



DEVELOPMENT PLAN PANEL

Meeting to be held in Civic Hall, Leeds on
Tuesday, 9th June, 2009
at 1.30 pm

MEMBERSHIP

Councillors

P Gruen
T Hanley
T Murray
R Lewis

R Harker
S Smith

B Anderson
C Fox (Chair)

T Leadley

D Blackburn

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 25, written notice of an appeal must be received by the Chief Democratic Services Officer at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of those parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information.</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration.</p> <p>(The special circumstance shall be specified in the minutes).</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To declare any personal / prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members' Code of Conduct.</p>	
5			<p>APOLOGIES FOR ABSENCE</p> <p>To receive any apologies for absence from the meeting.</p>	
6			<p>MINUTES OF THE PREVIOUS MEETING</p> <p>To approve the minutes of the Development Plan Panel meeting held on Tuesday, 5th May 2009.</p>	1 - 4
7			<p>LEEDS CITY REGION PILOT PROGRAMME</p> <p>To consider the report of the Director of City Development outlining the Leeds City Region pilot programme, detailing how the programme has been, and is to be progressed in the future, in addition to providing an overview of the delivery arrangements and how the pilot programme sits within existing and emerging regional arrangements.</p>	5 - 8

Item No	Ward	Item Not Open		Page No
8			<p>REGIONAL AND CITY REGIONAL COUNCIL ENGAGEMENT</p> <p>To consider the report of the Director of City Development providing an update on the current city region and regional governance arrangements, and how the City Council is engaging with such arrangements.</p>	9 - 12
9			<p>AIRE VALLEY LEEDS AREA ACTION PLAN - PROGRESS REPORT</p> <p>To consider the report of the Director of City Development providing a further update on the progress made in relation to the various workstreams of the Aire Valley Leeds Area Action Plan (AAP) and detailing the next steps which will lead to the preparation of the submission plan for independent examination.</p>	13 - 18
10			<p>DATE AND TIME OF NEXT MEETING</p> <p>1.30 p.m. on Tuesday, 14th July 2009 in the Civic Hall, Leeds.</p>	

Development Plan Panel

Tuesday, 5th May, 2009

PRESENT: Councillor C Fox in the Chair

Councillors B Anderson, J Blake, P Gruen,
T Leadley, A Ogilvie and A Parnham

37 Chair's Opening Remarks

The Chair welcomed all in attendance to the meeting.

38 Apologies for Absence

No apologies for absence from the meeting had been received.

39 Minutes of the Previous Meeting

RESOLVED- That the minutes of the previous meeting held on 10th March 2009 be approved as a correct record.

40 Matters Arising from the Minutes

Matters Arising from the Minutes (Minute No. 34 refers)

In response to Members' enquiries, the Panel noted that further information on the outcomes from the meeting held on 13th March 2009 by the Yorkshire and Humber Regional Assembly (now the Local Government for Yorkshire and the Humber) in relation to the informal consultation exercise on the 2009 update of the Yorkshire and Humber Plan, would be provided at a later point in the meeting.

41 Regional Update Report

A report was submitted by the Director of City Development providing an update on the new organisational and governance arrangements for Spatial Planning within Yorkshire and the Humber, which were being introduced in response to the implementation of the conclusions from the Sub National Review. As further information, copies of the Leeds City Region Forerunner Plan had been provided at the meeting.

Having received a brief overview of the key themes within the report, which included details of the revised regional governance arrangements for Spatial Planning and an update on the progress being made with respect to the Regional Spatial Strategy, a question and answer session ensued. The main areas of debate were as follows:-

- Further to Minute No. 40 (above), and in response to Members' earlier enquiries, it was confirmed that representatives of Leeds City Council had been in attendance at the meeting held on 13th March 2009, however, the overall outcomes were not yet known;
- The Panel acknowledged the inquiry into housing matters which had recently been undertaken by the Regional Assembly (now the Local Government for Yorkshire and the Humber) following the receipt of representations during the period of informal consultation on the 2009

update of the Yorkshire and Humber Plan. However, enquiries were then made as to whether the conclusions from the consultation exercise were likely to reflect the concerns relating to housing targets which had been raised by the Council;

- Comments were raised in relation to some of the content of the Leeds City Region Forerunner Plan document which had been circulated at the meeting;
- Members noted the information regarding the revised governance arrangements which had been provided within the report and the Leeds City Region Forerunner Plan, but expressed concern regarding the lack of detail available with respect to how the membership of each body would be comprised, how the various individual bodies would interact with one another, how the decisions to implement such governance arrangements had been made and the extent of the influence and representation that Leeds City Council would have as part of such arrangements.

In response to Members' concerns, it was requested that a report detailing further information on the issues raised in relation to the new organisational and governance arrangements with respect to Spatial Planning within Yorkshire and the Humber was submitted to the next meeting for consideration.

RESOLVED -

- (a) That the contents of the report be noted;
- (b) That a report detailing further information on the issues raised in relation to the new organisational and governance arrangements with respect to Spatial Planning within Yorkshire and the Humber be submitted to the next meeting of the Panel for consideration.

42 EASEL Area Action Plan - Progress Report

Further to Minute No. 29, 6th January 2009, the Director of City Development submitted a report providing an update on the recent progress which had been made in preparation for the East and South East Leeds (EASEL) Area Action Plan's (AAP) eventual submission for independent examination, and outlining the next steps in the process, which particularly related to further consultation and information sharing with residents and stakeholders on the proposed changes to the AAP.

The Panel received a summary of the key themes detailed within the report. These included:-

- An overview of the recent progress which had been made in relation to the EASEL and Aire Valley town and local centre assessment, the EASEL drainage strategy and the EASEL transport strategy;
- The next stages in the development of the AAP, particularly in relation to greenspace;
- The proposed methods and timescales intended to be followed as part of the consultation and information sharing strategy;
- The key changes to the AAP which appeared on the current deposit draft, following the conclusion of the 'Preferred Options' stage.

Following the introduction to the report, a discussion then ensued. The main areas of debate were as follows:-

- Members received further detail on the potential levels of interest from supermarkets in acquiring those sites which had been identified as the most viable and sustainable in the area;
- The Panel discussed several of the possible interventions which had been proposed by Mouchel as part of its strategy to improve the sustainability of transport in throughout EASEL;
- Members received further details on the comprehensiveness of the proposed consultation and information sharing process and the methods which would be used to undertake it. Emphasis was then placed upon the need to ensure that all relevant Ward Members were involved in this process and that all relevant information relating to EASEL was communicated effectively between all parties, including internal departments;
- The Panel sought clarification on several individual issues relating to flooding, provision of shops and greenspace in specific areas across EASEL;
- Members received further information on the potential implications for those local residents residing in neighbourhoods which may be identified as 'future regeneration areas'.

RESOLVED - That the progress which has been made with respect to the EASEL Area Action Plan be noted, along with the next steps which relate to the further development of the EASEL AAP and the production of the submission draft.

(During the consideration this item, Councillor Gruen indicated that he was a Member of Plans Panel (East) and could possibly be considering matters relating to the EASEL initiative at a later date in that capacity.

He stated that in view of this, and in order to avoid any perception of pre-determination should any such matters be submitted to Plans Panel, any contributions he made at today's meeting were merely on a strategic basis. Councillor Gruen also stated that he would not be bound by any discussions or decisions taken at today's meeting should any related matters come before Plans Panel (East), but would consider all representations presented at that planning meeting before reaching a conclusion based on the merits of the case).

43 Date and time of next meeting

Tuesday, 9th June 2009 at 1.30 p.m. in the Civic Hall, Leeds.
(To be confirmed)

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Originator: Katie Stewart

Tel: 247 4584

Report of Director of City Development

Development Plan Panel

Date: 9 June 2009

Subject: LEEDS CITY REGION PILOT PROGRAMME

Electoral Wards Affected:

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

This report updates members with the Leeds City Region pilot programme which was announced as part of the Budget on 22 April.

The report provides the latest information on progress of the programme, and the details of key asks and proposals put forward in the city region Partnership's original bid for pilot status.

It provides an overview of delivery arrangements and how the pilot programme sits within existing and emerging regional arrangements.

1.0 INTRODUCTION

- 1.1 The Leeds City Region Partnership has been successful as one of two pilot city regions to take forward new freedoms and flexibilities in relation to the devolution of powers and responsibilities to the city region. The result comes after the Partnership submitted four distinct proposals in its Forerunner Plan submitted to the Government in March.
- 1.2 The Partnership joins Greater Manchester as one of two pilot city regions to take forward new freedoms and flexibilities to advance the devolution agenda and help tackle the impact of the recession.
- 1.3 Going forward, the Partnership will work with Government and partners to agree the terms under which our Forerunner Plan is taken forward.

2.0 THE PILOT PROGRAMME

- 2.1 In its Forerunner Plan, the Leeds City Region proposed taking on new powers and funding across three core areas of work covering housing & regeneration, innovation and higher level skills. In addition, the Partnership proposed piloting the Accelerated Development Zone model as promoted through the Core Cities Group, in the Aire Valley Leeds initially, with the potential for roll-out across other regeneration areas in the city region

2.2 HOUSING AND REGENERATION

- 2.2.1 The Partnership has proposed taking on devolved responsibilities and funding for housing and regeneration, which will allow for better alignment to city region priorities for promoting economic growth and competitiveness.
- 2.2.2 Specifically, the Partnership has proposed taking on devolved funding streams to bring forward delivery of agreed housing growth as set out in our New Growth Point and Urban Eco-Settlements Programmes, and in doing so seek to deliver 30,000 new homes.
- 2.2.3 In order to do this, we will develop a robust and collaborative relationship with the Homes and Communities Agency (HCA), by establishing a **Joint City Region / HCA Board**, which will oversee the preparation and delivery of a city region Housing and Regeneration Strategy and Investment Plan. The Strategy and Investment Plan will set the strategic housing and regeneration priorities over the next 5-10 years, and will seek to be jointly endorsed by the city region partnership, HCA and other key organisations. It is anticipated to prepare the Strategy and Investment Plan by Autumn 2009.
- 2.2.4 In the medium to longer term, we will seek to ensure that the Joint Board is given a prominent role in influencing the wider housing and regeneration policy and funding priorities of Government and other relevant bodies to ensure programme and funding alignment with the city region's all funding and delivery bodies. We will also seek to develop **joint investment planning arrangements** for housing and regeneration, which will 'pool' a wide range of the disparate funding regimes that currently exist, with the necessary freedoms and flexibilities given to the Joint Board to enable it to be responsive to changing circumstances and priorities.

2.3 INNOVATION SUPPORT

- 2.3.1 The Partnership has proposed devolved funding to enable short and longer term investment to support innovation and our economic drivers.
- 2.3.2 We will be seeking to secure a City Region **Innovation Fund** of £70m which will accelerate the delivery of a number of revenue schemes to provide immediate support to businesses and individuals impacted by the recession, as well as the delivery of **around 5 capital investment projects**. These investments will be support the creation of an open innovation system, which will benefit businesses in our **existing core sectors**, especially Financial and Business

Services (FBS), but also our **growth sectors** such as environmental technologies, digital and bio-medical industries.

2.4 HIGHER LEVEL SKILLS

- 2.4.1 The Partnership has proposed taking on greater responsibilities for higher level skills in the city region.
- 2.4.2 It has proposed developing a **Skills and Work Plan** that will act as the commissioning framework for the new Skills Funding Agency. This would be owned by a **City Region Employment and Skills Board** with negotiated duties from Government and key partners, which would build on our existing Labour Market and Skills Panel and Business Leadership Group.

2.5 INNOVATIVE CITY REGION DELIVERY MECHANISMS

- 2.5.1 In order to deliver the above agendas, the Partnership has proposed working with Government to explore flexible local financing mechanisms.
- 2.5.2 Specifically, the Partnership proposed the piloting of the **Accelerated Development Zones (ADZ) model** - a form of Tax Increment Financing (TIF) that has been developed by the Core Cities Group for unlocking regeneration potential by ring-fencing future uplift of regeneration to enable forward financing of the infrastructure needed before development can begin.
- 2.5.3 The Plan proposes the regeneration of the Aire Valley in Leeds as an initial pilot for this model, given its scale and that it was one of the case studies developed as part of the Core Cities report on ADZs.
- 2.5.4 In the longer term, we would seek to explore further flexible financing mechanisms such as capturing value uplift in housing and regeneration projects and reinvesting these to achieve shared housing and regeneration objectives.

3.0 DELIVERY OF THE PILOT PROGRAMME

- 3.1 The pilot programme will be delivered by the city region Partnership in collaboration with Government and partners. It is likely that a terms of agreement and/or a delivery plan will be prepared sometime before the summer recess (21 July).
- 3.2 At present all decisions are taken by the City Region Leaders Board, a legally constituted joint committee. Four panels corresponding to our four agendas (housing, innovation, skills and transport) advise and carry out work on behalf of the Leaders Board.
- 3.3 The Forerunner Plan specifies the introduction of two new structures—the Employment and Skills Board and the joint city region-HCA Housing and Regeneration Board. Further consideration will be given to the introduction of a Joint Investment Board, which will direct investment on behalf of the city region. Discussions are ongoing with Leaders about potential governance review issues.

5.0 RECOMMENDATIONS

- 5.1 Members are requested to:
 - i) Note the success of the Leeds City Region pilot bid.
 - ii) Note plans being progressed as part of the Leeds City Region Forerunner Plan.

Background Papers

Leeds City Region Forerunner Plan

Chapter 4 of the HM Treasury Pre-Budget Report, 2008

Chapter 4 of the HM Treasury Budget Report, 2009



Originator: Colin Blackburn

Tel: ext. 52261

Report of Director of City Development

Development Plan Panel

Date: 9 June 2009

Subject: REGIONAL & CITY REGIONAL COUNCIL ENGAGEMENT

Electoral Wards Affected:

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

1. This report updates Members on the city region and regional governance arrangements, and how the City Council is engaging in city region and regional working.

1.0 INTRODUCTION

- 1.1 In April 2009, the Assembly was disbanded and its responsibilities, including the responsibility to prepare the Integrated Regional Strategy (the forerunner to the Regional Spatial Strategy), were transferred to Local Government Yorkshire and Humber (LGYH) and Yorkshire Forward (YF).
- 1.2 At the regional level a LGYH Leaders Board has been established comprising of two local authority Leaders from each of the three city regions plus the York and North Yorkshire sub-regional Partnership, to feed into a Joint Regional Board with YF.
- 1.3 Similarly, Thematic Boards have been established to oversee specific policy areas – Housing and Regeneration; Spatial Planning; Transport, Work and Skills. Representatives from YF Chair both the Transport and the Work and Skills Boards, and Cllr Box (Leader, Wakefield) Chairs the Spatial Planning Board and Cllr Hopkins (Leader, Bradford) Chairs the Housing and Regeneration Board.

2.0 CITY REGION GOVERNANCE FRAMEWORK

- 2.1 The city region governance arrangements have continually been evolving in response to emerging opportunities and issues, and a further review will be undertaken as a response to the successful city region Forerunner bid, which will result in a range of new devolved powers and responsibilities to the city region. A diagram of the current city region structures is attached at Appendix A.
- 2.2 The City Region Leaders Board is a legally constituted Joint Committee with economic wellbeing responsibilities delegated from each of the eleven respective local authority partners. All city region decision making powers lie with the Board. Cllr A Carter (Joint Leader, Leeds) is the Chair of the Partnership.
- 2.3 The four thematic Panels advise the Board on their respective themed policy workstreams. These are Member led partnership Panels, which also have representatives from non-local authorities; for example; the Housing Panel also is attended by the Homes and Communities Agency, and the Transport Panel by the Highways Agency and Network Rail. The Housing Panel currently oversees all city region issues relating to housing, regeneration and spatial planning policy, investment and delivery.
- 2.4 Current, city council member representatives are as follows:
 - Housing Panel – Cllr JL Carter / Cllr Anderson
 - Transport Panel – Cllr A Carter (Chair)
 - Economy and Innovation Panel – Cllr Brett (Paul Rogerson also attends as the city region Chief Executive lead officer)
 - Skills and Labour Market Panel – Cllr Bale
- 2.5 Officer groups have been set up to help inform the Panels, and undertake work directed by the Panels, as indicated in the Appendix A; for example, the City Council representatives on the Housing and Spatial Planning Panel are both the Deputy Chief Planning Officer and the Chief Housing Services Officer. There are also a number of time task and finish groups that are set up to take forward specific projects, and involve senior officers from Leeds as appropriate.

- 2.6 Leeds City Council is the Support Services Authority for the city region Partnership. Paul Rogerson is the Chief Officer whom is supported by Regional Policy Team, one of their roles of which is to provide the secretariat support to the Partnership.
- 2.7 The City Council has therefore a strong input into city region activities, both at a Member and officer level.

3.0 LEEDS CITY REGION NOMINATIONS

- 3.1 The City Region Leaders Board recently considered the request for nominations for both the LGYH Leaders Board and Thematic Boards, and the following Member representatives were agreed:

LGYH Leaders Board

- ***Cllr A Carter (Leeds)***
- Cllr Hopkins (Bradford)

Spatial Planning

- Councillor Naylor (Bradford)
- ***Councillor Anderson (Leeds)***

Regeneration and Housing

- Councillor Jeffery (Wakefield)
- ***Councillor J L Carter (Leeds)***

Transport

- Councillor Hawksworth (Bradford)
- Councillor Watson (Calderdale)

Work and Skills

- Councillor C Stanfield (Kirklees)

- 3.2 Each of these Members will be attending these Boards on behalf of the city region rather than their individual authority, but clearly city region positions are composed through collaboration between all city region authorities. As these are recent nominations, briefing and reporting mechanisms are currently being put in place. I
- 3.3 Importantly, in order to be able to reflect city region views, key links will be made with the respective thematic city region Panels. Some of these links are already in place, for example, Cllr JL Carter and Cllr Anderson are the City Council's representatives on the city region Housing Panel. However, in the case of the other Panels, as noted in Para 2.4, the City Council has representatives on the city region thematic panels and therefore can directly feed in the City Council's views in developing city region positions for the relevant Members to then put forward at the Regional Thematic Board meetings.

4.0 RECOMMENDATIONS

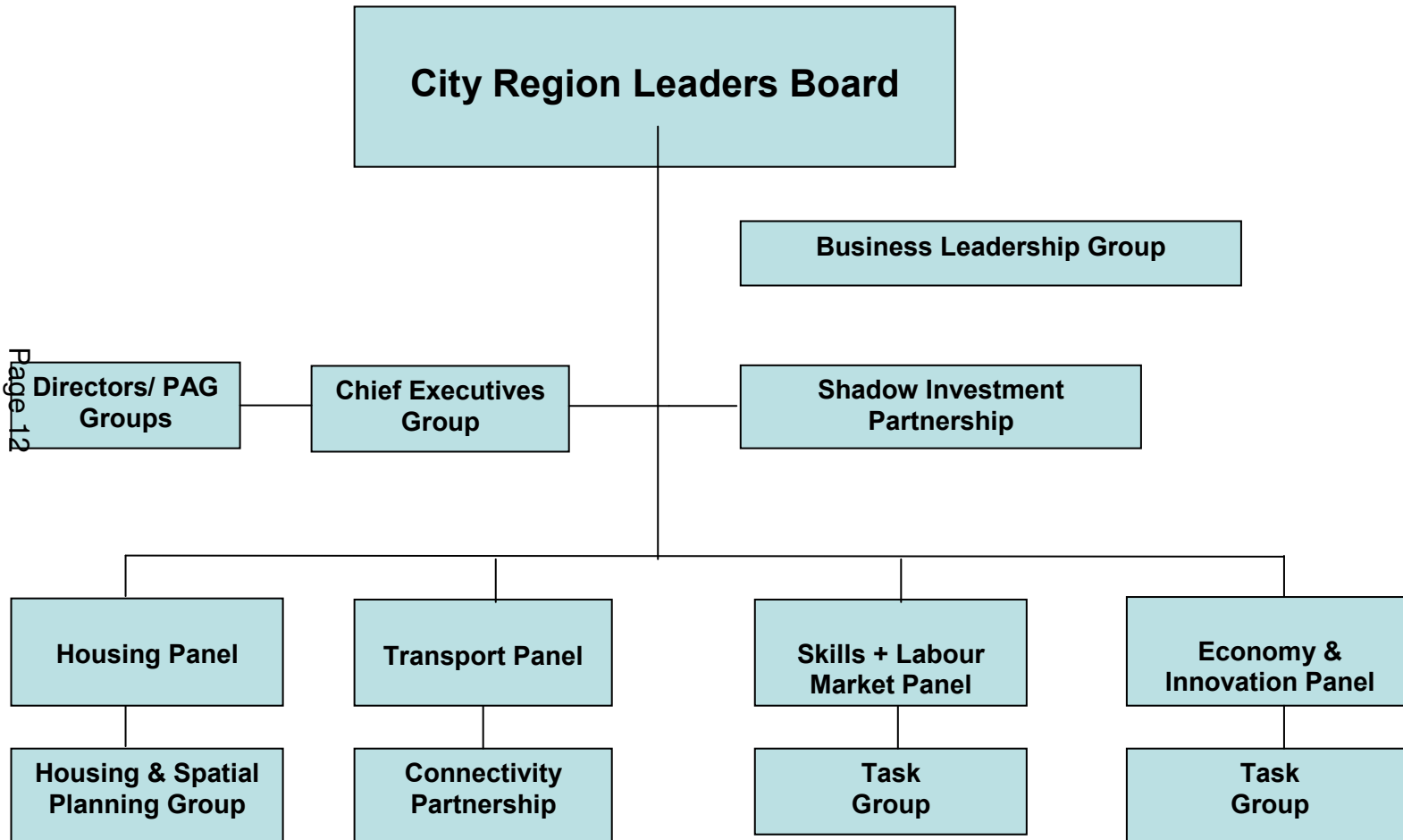
- 4.1 Members are requested to note the report.

Background Papers

'Review of Sub-National Economic Development and Regeneration' (July 2007)

Appendix A

LEEDS CITY REGION GOVERNANCE FRAMEWORK





Report of the Director of City Development

Development Plan Panel

Date: 9 June 2009

Subject: Aire Valley Leeds Area Action Plan – Progress Report

Electoral Wards Affected: All

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

EXECUTIVE SUMMARY

An Area Action Plan (AAP) is being prepared for Aire Valley. The purpose is to provide a land use and spatial planning framework within a 'key area of change' within the city.

1.0 Purpose of This Report

1.1 The purpose of this report is to provide a further update on progress of the various workstreams and the next steps leading up to preparation of the submission plan for independent examination.

2.0 Background Information

2.1 Members will recall that an update was given on progress on preparation of the AVLAAP at the Development Plan Panel meeting of 6th January 2009. The update related to:

- The need for a financial model which would enable the testing of scenarios
- Investigative work being undertaken as part of a Core Cities initiative to explore the potential for identifying AVL as an Accelerated Development Zone (ADZ)
- The submission of evidence in support of Leeds' bid for housing growth point status and a Urban Eco Settlement (UES)
- Transport model being produced to help testing scenarios and to assist in negotiations with the Highway Agency and other stakeholders

- Flooding issues were being addressed via a draft Sequential Test which demonstrated that there are no reasonable available sites in the area with a lower probability of flooding which could be developed instead of those identified.
- The Leeds Flood Alleviation Scheme (FAS) implications for AVL
- Partnership working
- The potential for this area to be identified as an exemplar for sustainable development, regardless of the outcome of the UES, was to be fully explored
- Waste Management as an important theme within Aire Valley as is progress on the Residual Waste Management Project.

3.0 Recent Progress

- 3.1 Preparation of the Aire Valley (AVL) Area Action Plan has been underway since 2005 and moved to “Preferred Options” stage in October 2007. In taking forward specific policies and proposals, the LDF process requires a robust evidence base to demonstrate that schemes within it are capable of delivery. Central to this, in terms of the AVLAAP, has been the production of a financial model, to enable testing of a number of scenarios. The key purpose of this is to establish the full potential of the area and to assist in the development of a funding/delivery plan for key infrastructure.

Financial Model

- 3.2 Consultants Jacobs were commissioned by the City Council and English Partnerships to establish infrastructure costs, potential developer contributions and to develop a financial model which could be used to establish development land values based on varying infrastructure assumptions and development scenarios. Jacobs engaged Knight Frank to provide input on commercial valuation aspects. Whilst a significant amount of information was amassed on development values, infrastructure costs and related issues, further work has been necessary to refine development assumptions. Consequently, a small working group of officers (City Development, Environment and Neighbourhoods and a representative from the Homes and Communities Agency) with a detailed working knowledge of the area, has been established to assess development costs, land values and to derive realistic estimates of infrastructure requirements and responsibility for their delivery. The main focus of the work has been the development of a new financial model which is able to test different scenarios or mixes of land uses. The range of scenarios to be tested include the UDP proposals and current planning consents; the proposed uses as set out in the AAP Preferred Options and a range of other uses based on more recent developer expectations. The model will enable the size of any financial gap between costs and values to be estimated. In particular, the model can be used to test the impact of introducing higher value uses such as residential development. Subsequent consideration can then be given to how any “gaps” between costs and development value can be bridged. The model is also being used to indicate how the estimated costs of strategic infrastructure should be allocated between the public and private sectors and the level of public intervention which may be required. Further work will be required in partnership with landowners and developers to validate remediation and abnormal costs.

Accelerated Development Zone

- 3.3 Investigative work has been undertaken as part of a Core Cities initiative to explore the potential for identifying AVL as a Pilot Study for an Accelerated Development Zone (ADZ). The ADZ concept is designed to tackle the funding gap and enable up front infrastructure, which provides certainty and encourages inward investment and participation. Initial feedback would indicate some support for AVL being identified as a Pilot Project for ADZ and this would allow Leeds some financial freedom to facilitate future growth by using the “growth dividend” in the development in order to fund the required infrastructure.

Urban Eco Settlement

- 3.4 The AVL project team has also facilitated the submission of evidence in support of Leeds’ bid for AVL to be identified in the Urban Eco Settlement (UES) initiative and for Hunslet Riverside (Yarn Street and Copperfields) to be selected as a “trailblazer” for exemplar sustainable development. The region’s Leaders Board has agreed the principle and the Leeds City Region Partnership has recently commissioned consultants to work in conjunction with the local authorities (Leeds, Bradford, Kirklees and York) to determine the eco outputs to be delivered with a focus on early deliverable sites and how this initiative can be rolled out across AVL. A report should be submitted to Government and the HCA by 31st July 09.

Aire Valley Futures

- 3.5 Regardless of the outcome of the UES proposal, the potential for sustainable development in AVL, in connection with delivering the AVLAAP, is being considered fully via the Aire Valley futures, a sub group of the Aire Valley project team. Eleven sustainable themes (context/connections/integration, accessibility/social infrastructure, transport, water, green infrastructure/ecology, building standards, energy, climate proofing, waste, environmental issues and viability) have been identified for consideration and an initial report was presented to the Project Board on the 19th May. The second phase is to analyse the survey work and gathering of evidence to produce a cohesive and comprehensive approach and policy recommendations that can be included in the AAP

Transport

- 3.6 A transport model has been produced within the AVL project team to help testing scenarios and to assist in negotiations with the Highway Agency and other stakeholders.

Flooding

- 3.7 A draft sequential test has been carried out to demonstrate that there are no reasonable available sites in the area with a lower probability of flooding which could be developed instead of those identified. This has been agreed in principle with the Environment Agency who also suggests the need for a Surface Water Management Plan.
- 3.8 The Leeds Flood Alleviation Scheme (FAS) remit is to protect existing development and the AVL project team is providing input to ensure that the scheme respects and does not harm the overall development potential or amenity of the AVL corridor.

Partnership Working

- 3.9 The AVL continues to engage in partnership working, on several fronts, including the Aire Valley Investors Forum. A more formal partnership between the Council, HCA and major landowners is being worked on with a view to signing a Memorandum of Understanding which will facilitate sharing information and driving forward transformational change.

Waste

- 3.10 Waste Management is also an important theme within the Aire Valley and the Residual Waste Management Project is progressing and has now reduced the bidders from 10 down to 4 and these will be further reduced to two and then a single preferred bidder (2010). The Aire Valley project team has been instrumental in the analysis and evaluation of the bids and sites.

4.0 Next Steps

- 4.1 Further work is in hand to refine and confirm the inputs to the financial model. In particular, more information is required on land remediation costs, which are currently based on partial or broad-brush estimates. Any amendments made to the land uses outlined in the preferred options of the AAP must be reliable and credible if the plan is to be judged sound. Discussions with landowners continue and it is intended that the project team will share the results of scenario testing with them. The Investors Forum is clearly a key platform for discussion, along with meetings with individual owners and developers.
- 4.2 When the development options have been reviewed it will be necessary to revise the AAP document. This will include ensuring that the objectives are specific to the Aire Valley and in line with Government Office advice and reflect greater emphasis on sustainable development within AVL.
- 4.3 Based on the current rate of progress it is anticipated (subject to Development Plan Panel and Executive Board commendation) that the AAP will be published in the early part of 2010 and be submitted for Independent Examination in the summer of 2010.

5.0 Legal and resource implications

- 5.1 Once adopted (following Independent Examination), the Area Action Plan will form part of the Development Plan for the area.

6.0 Implications for council policy and governance

- 6.1 None

7.0 Conclusions

- 7.1 This report has provided an update on recent progress on the preparation of AVLAAP, and outlines the next steps.

8.0 Recommendations

- 8.1 The Development Plan Panel is asked to note the progress and next steps in relation to the preparation of the Aire Valley Leeds Area Action Plans and the next stages in production of the submission draft.

Background Papers

- AVL Area Action Plan Preferred Options – October 2007
- Development Plan Panel Report – 6th January 2009 – Leeds Local Development Framework Area Action Plans: Progress Report

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