

**Report of: Chief Economy and Regeneration Officer**

**Report to: Inner South Community Committee (Middleton Park, Beeston & Holbeck, City & Hunslet)**

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**Date: 07/09/2016                      For decision**

## **South Bank Regeneration Framework**

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### **Purpose of report**

1. This paper includes information on the South Bank regeneration proposals. It also sets out details of a three month public consultation on a 'regeneration framework' – which includes a number of proposals to regenerate the entire area.
2. This report seeks Community Committee comments on proposals and seeks guidance on how best to promote, consult and get the views of residents and businesses from across the area. The draft proposals are available to view at [www.southbankleeds.co.uk/shapeyourcity](http://www.southbankleeds.co.uk/shapeyourcity) or <http://democracy.leeds.gov.uk/documents/s148357/South%20Bank%20Report%20Appendix%201%20180716.pdf>

### **Main issues**

#### **South Bank: What is it?**

3. The term South Bank is used to refer to a number of activities and investments to regenerate approximately 185 hectares (equivalent to 250 football pitches in size) of land that lies South of the River Aire.
4. This includes land in Holbeck (including the area that was but is no longer referred to as 'Holbeck Urban Village') extending to Hunslet Mill.

5. Unlike many regeneration projects, there is no set boundary for where the 'South Bank' is, as the aim is to ensure the benefits and investments go beyond any line drawn on a plan and to widen where opportunities may be.
6. The area has seen a number of new developments in recent years, including the new educational facilities: the College of Building, Leeds City College, University Technical College, and Ruth Gorse Academy. This has been complemented by the opening of the Leeds Station Southern Entrance, and opening of the Tetley as an Art Gallery.
7. Much of the land that will potentially be changed, is vacant, cleared or includes vacant buildings. The roads in particular are an area of major focus. This area where there is a focused look is very close to more populated parts of Holbeck, Beeston and Hunslet.
8. However, there remains challenges of ensuring that communities of Holbeck, Beeston and Hunslet benefit from the changes. There remains major physical barriers – namely through the road network that dominates the South Bank area currently – that disconnects residents and communities from the growing city centre, and the social and economic opportunities that arise.

### **What are the regeneration ideas?**

9. A South Bank regeneration framework has been published. This sets out ideas and proposals to regenerate the area. The focus of the plan is mainly on the infrastructure needed to develop, change and improve the place.
10. The vision is to extend the city centre by doubling it in size and create 35,000 jobs and over 4,000 new homes. The framework also sets out how the HS2 station will integrate into the city. The HS2 station will join with the existing station to create a transport facility that will be busier than Gatwick Airport currently is.
11. A priority in the framework is to better connect surrounding neighbourhoods to the area. The plan will, once agreed, inform and shape formal Council policies for investments and decisions by developers, investors and Council activities.
12. The ideas include projects that could be major and bring major change for many residents and businesses. Some of the headline ideas in the framework include
  - Maximising the River Aire and surrounding areas as a major leisure, events and recreation space for people of all ages to engage with.
  - Creation of six pieces of public open space as well as areas for events, play and animation. These would include a forecourt for HS2.
  - Transformation of the road network in the South Bank to be more pedestrian and cycle-friendly through a 'city boulevard' design. This will see more tree planting and wider pavements next to roads, lanes of traffic removed and traffic speeds calmed.
  - New routes from the South Bank to adjoining neighbourhoods to improve connectivity, and land uses to support the creation of a range of employment opportunities.

- A vision for the redeveloped Leeds Station to include HS2 maximising the opportunities of high-speed rail through an architectural statement reflecting the city. It also offers the chance to transform the areas around the station as a major destination and also to create a new commercial zone of international significance.
- The creation of a city centre 'green park' to serve the area and the wider city.
- Vision of an area with a mixture of uses, with land uses for commercial development, residential and housing, community facilities and education.
- Nurturing the growth of independent food, beverage and retail in the area.
- Potential for landmark, taller buildings and major leisure destinations to be developed at a set location.
- Innovative ways of protecting the area from flood risks including channelling and urban forests.

## **Consultation**

13. A three month public consultation has started on the regeneration framework. At this stage, many ideas in the framework are at a high level and subject to more work on delivery.
14. Ideas such as the park have little detail at the moment as the views of the public are sought to refine and define what the city park should be like.
15. We also want to get a sense of what the challenges in the short term are, to ensure that the framework responds to the concerns and ideas that people have.
16. This means that there is a real chance for people to influence and shape what happens next in the area at an early stage.
17. It is essential that the South Bank proposals link with the surrounding communities. A priority is to get views of communities living in and near to the area being looked at
18. The consultation aims to get the ideas and thoughts from as many people from Inner South Leeds so they can influence and inform the plan, and to ensure the right solutions are found in the area and to better connect the areas to the planned economic growth.
19. There will be a roadshow of consultation events including drop ins, and workshops. Drop in sessions have been booked at St Matthews Community Centre, Hamara Centre, Dewsbury Road one stop centre, Hunslet Club and presentations will be made to residents associations. The exhibition stand will be there at Breeze events in Holbeck, Beeston and Hunslet. A workshop is planned for the next Neighbourhood Improvement Board.
20. Views can be given through the completion of an online questionnaire, e-mail, paper questionnaires with pre-paid envelopes, and the completion of suggestion cards

## **Options**

21. This paper is presented to seek the views of Members on both the draft ideas but also how officers should best promote and engage residents on the draft plans. The consultation approach is adaptable and there is flexibility in how the consultation happens with residents.

## **Conclusion**

22. The draft proposals for South Bank will be transformational for the city once delivered. It is a major priority to ensure South Bank proposals link with the surrounding communities. A priority is to get views of communities living in and near to the area being looked at so the views of local communities inform the final version of the plans.

## **Recommendations**

23. Inner South Community Committee is asked to provide its thoughts on the draft South Bank plans and give steer as to how the best to promote the ideas and engage local residents and businesses on the draft proposals.

## **Background information**

None.