and the level of home ownership is not what you would hope to find in a successful modern city. EASEL faces low levels of home ownership, overcrowding within homes, a higher than average percentage of homes that do not have central heating and high levels of homes which do not currently meet the Government's Decent Homes Standard. The Area Action Plan needs to offer the possibility of change to ensure that these problems can be addressed.

The EASEL Area Action Plan will encompass not only physical land use issues but also social, economic and environmental aspects where there may be need for change in order to deliver sustainable communities. Details of existing social and economic conditions are provided by the Index of Multiple Deprivation (2004) which looks at a range of areas in which deprivation can be experienced, such as income, employment, health, education, housing, crime and living environment.

The location of the most deprived areas in EASEL, along with those suffering from the worst housing conditions has highlighted the parts of EASEL most in need of intervention and this has been reflected in the options. More information regarding this baseline information can be found in Appendix A.

DELIVERABILITY OF PROPOSALS

Besides the statistical analysis of the area, the likely deliverability of proposals informed which areas should be the focus of change. For example, in areas where rates of owner occupation are low and where Council ownership dominates delivery risks can be minimised. Furthermore, in areas where change is already programmed, further intervention can make sites more attractive to potential investors.

It is crucial that the Area Action Plan proposes land use allocations and policies which are deliverable. The City Council will be undertaking the EASEL regeneration initiative as a joint venture with a private sector partner so it is essential that proposals contained within the Area Action Plan are realistic and commercially viable, to ensure that real change which benefits the existing community is secured.

3. THE OPTIONS

The City Council and its partners will introduce change sensitively and gradually. The Council wants to ensure that changes within EASEL build upon the positive features of the area and the character of its people, strengthening existing communities and providing new opportunities for existing and new residents.

Three Options have been outlined:

- 1. Minor change**
- 2. Moderation change**
- 3. Transformational change**

Outlined under each Option is the type of development which could take place. The Options are not meant to be stark choices – parts of one or more Option may be chosen, but setting them out at three levels makes it easier to illustrate what could be achieved through the regeneration

initiative. Indeed there may be other Options, but the ones we have identified provide a useful starting point for consultation.

The main development areas for each of the Options are shown on plans 1-3. Each site is numbered to assist in identification and a list of all the proposed sites can be found in Appendix B.

In determining how many dwellings might be provided under each Option an assumption has been made that an average of 40 dwellings could be accommodated on one hectare. This figure is intended to be used as a guide and there will be opportunities for variations in housing density, depending on the characteristics of individual sites.

Residents, businesses and landowners – everyone in the community needs to tell us what they think about these Options. After analysing all comments on these Options the City Council will identify the Preferred Option, which again will be consulted on widely.

Once an overall plan has been agreed, we will then undertake detailed work on the development of sites at a more local level. So, for example, if it is decided that land near you should be developed for housing, you will have the opportunity to get involved in the planning of that individual site.

We realise that one of the most sensitive issues within the EASEL regeneration initiative is the demolition of properties. Demolition is already taking place within the area. Leeds City Council continues to be committed to meeting the re-housing needs of all residents whose homes are to be demolished, assisting them in moving elsewhere within the EASEL area or the Leeds district and ensuring that they receive an appropriate level of financial compensation. A formal Residents Charter will be developed and agreed upon through the initiative. This will outline a range of options for re-housing residents whose homes may be demolished. A specific team will help and support residents who are required to move to alternative accommodation as a result of the demolition plans.

OPTION 1: MINOR CHANGE

Option 1 is the 'business as usual' approach, it sets out the changes that are already programmed by Leeds City Council and its partners to occur across the area. This Option is referred to as minor change because it assumes that the EASEL initiative is not implemented, other than the agreed Phase 1 sites (sites H2, H3, H5, H6, H7, H8, H9 and H10), and only limited change can therefore be achieved through existing funding mechanisms.

Development, under this option, would only occur on sites which are already cleared or in the City Council's programme – such as Agnes Stewart and Primrose High Schools which are both due to close in Summer 2006 and will therefore be available for redevelopment.

Overall Option 1 provides in the region of 63 hectares of development sites and Plan 1 illustrates the Option 1 proposals for the EASEL Area Action Plan. Under this Option, no further sites would be earmarked for demolition.

- **Housing sites**

48 hectares of new housing sites are provided under Option 1. These are concentrated in Gipton, Seacroft and Osmondthorpe, on sites which are cleared housing sites, former school buildings, or the existing housing allocations at Seacroft Hospital and Waterloo Sidings in Osmondthorpe.

Based on the assumption that an average of 40 dwellings could be provided on 1 hectare of land, under Option 1 approximately 1,920 new homes would be built on these sites. This housing would be a mix of private and affordable housing, 15% of which would be affordable

under current planning policies. Affordable housing is low cost housing available for sale or rent to meet the needs of local people on modest incomes.

▪ **Mixed use sites**

15 hectares of mixed use sites are identified under Option 1, which includes the existing employment commitment adjacent to the Arcadia site. The remainder of sites are all located on cleared sites or redundant school sites in Lincoln Green, Harehills and Gipton.

These sites are referred to as "mixed use sites" because they seem to be appropriate areas for a number of different uses, including employment, housing and local facilities. The proportion of different uses would be likely to vary on each site, but as a guide if 50% were to be developed for employment and local facilities and 50% for housing this is likely to bring forward 7.5 hectares of housing land (approximately 300 homes) and 7.5 ha of new employment land.

▪ **Further investment**

Contributions from private sector development and public sector and government funding would determine the level of investment available for the improvement of local facilities, such as schools, parks, public transport and highways. Essentially, the amount of development proposed directly affects the amount of money available for investment in the local area – the greater the level of development, the greater the opportunity for improvements to local facilities and services.

Due to the limited amount of development proposed under Option 1 there would not be a substantial amount of money which can be re-invested into the EASEL area. New development will increase housing choice and start to raise land values and confidence in the area but there are unlikely to be sufficient funds for new facilities or services and investment will be limited to the improvement of existing facilities.

The table below shows what might be delivered by Option 1, via Council, partnership and other private sector funding.

	Likely investment under Option 1
Housing	A total of 2,220 new housing units would be provided. 15% of these units would be affordable houses.
Greenspace	Money would be available to provide enhancements to Harehills Park, Parklands, Seacroft Gardens and land adjoining Oaktree Drive.
Schools	Limited money would be available for school extensions, where required, near to proposed new housing sites.
Training & Employment	7.5 hectares of land would be available for employment uses and local services. New construction projects would add to the employment and training opportunities already provided by key employers in the area (such as St James Hospital) and would link into the outreach services provided by local agencies.
Public transport & linkages	Limited bus network improvements would take place and the new "FTR" (Futurebus) would be provided on the route between Pudsey and Seacroft (Route 4). The Wykebeck cycling and walking route would be completed.
Retail provision	Existing retail centres would be retained, but no new sites would be allocated for retail uses.
Community & sports	There would unlikely to be major improvements to existing community

centres	and sports centres.
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OPTION 2: MODERATE CHANGE

Option 2 provides a medium level view of the type of change which could occur through the EASEL Regeneration Initiative and other City Council proposals currently in discussion. Referred to as “moderate change” this option allocates approximately 151 hectares of land for redevelopment over the next 15-20 years and should go some way to addressing the problems which the area faces. This Option would involve some clearance of existing housing, but this would ensure that regeneration is undertaken in a more comprehensive and sustainable manner.

Proposals under Option 2 are illustrated on Plan 2.

- **Housing sites**

97 hectares of new housing sites are proposed. These are concentrated in Gipton, Seacroft, Halton Moor and Osmondthorpe, predominantly on brownfield land. Some greenfield land is also included in areas where development could have a substantial impact in uplifting the image of the area. The sites in Option 2 are generally small and are located predominantly in areas where City Council ownership is high, housing condition is poor and deprivation is acute, relative to the rest of the City.

Based on the assumption that approximately 40 dwellings could be provided per hectare, under Option 2 approximately 3,880 new homes could be built on these sites. This housing would be a mix of private and social housing – up to 25% of housing would be affordable. The proportion of affordable housing has increased to ensure that local people would have the opportunity to remain within the area.

- **Mixed use sites**

54 hectares of mixed use sites are identified under Option 2.

The Compton Road site in Harehills (M13) would bring a wide range of public services to a central location providing valuable local facilities. Part of this site is currently being developed as an Early Years Centre, which provides pre-school education to under 5’s, and it’s hoped to provide a health centre adjacent. Opportunity exists to create a community hub providing a wide range of local services.

Site M15, land around the Arcadia site in Burmantofts, has potential for development and there may be opportunities to reconfigure the site to maximise its development potential and improve its relationship to adjoining housing. This would improve the quality of buildings on the site and address the adverse impact of associated traffic movements.

Site M28 has been identified as a mixed use development opportunity incorporating new housing and employment uses. One possibility is for a ‘field factory’ to be built on the site which would allow new houses to be partially constructed before being transported and assembled on-site in the EASEL area. This could provide training opportunities for local people.

Land west of the Ring Road adjacent to the existing Seacroft district centre (site M7) could potentially be redeveloped primarily for residential, with some opportunity to provide for complementary uses that will support the local services and facilities already provided for in the district centre.

It is anticipated that these sites will bring forward in the region of 27 hectares of land for employment and local facilities and 27 ha for housing (approximately 1,080 homes).

▪ **Remodelling of housing**

Due to the higher level of development proposed under Option 2, more money will be generated through the EASEL initiative which can be ploughed back into the EASEL area. In addition to existing Regional Housing Board funding, this money will create the opportunity for investment into areas such as Richmond Hill and Harehills, which are characterised by older areas of housing, predominantly in private ownership and Halton Moor which is significantly Council owned. Potential areas for housing “remodelling” have been identified under Option 2 (Census data has highlighted these areas as suffering from poor housing conditions and multiple deprivation). Remodelling may include selective clearance of back to back properties and the improvement of existing properties, using methods such as group repair and enveloping.

In addition, selected terraces could be reconfigured as demonstration projects. This would mean that two adjoining houses could be converted to create a single unit. This single unit could offer a variety of accommodation including large family homes, garden flats, duplexes and flats above retail units. This type of project would retain the character of the area but also provide more variety of housing types in a modern and attractive form.

▪ **Further investment**

With more development proposed, Option 2 is likely to generate significantly more money for improvements to local facilities and services than Option 1. Benefits would start to spread more widely across the EASEL area and land values would rise, however some of the development sites are small and there is some concern that they may not all be attractive to the development industry. There is unlikely to be sufficient funding to redevelop all of the less sustainable stock of housing. Some schools would be extended but there would be insufficient funding to provide new schools or significant greenspace enhancements. As part of the development of a Bus Rapid Transit (BRT) system for the City a link would be planned from the City Centre to St James Hospital.

The table below demonstrates the likely additional investment from Option 2 and other private sector funding, in addition to those outlined under Option 1.

	Likely additional investment under Option 2
Housing	A total of 4,960 new housing units would be provided. Up to 25% of these units would be affordable.
Greenspace	Money would be available for improvements to Banstead Park, and the recreation grounds at Fearnville and Everleigh Street in Richmond Hill. Existing areas of open space in Mabgate, Osmondthorpe and Halton Moor could be allocated as greenspace to give them formal protection. Funds would be available to spend on Beckett Street Cemetery to make it a safe and useable public space. Conservation led regeneration could ensure the repair and revitalisation of the cemetery for community use and education.
Schools	Capital would be available for extensions to Bankside, Richmond Hill, Parklands, Seacroft Grange and Our Lady RC Primary Schools.
Training & employment	27 hectares of land would be provided for employment and local facilities.

	<p>Increased support could be given to financing local access to employment. The scale of development would bring more diversity of opportunity, support the need for more training provision and for the development of new businesses.</p>
Public transport & linkages	<p>Bus network enhancements would be introduced including direct connections into Aire Valley Leeds and improvements across the wider EASEL area.</p> <p>There is potential for the provision of a transport interchange and railway station along the main railway line between Neville Hill and Cross Gates.</p> <p>There is potential for a Bus Rapid Transit (BRT) system from the City Centre to St James Hospital (offering the option to extend across the EASEL area either using the former Supertram route or a new alignment to be defined).</p> <p>Opportunities for park and ride sites will be examined. This may include options <i>outside</i> the EASEL area in order to reduce the impacts of traffic <i>within</i> the EASEL area.</p> <p>Incremental cycling and walking enhancements, including improved links to adjacent areas and the further development of the Wykebeck Way cycling and walking route and safer routes to school measures.</p>
Retail provision	<p>New local centres could be designated at Lincoln Green, Richmond Hill, Halton Moor and Gipton.</p> <p>Identifying them as new local centres means that they can become a service hub for all the facilities needed within the community and this will increase the viability of local shops and other services and help make them more sustainable.</p>
Community & sports centres	<p>Land would be available to extend the Archway initiative on Roundhay Road.</p> <p>A new state of the art leisure centre for East Leeds could be provided on York Road, Killingbeck.</p>

OPTION 3: TRANSFORMATIONAL CHANGE

Option 3 shows how the EASEL initiative could achieve transformational change in the neighbourhoods of East and South East Leeds. This Option proposes that approximately 293 hectares of land will come forward for development over the next 15-20 years, which provides a long term sustainable future for the area. Substantial intervention would provide better quality homes and more housing choice for local people and would allow new people to move into the area. New housing is proposed to support a range of household sizes, ages and incomes.

This Option would entail clearance of a greater amount of existing housing, however the scale of planned improvements would assist in changing the image of the area, improving developer confidence and raising land values, which could bring about further developments in the future.

Proposals for Option 3 are illustrated on Plan 3.

- **Housing sites**

192 hectares of new housing sites are proposed. These are concentrated in Gipton, North and South Seacroft, Osmondthorpe and Halton Moor. These sites build on Option 2 proposals and result in larger sites which could be comprehensively redeveloped and would result in greater positive change to the area.

Under Option 3 approximately 7,680 dwellings could be built on these sites at an average of 40 dwellings per hectare. This housing would be a mix of private and affordable housing. Between 25-30% new housing would be affordable which means that existing residents could continue to live in the area, but they would also have the opportunity to get a foot on the housing ladder either by shared ownership or assistance in purchasing their own home.

- **Mixed use sites**

101 hectares of mixed use sites are identified under Option 3.

The site identified at Lincoln Green (M25) incorporates both Agnes Stewart and Primrose High Schools. Lincoln Green suffers from a poor quality environment, sub standard housing and fluctuating housing demand. This site offers the opportunity for a high quality mixed use development as it lies close to both the City Centre and St James Hospital, and provides a key gateway to the Harehills area. A landmark building in this location would act as a “beacon” and give a new identity to the area.

Option 3 proposes increasing the Arcadia site to incorporate the predominantly Council-owned Torres residential area (site M24). This area has poor quality housing, above average voids and a relatively high turnover of tenants. The incorporation of this area of housing into the mixed use site would allow greater scope to comprehensively redevelop the area.

Option 3 sees the Compton Road site in Harehills expanded to incorporate the cleared site at Florence Street to provide one large site for development (site M23).

Site M26 close to York Road includes land owned by Great Clothes, the former library buildings, Richmond Hill Leisure Centre, All Saints Primary School and an area of greenspace. There may be an opportunity to redevelop some of this area for a mix of uses whilst retaining and improving the important community uses which are already there.

The site along Easy Road (site M27) could provide new housing and employment uses to replace the unattractive industrial buildings that are present. This could be linked with the potential expansion of Richmond Hill Primary School on the adjoining site.

It is expected that these sites will bring forward approximately 50.5 hectares of land for new employment and local facilities and 50.5 hectares for housing (approximately 2,020 dwellings).

- **Remodelling of housing**

Since Option 3 suggests in the region of 280 hectares of land for redevelopment, the level of profit from the regeneration venture is likely to be substantially higher, which will result in a greater level of investment in the EASEL area. Option 3 identifies additional areas in Harehills and Osmondthorpe which have poor quality housing along with wider social and economic problems and therefore may be appropriate for remodelling schemes.

- **Further investment**

The level of funding available for new or improved community and leisure facilities, parks and open spaces and education would be substantially higher for Option 3, given the level of development proposed. As a result there would be more flexibility about where the money could be spent. Comprehensive bus network development could be provided across the

EASEL area to meet the needs of all residents. Examples of where the money could be spent, in addition to the investment outlined under Options 1 and 2, are outlined below.

	Likely additional investment under Option 3
Housing	<p>A total of 9,700 new housing units would be provided.</p> <p>Between 25-30% would be affordable housing.</p>
Greenspace	<p>Development of smaller sites would be used to fund improvements to East End Park, Halton Deans, the playing field on Halton Moor Road, and the recreation ground at Oxtan Way.</p> <p>This Option could finance the potential clearance of properties to the south of Banstead Park in order to extend the park to provide a larger facility for the local community.</p> <p>Wykebeck Valley could be transformed into a high quality linear park facility with a range of enhanced outdoor facilities providing safe and easy access between communities and improving links to major parks at Roundhay and Temple Newsam, which are located on the edge of the EASEL area.</p> <p>All areas of proposed substantial new housing development would include new greenspace within the developments. Approximately 20% of the site area would be laid out as new greenspace. Where possible this would be provided as one central greenspace facility including children's play facilities and would serve the needs of the whole of the community.</p>
Schools	<p>Funds could be available to extend Harehills Primary school which is currently over-subscribed.</p> <p>Option 3 provides two alternatives for Richmond Hill Primary School – a new school or an extension to the existing primary school.</p> <p>The redevelopment of large parts of South Seacroft would offer the opportunity to provide one or two new primary schools to replace both Parklands and Seacroft Grange Primary schools. The existing school sites could be redeveloped for housing.</p>
Training & employment	<p>50.5 hectares of land would be available for employment and local facilities.</p> <p>Option 3 allows for a substantial level of investment in employment and enterprise to be located in the EASEL area. This would bring a variety of new job and training opportunities and enable the provision of bespoke training and outreach services to local people to equip them with the skills to access them.</p> <p>Through the physical regeneration identified in this option, opportunities would be provided in construction and accommodation for new enterprise and small businesses. Good transport links to areas such as the Aire Valley Employment area and the potential for new services such as leisure facilities would add to the types of local employment available to the community over the long term.</p>
Public transport & linkages	<p>Connectivity could be improved from the EASEL area to Aire Valley Leeds through a potential road link from Halton Dial/Osmondthorpe to</p>

	<p>Aire Valley Leeds with improved public transport linkages.</p> <p>There is potential for the provision of a transport interchange and railway station on the main railway line within the Marsh Lane area.</p> <p>There is potential for improving connectivity and permeability across North and South Seacroft and improving access to the railway station at Cross Gates.</p> <p>The proposed BRT network link could be extended from St James Hospital to Seacroft.</p> <p>There could be significant investment in a comprehensive package of measures to provide high quality facilities for cycling and walking.</p>
Retail provision	<p>The Seacroft district centre could be extended to incorporate the proposed mixed use site west of the Ring Road. Extending the district centre boundary allows greater opportunity to provide a wider range of uses that would support the role of the district centre and improve the provision of local services and facilities, such as retail, employment and leisure opportunities.</p> <p>In Option 3 the district centre at Lincoln Green could be relocated north of the existing shopping centre, so that the successful Co-op store is incorporated but further retail and community provision can be promoted close to St James Hospital. This location is likely to support a wider range of services than is currently provided in Lincoln Green.</p>
Community & sports centres	<p>In addition to the potential extension to Archway and a new leisure centre for East Leeds described under Option 2, further improvements can be expected throughout the area, where appropriate.</p>

4. DESIGN AND SUSTAINABILITY

Good design is key to the success of the EASEL regeneration project. High quality design and iconic buildings can assist in raising the profile of the area, making residents proud of where they live, and increasing investor confidence in the area.

Good design can help create lively places with distinctive character; streets and public spaces that are safe, accessible, pleasant to use and human in scale; and places that inspire because of the imagination and sensitivity of their designs.

The overall approach to the EASEL initiative is to deliver wide ranging environmental, economic and social improvements, together overtime. Beneath this broader objective are more detailed “physical” sustainable development issues relating to the design, construction, development, future use and maintenance of schemes. The Area Action Plan will cover policies relating to the energy efficiency of buildings, renewable energy generation, the efficient use of water through the use of grey water and rainwater harvesting systems, Sustainable Urban Drainage Systems, the use of materials that are from renewable sources, the use of indigenous species and planting and the use of local labour, contractors, products and suppliers.

Design should also be used as a way to promote crime prevention and to meet the security requirements of the police. This can be achieved by following the principles of the ‘Secured by Design’ initiative and, as an example of this, through the early consideration and promotion of natural surveillance in the layout and design of housing.

5. HAVE YOUR SAY

Leeds City Council are consulting on the Options for EASEL between 3rd June and 17th July 2006. Events are being held throughout the EASEL area and we would welcome your ideas and views. Please come and speak to us at one of the meetings below:

- Gipton Open Day, St Nicholas Church Hall, Oakwood Lane – Saturday 3rd June (10am-3pm)
- Seacroft Open Day, Seacroft Library, Seacroft Crescent – Saturday 17th June (10am-3pm)
- Osmondthorpe Open Evening, St Phillip's Church Hall, Osmondthorpe Lane – Wednesday 21st June (4-7pm)
- Seacroft & Killingbeck Gala, Seacroft Village Green – Saturday 24th June
- Burmantofts & Richmond Hill Open Evening, Leeds College of Technology, East Bank – Monday 26th June (4-7pm)
- Halton Moor Open Evening, Meadowfield primary School, Halton Moor Avenue – 29th June 2006 (4-7pm)
- Gipton Gala, Fearnville Sports Field – Saturday 8th July
- Harehills – further events are being organised in the Harehills area, for further details please contact Mike Dando from Yorkshire Planning Aid on (01943) 465870 or email mike.dando@planningaid.rtpi.org.uk

Please return your comments forms to the following address by Monday 17th July:

LDF Consultation (EASEL)
Planning and Economic Policy
Development Department
Leeds City Council
Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Tel: Local Plans East on (0113) 2478079

Email: ldf@leeds.gov.uk

Consultation documents relating to the options for EASEL are available for viewing or downloading at www.leeds.gov.uk/ldf.

6. THE NEXT STEPS

Once the Council has collated and analysed all responses received as part of this consultation exercise, a "Preferred Option" will be prepared and more consultation will take place.

The draft Area Action Plan will then be published and you will have the right to formally comment and have your views considered by an independent Government appointed inspector, who will then make recommendations that the Council will be required to adopt.

It is envisaged that the Area Action Plan will be adopted as a formal plan for the area by late 2008.

APPENDIX A: THE EVIDENCE BASE

For information on social and private housing Census data (2001) on housing condition was extrapolated.

- **Indices of deprivation 2004: Housing in poor condition indicator**

The purpose of this indicator is to measure the amount of housing in poor condition. It shows the modelled probability that any house in the Super Output Area (SOA) will fail to meet the Government's Decent Homes Standard. Dwellings are not deemed to meet Decent Homes Standard if they fail on one or more of the four components of the standard:

- Fitness
- Reasonable state of repair
- Reasonable modern facilities and services
- Reasonable degree of thermal comfort at affordable cost.

SOAs which had a greater than 50% likelihood of not meeting Decent Homes Standard were the focus of further investigation.

Additional housing indicators were looked at, and whilst they are less relevant, they assist in highlighting those areas with particularly poor housing stock.

- **Indices of deprivation 2004: Central heating indicator**

Lack of central heating can be taken as a measure of inadequate housing. This data shows the percentage of households without central heating from the 2001 Census, out of the total number of households from the 2001 Census. The average percentage of households without central heating in Leeds is 20.7%, SOAs with a score of 50% and above in EASEL were regarded as hotspot areas.

- **Indices of deprivation 2004: Household overcrowding indicator**

The fact that accommodation is overcrowded is commonly used as a measure of deprivation. The percentage of households that are overcrowded provides an indication of those households which have a negative occupancy rating (i.e. the difference between rooms required by the dwelling's inhabitants and the actual number of rooms). The average number of households that are overcrowded across Leeds is 7.8%, SOAs which had a percentage of nearly double this (15%) were regarded as hotspot areas.

The EASEL Area Action Plan will encompass not only physical land use issues but also social, economic and environmental aspects where there may be need for change in order to deliver sustainable communities. In order to examine existing social and economic conditions, the Index of Multiple Deprivation (IMD) was used as further baseline information.

- **The Index of Multiple Deprivation (IMD) 2004**

The IMD measures multiple deprivation at the small area level, therefore providing information on small pockets of deprivation. The model of deprivation underpinning this is based on the idea of distinct dimensions of deprivation, experienced by individuals living in an area, which can be recognised and measured separately. People may be counted in one or more of the domains depending on the number of types of deprivation they experience.

The IMD is constructed from indices of each of the following domains:

- Income
- Employment
- Health deprivation and disability
- Education, skills and training

- Barriers to housing and services
- Crime
- Living environment

In total 17 SOAs within the EASEL area are within the 3% most deprived in the country, including SOAs in Burmantofts, Gipton, Halton Moor, Harehills, Lincoln Green, Osmondthorpe, Richmond Hill and Seacroft.

The location of the most deprived SOAs in EASEL, along with those areas suffering from the worst housing conditions has highlighted the parts of EASEL most in need of intervention and this has been reflected in the options.

APPENDIX B: SCHEDULE OF PROPOSED SITES

OPTION 1	
Housing Site No	Site Address
H1	Asket Hill Primary School, Kentmere Approach
H2	Parkway Vale
H3	Seacroft Depot, York Road
H4	Former Petrol Filling Station, York Road
H5	Amberton Terrace
H6	St Wilfred's Avenue
H7	Easterly Mount
H8	Thorn Walk
H9	Oak Tree Drive
H10	Oak Trees
H11	Osmondthorpe Primary School, Neville Road
H12	Whitebridge Primary School, Cartmell Drive
Mixed Use Site No	
M1	Former Gala Bingo, Seacroft Crescent
M2	Fearnville House, Dib Lane
M3	Florence Street
M4	Primrose High School
M5	Agnes Stewart Secondary School, Cromwell Street
M6	Arcadia, Torre Road
OPTION 2	
Housing Site No	Site Address
H13	236 – 258 Kentmere Avenue
H14	1 – 37 Barncroft Close
H15	55 – 101, Asket Drive
H16	Boggart Hill Gardens
H17	Asket Hill Primary School, Kentmere Approach
H18	Kentmere Approach
H19	Bailey's Lane (West Side)
H20	Bailey's Lane (East Side)
H21	Redmire Court
H22	Rear of 162 – 170, Brooklands Avenue
H23	Seacroft Depot, York Road
H24	Parkway Vale
H25	South Parkway
H26	Southwaite Close
H27	77-97 Foundry Mill drive
H28	Parkway Close
H29	Foundry Mill Street/Moresdale Lane
H30	Hawkshead Crescent
H31	Moresdale Lane/York Road
H32	Foundry Lane/Ironwood Approach
H33	Amberton Terrace

H34	Lawrence Road
H35	Easterly Mount
H36	Foundry Avenue
H37	Oak Tree Drive
H38	Beech Lane
H39	Coldcotes Circus/Coldcotes Drive
H40	Thorn Crescent
H41	Brander Road
H42	Osmondthorpe Primary School, Neville Road
H43	Whitebridge Primary School, Cartmell Drive
H44	Neville Road/Ullswater Crescent
H45	Rathmell Road
H46	Kendal Drive
H47	Halton Moor Avenue
H48	Mount St Mary's Primary School, Raincliffe Road
H49	Easy Road
H50	Cross Green Grove
Mixed Use Site No	
M7	Eastdeans/Hansbys
M8	Former Gala Bingo, Seacroft Crescent
M9	Seacroft Crescent
M10	Fearnville House, Dib Lane
M11	Gathorne Terrace
M12	Florence Street
M13	Compton Road
M14	Primrose High School
M15	Arcadia, Torre Road
M16	Agnes Stewart Secondary School, Cromwell Street
M17	Osmondthorpe Lane/Neville Garth
OPTION 3	
Housing Site No	Site Address
H51	236 – 258 Kentmere Avenue
H52	1 – 37 Barncroft Close
H53	Asket Drive/Boggarts
H54	The Rein
H55	Kentmere Approach
H56	Our Lady of Good Counsel Church
H57	Bailey's Lane
H58	Redmire Court
H59	Rear of 162 – 170, Brooklands Avenue
H60	South Parkway/Brooklands
H61	Foundry Mills
H62	Ironwood Approach/Moresdale Lane
H63	Seacroft Depot, York Road
H64	Amberton Terrace
H65	Oak Tree Drive/Ambertons
H66	Foundry Avenue
H67	St Wilfred's Avenue/Easterly Mount

H68	Coldcotes Circus/Coldcotes Drive
H69	Brander Road
H70	Dog & Gun, York Road
H71	Wykebeck Avenue
H72	Osmondthorpe Recreation Ground
H73	Whitebridge Primary School, Cartmell Drive
H74	Westminster Crescent/Rathmell Road
H75	Wykebeck open space, Cartmell Drive
H76	Mount St Mary's Primary School, Raincliffe Road
H77	Easy Road
H78	Cross Green Grove
Mixed Use Site No	
M18	Eastdeans/Hansbys
M19	Former Gala Bingo, Seacroft Crescent
M20	Seacroft Crescent
M21	Fearnville House, Dib Lane
M22	Gathorne Terrace
M23	Compton Road/Florence Street
M24	Arcadia, Torre Road & Lupton Avenue
M25	Lincoln Green Road/Beckett Street
M26	Great Clothes, York Road
M27	Easy Road
M28	Osmondthorpe Lane/Neville Garth