

**What's Happening?** Aire Valley Leeds (AVL) is a unique place and a major regeneration area of local and regional significance. The area extends from the southern city centre to beyond the M1 in the east, south of Temple Newsum. In taking these opportunities forward, the City Council is working with a range of partners to prepare an Area Action Plan (AAP) within this area. The area has many different characteristics; from the city centre, via the traditional industrial areas of Cross Green and Hunslet, to the outer more rural area, which features open land and much of which has been reclaimed following open casting. These large areas along the new East Leeds Link Road, combined with sites on the edge of the city centre sites and others may provide up to 40,000 jobs and 12,000 new homes.

**How does it affect me?** Do you live in the areas now covered by the Plan? New areas have now been included within the plan area. The plan overleaves the housing areas around Saxton Gardens, the East Bank and some parts of Richmond Hill and Cross Green (i.e. 1A, 1B, 1C, 1D 1E and 1F) are now included. Parts of Hunslet (2D.1 and 2) are also included.

This work has already started. In Saxton Gardens, Richmond Hill and at Yarn Street, Hunslet, a new approach to design, building and more energy efficient ways to heat and power homes, has helped to kick start this initiative.



The plan area has now been extended to include existing housing in Hunslet and Richmond Hill. The AES idea is intended to provide higher standards of energy efficiency and design, for others to follow in existing and proposed development.

**Improved & New Homes, Job Opportunities, within a Green Environment** AVL has the potential to provide improved homes for existing communities, and new homes and jobs, within a green environment. This idea is being promoted by the City Council and partners, as an Urban Eco-Settlement (UES).

**A New City Park** A new City Park within the South Bank area (the current location of the Carlsberg Tetry Brewery) will help link the City Centre and the Aire Valley. This will provide an opportunity to improve the waterfront and promote new development.



**An overall Plan** This Plan is being developed by Leeds City Council and has been prepared through earlier consultation. Once completed, this will aim to set out the "big picture" for the future development of the area and the principles to be followed. These include improved and new homes, job opportunities, transport improvements, parks and open spaces and supporting community facilities, such as schools, local shops and health centres. The key idea is that these opportunities and facilities are provided together as part of an overall place, linked to existing and new communities.

**Improving Access** Improving accessibility to jobs, improving the environment, the green infrastructure (public spaces), social facilities and public transport are key aspects of the emerging Plan.



**New Homes** Many sites include the potential for new homes and how these are developed in combination with improvements to the existing homes is very important. The associated improvements could include better home insulation, energy efficiency measures and local energy generation.



**New Development** The plan overleaves shows the opportunities for development and the potential main uses. Most of these involve the development of vacant, previously developed land or the redevelopment of industrial premises but none involve the demolition of existing homes.



## Aire Valley Leeds Area Action Plan

Leeds Local Development Framework



Informal Consultation on the emerging proposals for the draft plan  
February 2011

### What's changed?

The emerging plan has been subject to on going consultation. This current plan contains a number of changes since major consultation in 2007. One of these is the removal of the large housing proposal east of Knostrop and west of the motorway. This is due to the major costs associated with preparing this site for development. It is now proposed to include this area as part of the wider green environment of the valley. Given this change, it is now felt that the area located south of the river (6E.1, 6E.2 and 6E.3) is also no longer viable for housing, due to its size and potential flooding issues. It is now proposed therefore to remove these housing proposals from the Plan.

A further major change is that the large site east of the M1 (Skelton Gate, previously referred to as Skelton Business Park), which was previously a 50/50 mix of offices and housing, is now likely to be proposed primarily for housing. Supporting facilities would be included such as greenspace, a new primary school, local shops and a Park & Ride facility.

### What happens next?

We are preparing a written document which will give more detail on proposals and planning policies for the area. You will have the opportunity to comment on a consultation draft of the Area Action Plan when it is published next year. At the moment our main purpose is to let you know that the boundary of the plan area has changed and that some of the sites are planned for other uses.

### How to make comments

If you have any comments on the changes we are suggesting please contact us by 5pm on 25th March.

#### Comments should be sent to:

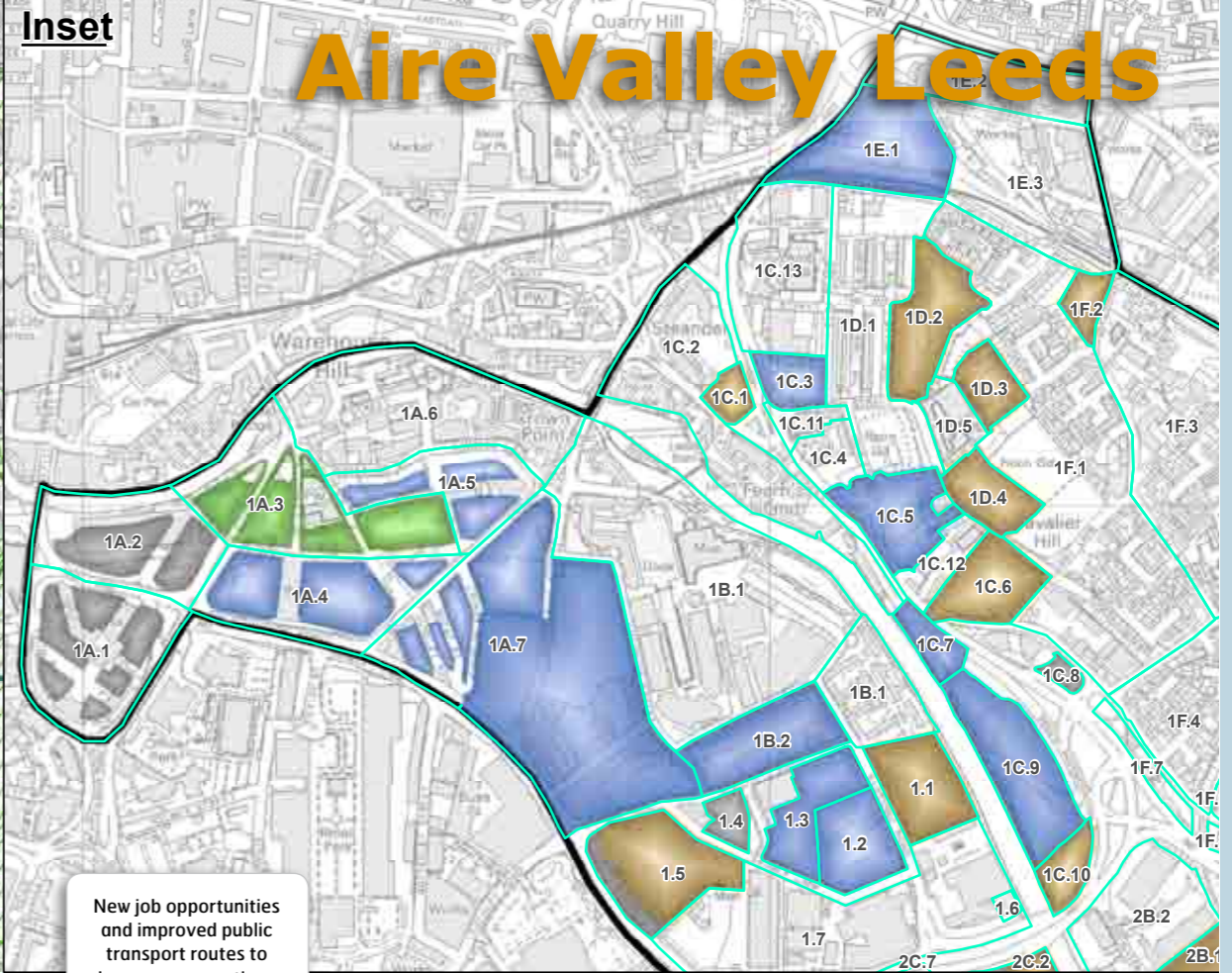
Aire Valley Leeds consultation  
Forward Planning & Implementation,  
Leeds City Council  
2 Rossington Street  
Leeds LS2 8HD

Or by Email to [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk)

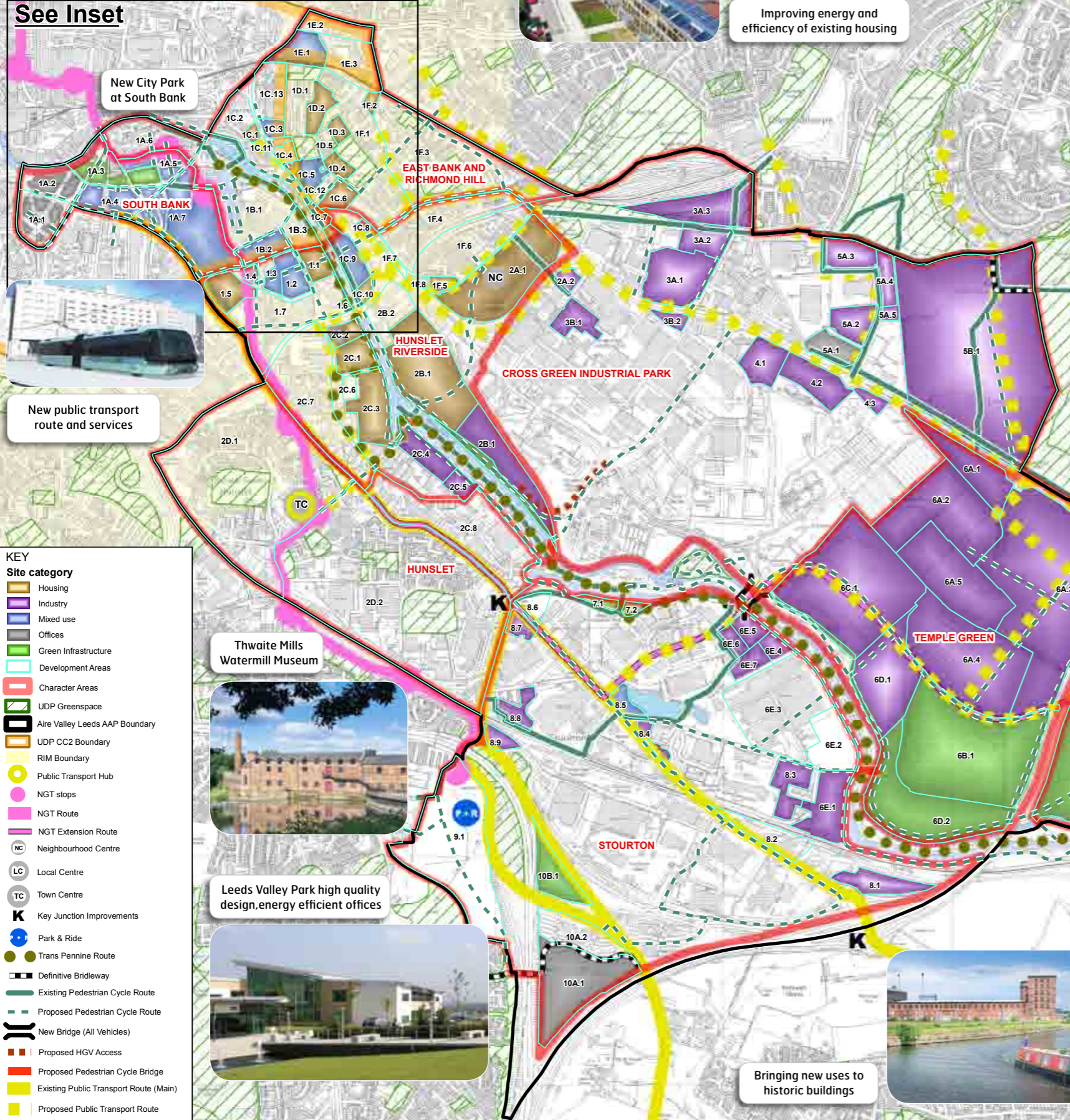
If you have any further questions about the Aire Valley or the consultation please contact the Aire Valley Planning team on **0113 2478092** or Email [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk)

# Aire Valley Leads

Inset



See Inset



Improving energy and efficiency of existing housing

New job opportunities and improved public transport routes to improve connections between communities

Eco-homes creating a new sense of place at Skelton Gate

Sustainable transport options will help improve accessibility and integrate Aire Valley with the city

Bringing new uses to historic buildings

- KEY**
- Site category**
- Housing
  - Industry
  - Mixed use
  - Offices
  - Green Infrastructure
  - Development Areas
  - Character Areas
  - UDP Greenspace
  - Aire Valley Leads AAP Boundary
  - UDP CC2 Boundary
  - RIM Boundary
  - Public Transport Hub
  - NGT stops
  - NGT Route
  - NGT Extension Route
  - Neighbourhood Centre
  - Local Centre
  - Town Centre
  - Key Junction Improvements
  - Park & Ride
  - Trans Pennine Route
  - Definitive Bridleway
  - Existing Pedestrian Cycle Route
  - Proposed Pedestrian Cycle Route
  - New Bridge (All Vehicles)
  - Proposed HGV Access
  - Proposed Pedestrian Cycle Bridge
  - Existing Public Transport Route (Main)
  - Proposed Public Transport Route

New City Park at South Bank

New public transport route and services

Thwaite Mills Watermill Museum

Leeds Valley Park high quality design, energy efficient offices

New greenspace leading to St Aidans and Fairburn Ings



