



Scrutiny Board (City Development) Statement for Executive Board 27th July 2016

Aire Valley Leeds Area Action Plan

Introduction

1. There is a requirement, in accordance with the Constitution of Leeds City Council, for the Scrutiny of the development of key policies which form part of the Council's budget and policy framework. The Aire Valley Leeds Area Action Plan being one such policy was considered by the Scrutiny Board (City Development) on the 17th of May 2016.
2. The purpose of this report is to inform the Executive Board of the deliberations and conclusions of the Scrutiny Board (City Development) in order to meet constitutional requirements under the Budget and Policy Framework and support the decision making process of the Executive Board.

Evidence and Information Considered

3. The Director of City Development submitted a report to the Scrutiny Board (City Development) which outlined the draft Aire Valley Leeds Area Action Plan. The following information which was also appended to the report:

- Appendix 1 - Development Plan Panel Report and Appendices
- Schedule 1: Comments and Modifications relating to Sites
- Schedule 2: Comments and Modifications relating to Policies, wording and general sites
- Schedule 3: Comments and Modifications relating to newly proposed sites
- Schedule 4: Council proposed Modifications

- Aire Valley Leeds AAP Submission Working Draft Plan
- Appendix B-AVL Map 4 Transport Network Improvements Map A3
- Appendix B-AVL Map 7 South Bank Area Map A3
- Appendix B-AVL Map 8 East Bank, Richmond Hill & Cross Green Area Map
- Appendix B-AVL Map 9 Hunslet Area Map A3
- Appendix B-AVL Map 11 Central Aire Valley Area Map A3
- Appendix B-AVL Map 12 Skelton Gate Area Map A3
- Appendix B-AVL Map 13 Proposal Map April 2016 A3
- Appendix B-AVL Map 14 Proposal Map April 2016 A3
- Appendix C-AVL AAP SA Appendix 7 - sites proposed for allocation
- Appendix C-AVL AAP SA Appendix 8 - sites not proposed for allocation

4. The following representatives were in attendance to participate in debate, provide information and to respond to Members queries and comments:

- David Feeney – Head of Strategic Planning
- Martin Elliot – Group Manager (Policy and Plans)
- Paul Bingham – Principal Planner
- Cllr Richard Lewis – Executive Board Member, Regeneration, Transport and Planning

5. The meeting of Scrutiny Board on the 17th of May was arranged in addition to the scheduled meetings of Scrutiny to facilitate the requirement to consider the Aire Valley Leeds Area Action Plan before submission to Executive Board, originally planned for June 2016. We consider that our function as a Scrutiny



Scrutiny Board (City Development) Statement for Executive Board 27th July 2016

Aire Valley Leeds Area Action Plan

Board was somewhat restricted by the limited timescale, and the lack of clarity regarding the actual function of scrutiny in the process.

Deliberations and Conclusions

6. We were reassured that the Aire Valley Leeds Area Action Plan supports the efforts of the Council and the region to promote regeneration and growth within the area and that this framework is consistent with the overarching Core Strategy.
7. The Board sought clarity regarding public consultation arrangements and the analysis of all subsequent feedback received, which was explained fully. No specific concerns were raised. We were further advised that throughout the process, there has been significant input and oversight from Development Plans Panel. It was confirmed that further examination would be undertaken by the Planning Inspector, who would address any submissions regarding sites, issues and process in the context of Government planning guidance.
8. We acknowledged that the draft Aire Valley Leeds Area Action Plan was prepared in advance of the rejection of NGT plans by the Department of Transport and that further work is required to rectify this. We sought to clarify how the rejection of NGT will now impact on the Aire Valley. We were advised that despite the NGT announcement, opportunities to provide better public transport would be available and that the Aire Valley Leeds Area Action Plan is still sound. Considering that there will be development of significant sites in the Aire Valley we understood that there will be a greater demand for transport. We were reassured that the areas identified for development are highly accessible and not dependant on NGT particularly those close to the city centre. We also received confirmation that the Aire Valley Leeds Area Action Plan would not prohibit future rail station development opportunities.
9. We considered the requirement for increased education provision, and the opportunity for education providers to be better informed about housing development. We were advised that Children's Services have been involved in the development of the Aire Valley Leeds Area Action Plan with regard to housing, school places required and impact on existing schools.
10. With regard to the provision of local employment opportunities we were advised that the Aire Valley Leeds Area Action Plan in its implementation would support this. In addition we were advised that the Core Strategy makes provision for creating employment opportunities through planning and therefore both frameworks will support the creation of a range of employment types in the area.
11. We explored the how the provision of affordable housing delivery is reflected in the Action Plan and were advised that this is defined in the Core Strategy. We took the opportunity to reaffirm the view that the recommendations of the Joint Enquiry into Housing Mix were implemented as part of this process.
12. Following the flooding in Leeds on Boxing Day 2015 we sought to establish how the Action Plan mitigates



Scrutiny Board (City Development) Statement for Executive Board 27th July 2016

Aire Valley Leeds Area Action Plan

risk and avoids development in high risk zones. We established that eight sites proposing housing or housing and mixed use development were recorded as having flooded or partially flooded in the Boxing Day event. A further ten employment sites were affected. This includes some sites which already have a planning permission. We noted that these are subject to mitigation measures to address flood risk issues.

13. It was clarified that the Aire Valley Leeds Area Action Plan does identify a number of sites for development within higher flood risk areas known as zone 2 and 3 and that to meet the housing targets in the Aire Valley there is a need to allocate these sites for development. We were further advised that all the allocated sites are brownfield and situated in sustainable locations in or close to the city centre.
14. It was highlighted that exception tests have been carried out on housing/mixed use sites in Zone 3. To pass an exception test it must be demonstrated that the sustainability benefits outweigh flood risk and that flood risk issues can be fully mitigated on the site without increasing risk elsewhere. We were advised that all the sites allocated for housing within the Action Plan passed the exception test and that all housing sites allocated will benefit from protection from the Flood Alleviation scheme Phase 1 when completed.
15. Acknowledging concerns raised by the Coal Authority regarding land stability and the consideration of mine working, we sought to establish what further work had been undertaken in response. We were reassured that there are policies in the Unitary Development

Plan relating to land stability, and also the Natural Resources and Waste plan which requires coal risk assessments to be undertaken for development in high risk areas. It was stated that work has been undertaken to address those concerns and communicated to the Coal Authority.

16. Additional specific areas were explored and discussed with regard to The Yarn Street development, St Mary's Clock Tower, the linkages to the Tulip Retail Park in Hunslet, and the land allocated waste at Skelton Grange. Responses were provided to the satisfaction of the Scrutiny Board.

Recommendation – The Executive Board is recommended to note the deliberations and conclusions of the Scrutiny Board (City Development) when considering the draft Aire Valley Leeds Area Action Plan submitted for approval.

Scrutiny Board (City Development)
27th July 2016

Report author: Sandra Pentelow

www.scrutiny.unit@leeds.gov.uk
www.twitter.com/scrutinyleeds