



Report of the Director of City Development

Executive Board

Date: 27 July 2011

Subject: Investment Partnership for South Leeds

Electoral Wards Affected:

Beeston
City and Hunslet
Middleton Park
Morley North
Morley South

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

Executive Board approved the creation of the Investment Partnership for South Leeds on 17 June 2009. The main parties within the partnership are the City Council and Millshaw Property Company Ltd, a 50/50 joint venture between Evans Property Group and Land Securities. The partnership has been overseen by a Steering Group consisting of both public and private sector representatives, while a Management group has overseen the day to day work and preparation of the Investment Strategy. A Partnership Engagement Group has allowed for wider community and stakeholder involvement and the opportunity for investment ideas to be tested. Millshaw Property Company Ltd appointed David Lock Associates to prepare the Investment Strategy.

The partnership was formally launched in October 2009 at a workshop held to explore the ideas and aspirations of key stakeholders and the community. Since this time, work was undertaken to prepare the Investment Strategy. Public consultation on the draft version of the document was undertaken in January. Respondents at the events indicated an appetite for growth in South Leeds and prioritised the need for more jobs with a better range of employment opportunities and cleaner streets and improved greenspaces. Dewsbury Road and the White Rose office park were seen as the preferred locations for new jobs.

The Investment Strategy has been updated to reflect the outcomes of the consultation. The document is to be launched at a special event on the 25 June. While the strategy is to be welcomed it raises some sensitive issues in relation to the scale of development, balance between greenfield development and investment into existing centres, the question of some potential encroachment into the greenbelt, and the potential future role of the White Rose centre. The document will inform and support the Core Strategy, but due to its status as a

'live' document, may need to be amended in light of the outcomes of the Core Strategy and subsequent Site Allocations Development Plan Document (DPD).

It is proposed that the Partnership Steering Group continue to meet to oversee more detailed work in relation to south Leeds which supports the preparation of the Core Strategy and subsequent Site Allocations DPD and the future implementation of projects.

Purpose Of This Report

1.1 Following on from the report considered by Executive Board on 17 June 2009 regarding the Investment Partnership for South Leeds, this report provides an update of the work undertaken and an overview of the Investment Strategy which has been prepared. This report also provides details about the consultation undertaken and the forthcoming launch event for the strategy. Executive Board are asked to agree and support the continuation of the Investment Partnership and the progression of further work to develop the Core Strategy and further collaboration.

2.0 Background Information

2.1 On 17 June 2009 Executive Board agreed to the Council forming the Investment Partnership for South Leeds, working in partnership with the private sector and in particular Millshaw Property Company Ltd, a 50/50 joint venture between Land Securities and Evans Property Group. Executive Board also approved the establishment of governance arrangements to oversee the partnership and preparation of an Investment Strategy for South Leeds. The following actions subsequently took place:

- a 50/50 public/private sector Steering Group was formed and has met a number of times during the preparation of the Strategy;
- a Management group was formed to oversee the preparation of the strategy which included Council officers and representatives from the private sector;
- Millshaw Property Company Ltd appointed David Lock Associates to prepare the Investment Strategy;
- baseline studies were undertaken to consider key issues relating to transport, employment opportunities and potential for regeneration;
- on 10 October 2009, the partnership was officially launched at a workshop held at Elland Road Banqueting Suite which was attended by over 100 stakeholders;
- the original study area included Beeston, Beeston Hill, Cottingley, Middleton, Morley but was extended following representations made at the launch event to include parts of Holbeck and Hunslet (Appendix 1);
- David Lock Associates interviewed businesses who are active in the area to identify their aspirations and potential for future investment and growth.
- a Partnership Engagement Group (PEG), consisting of key stakeholders met on three occasions to discuss and test ideas raised at the workshop and proposed for inclusion in the Investment Strategy;
- in January 2011, a series of 7 public consultation events took place in various locations across south Leeds, which were attended by over 400 people, 257 of whom completed questionnaires detailing their views.

2.2 Following the public consultation, work has been undertaken to update the strategy was launched on 25 June at a further event at Elland Road Banqueting Suite.

3.0 Main Issues

- 3.1 The Strategy is based on the thoughts and ideas of local community groups and opportunities for investment identified by the private sector. Much of the private sector interest is found around White Rose and on land extending along Dewsbury Road towards the M62 and Capitol Park. Other community aspirations have been captured through the original workshop, PEG meetings, public consultation events and suggestions made by local members.
- 3.2 During the public consultation undertaken in early 2011, an appetite for new development in South Leeds to accommodate new jobs and housing was identified and welcomed in the context of forecasted population and housing growth which needs to be accommodated in the city over future years. In particular, Dewsbury Road and the White Rose office park were seen as the most accessible locations for new jobs. The need for cleaner streets and improved greenspaces was also seen as a priority by respondents. The consultation further highlighted the need for specific interventions in particular neighbourhoods such as Holbeck and Beeston where new convenience retail is needed and in Middleton where the need for more part time job opportunities was identified. Overall the responses received demonstrated that there was an appetite, albeit small for some new housing to be developed on greenfield sites.
- 3.3 Whilst the results of the consultation are to be welcomed it should be noted that the response to the consultation was modest in relation to the population of the area under consideration. Furthermore the information provided to the public was not specific about the scale and location of development that might be delivered but simply focussed on whether residents wanted more homes, jobs and facilities. For these reasons the results must be treated with some caution and they can have only limited weight in taking forward the Core Strategy.
- 3.4 The main priorities identified in the Investment Strategy have focused on employment opportunities, cleaner streets and improved greenspaces. The main opportunities are as follows:
- **Short term investment opportunities** – these opportunities are closely aligned to existing planning policies and focus on strengthening existing centres and development within the urban area including:
 - Development of the new Asda store at Middleton and the creation of jobs for local people;
 - Refurbishment and development of new Council homes in Beeston Hill and Holbeck (subject to CLG funding);
 - Attract replacement food supermarket for Holbeck local centre;
 - Completion of Morley Bottoms regeneration;
 - Residential development on urban infill sites across the area;
 - Improved bus routing and frequency across South Leeds;
 - Prioritise greenspace maintenance and improvement.
 - **Medium and long term investment opportunities** – these opportunities do not necessarily accord with current planning policy and will be considered through the Core Strategy process:
 - Significant housing development some possibly in greenfield/greenbelt land and land identified as protected areas of search in the UDP;
 - Intensification of uses around the White Rose Shopping Centre and Office Park including additional retail, office, leisure and evening economy uses;
 - Proposals to develop land around the Elland Road Stadium for leisure and commercial uses (which were reported to June's Executive Board).

- Opportunities for further development at Capitol Park.
- Development of land at Tingley station;

- 3.4 It should be noted that any additional development at White Rose, Elland Road and Capitol Park will need to be considered in the context of securing further investment in the City Centre e.g. Eastgate, and adjoining district centres such as Morley, Middleton and Beeston and other urban areas identified as being priorities for investment such as Holbeck.
- 3.5 In addition to the investment opportunities, the strategy also identifies a series of projects/initiatives which can make use of planning contributions secured as a result of investment in the area. These focus on:
- provision of new jobs, education and training opportunities including a retail skills academy for South Leeds;
 - improving connectivity particularly for pedestrians cyclists and public transport users, including opportunities to create a new public transport hub at White Rose;
 - enhancing existing local centres;
 - greenspace and environmental improvements.
- 3.6 While the preparation of the Investment Strategy is welcomed, a number of issues need to be considered in preparing the Core Strategy:
- the balance between brownfield and greenfield development, and investment to strengthen existing centres such as Middleton and Morley;
 - The extent of proposed growth for retail and office uses at White Rose and Capitol Park for office accommodation. The impact of such growth upon the city centre and retail development in particular, relationship to other centres in South Leeds and impact upon other centres in the Leeds City Region has not yet been assessed. However, currently such proposals are contrary to National Policy;
 - The scale of future development and its implications for greenfield and greenbelt sites. There may be local sensitivities about the value of some greenbelt sites.
- 3.7 Local stakeholders are keen to see progress made following lengthy periods of discussion about regeneration and investment opportunities. The next steps are to start the process of translating the Investment Strategy into more detailed proposals for the area. This approach is supported by the various ward members across south Leeds who are keen to understand in more detail what the investment proposals will ultimately mean to their communities. This will further underpin the preparation of the Core Strategy and subsequent Site Allocations Development Plan Document. It is currently proposed that the Investment Partnerships' Steering Group continue to meet to oversee this process but the arrangements and membership will need to be reviewed as more detail emerges to see whether they remain fit for purpose.

3 Implications For Council Policy And Governance

- 4.1 The Investment Strategy for South Leeds will help to support and inform the preparation of the Core Strategy which is expected to be published later in the year. The Core Strategy will ultimately guide development across South Leeds supported by the subsequent site allocations DPD. As the Investment Strategy is a 'live' document, further changes to the document may be required following publication of the Core Strategy.

- 4.2 The Investment Strategy and any part of its future implementation contributes to the Council's narrowing the gap agenda and the Council's emerging City Priority Plans.

5 Legal And Resource Implications

- 5.1 There are no specific resource implications at this time. The Investment Strategy identifies a number of investment opportunities across South Leeds, many of which will be pursued and funded by the private sector. As a result of any future developments, developer contributions will be sought to contribute to wider regeneration projects and initiatives such as public transport, affordable housing, education and greenspace improvements.

6 Conclusions

- 6.1 Since the launch of the Investment Partnership for South Leeds in October 2009, work has been ongoing to prepare an Investment Strategy, following consultation with local stakeholders, businesses, landowners and investors. Public consultation took place on the draft strategy in January 2011 which revealed an appetite for growth in South Leeds.
- 6.2 The Investment Strategy is to be launched at a special event at Elland Road on 25 June. While the strategy is welcomed, a number of issues have been identified in relation to the scale of development, balance between greenfield development and investment into existing centres, any potential encroachment into the greenbelt and the future role of the White Rose centre.
- 6.3 The work undertaken to date and going forward will help inform and support the Core Strategy. On its own and without setting it within the context of district wide considerations it will carry limited weight and subject to the contents of the Core Strategy and subsequent site allocations DPD, the Investment Strategy may need to be updated to reflect the acceptable quantum and nature of development.
- 6.4 It is proposed to review the role and membership of the Partnership Steering Group in taking forward more detailed work in relation to south Leeds to see whether it remains fit for purpose as the context of LDF work and project implementation develops.

7 Recommendations

- 7.1 Executive Board is asked to welcome the contents of this report and the production of the Investment Strategy for South Leeds subject to the issues raised in paragraph 3.6.
- 7.2 Agree to the continuation of more detailed work to support the preparation of the Core Strategy and subsequent Site Allocations Development Plan Document.
- 7.3 Agree to review the governance arrangements as the work referred to in 7.2 progresses.

7.4 Background Papers

Report to Executive Board – 17 June 2009
Member Management Committee Report – 29 June 2010
Investment Strategy for South Leeds June 2011

Appendix 1 – Area of Focus

