



DEVELOPMENT PLAN PANEL

Meeting to be held in Civic Hall, Leeds on
Tuesday, 13th July, 2010
at 1.30 pm

Councillors

MEMBERSHIP

J Lewis
R Lewis
L Mulherin
N Taggart (Chair)

S Smith

B Anderson
C Fox

T Leadley

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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</p> <p>To approve the minutes of the Development Plan Panel meeting held on 22nd June 2010.</p>	1 - 8
7	All Wards;		<p>UPDATE REPORT ON AIRE VALLEY LEEDS AREA ACTION PLAN AND URBAN ECO SETTLEMENT</p> <p>To consider a report of the Chief Planning Officer providing an update on the progress made in relation to the proposed Area Action Plan and the Urban Eco Settlement proposals for the Aire Valley in the context of the City Region.</p> <p>(Report attached)</p>	9 - 20

Item No	Ward	Item Not Open		Page No
8	All Wards;		<p>LEEDS' NEEDS AND OPPORTUNITIES ASSESSMENT FOR OPEN SPACE, SPORT AND RECREATION</p> <p>To consider a report of the Director of City Development providing details of the PPG17 study, highlighting the main tasks involved in its preparation (including data collection and inputting), and outlining an update on the progress made to date.</p> <p>(Report attached)</p>	21 - 24
9			<p>DATE AND TIME OF NEXT MEETING</p> <p>To note that the next meeting of the Panel is scheduled for Tuesday, 10th August 2010 at 1.30 p.m. in the Civic Hall, Leeds.</p>	

Development Plan Panel

Tuesday, 22nd June, 2010

PRESENT: Councillor N Taggart in the Chair

Councillors B Anderson, C Fox, T Leadley,
J Lewis, L Mulherin and S Smith

1 Declaration of interests

There were no declarations of interest

2 Apologies for absence

Apologies for absence were received from Councillor R Lewis

3 Minutes

RESOLVED- That the minutes of the Development Plan Panel meeting held on 11th May 2010 be approved

4 Leeds LDF Core Strategy - The changing context post election

The Panel considered a report of the Director of City Development setting out the changing context for the Leeds LDF Core Strategy following a change in Central Government

The Deputy Chief Planning Officer presented the report and stated that although announcements had been made that the Regional Spatial Strategies would be rapidly abolished, that Officers were of the view that the current progress on the Leeds Core Strategy should be maintained

The Panel was informed that the possibility of the abolition of the RSS and the targets it contained had been considered by Officers prior to the announcement. There was nothing in the new Government's agenda to indicate that there would no longer be a Development Plan or a plan at strategic district level. Because of this and as the Leeds LDF Core Strategy was not at the stage for crucial decisions to be made, Officers considered that it was sensible to continue this work with a further report being brought to Panel once the position was clearer

Members commented on the following matters:

- that whilst the abolition of the housing targets in the RSS could be understood, the RSS did contain other matters and it would be disappointing if these were lost
- that the abolition of the RSS was envisaged but that there remained a need for some targets to be in place, these being local if not regional
- that the targets in the RSS did have a scientific base to them and that if targets were left to District Councils alone, then there was some doubt about whether people's needs would be met
- whether there was a fall back position

- the possibility of having an update on this at a future meeting

The Deputy Chief Planning Officer stated that there was an ongoing debate as to what figures the Council would be working to and that a report on this would be going to the July meeting of the Council's Executive Board. One possibility would be to take an early draft figure from the RSS. However, Leeds had objected to all of the figures in the RSS. On this matter the Panel was informed that the only figure which the Authority could be said to have signed up to was the one in the UDP of 1930 (which was the taken included within the former Regional Planning Guidance document)

RESOLVED - To note the report and the comments now made

5 Leeds LDF Core Strategy - 'Preferred approach' Analysis of consultation responses: Vision for Leeds and Spatial Vision Chapter

Further to minute 34 of the Development Plan Panel meeting held on 2nd February 2010 where Panel considered a report outlining the initial comments received on the consultation exercise on the Vision for Leeds and Spatial Vision chapter, Members considered a further report setting out the detailed comments and including the Council's initial response and details of any proposed action to be taken

The Head of Forward Planning and Implementation presented the report and stated that many useful comments had been received, with many being broadly supportive. Where there were negative representations these tended to be in respect of emphasis and clarity rather than challenges to the overall approach, although some agents, house builders and developers had indicated the chapter should be more specific in respect of site and scale of development. There was also some concern that the outcome of the Strategic Housing Land Availability Assessment (SHLAA) was not available at the time of the consultation on this chapter, however the SHLAA had now been shared with all interested parties

There was support for the definition of the settlement hierarchy as a basis to plan for future growth

The need to better integrate the theme with the Vision for Leeds and other strategies had been noted

Comments from Government Office of Yorkshire and the Humber (GOYH) had related to the sequence of documents and its overall flow and Members were informed that Officers would consider these matters

In respect of cross-boundary issues, dialogue would continue with neighbouring authorities although some were at different stages, ie Wakefield Council had adopted their Core Strategy whilst Bradford Council were not as far forward as Leeds in the preparation of their Core Strategy

A minor amendment was reported on page 37

Members commented on the following matters:

- the need for continuous discussion with neighbouring authorities including Harrogate
- the importance of cross boundary dialogue, particularly in respect of transport and Greenbelt issues
- whether comments made by GOYH were given more regard by Officers

- that if differences did occur between the Council and Government Office on these matters, the hope these could be resolved rather than being raised elsewhere
- the possibility of the GOYH being wound down and local authorities being given some of their powers
- the need to have a good relationship with the Integrated Transport Authority and the importance of transport infrastructure to enable some planning permissions to be implemented
- the possibility of a stronger role for the City Region if other regional bodies were dissolved

The Head of Forward Planning and Implementation stated that structures had been established under the City Region for cross-boundary dialogue and it was important not to duplicate existing mechanisms. There was also a standing meeting of Officers in other Local Authorities so it was felt there existed the scope to raise cross-boundary issues at two levels

In respect of the comments made by GOYH, the Panel was informed that some of these were at an editorial level and on the matters raised, Officers had compared other Core Strategies to the Leeds CS. Where it was felt that Government guidance was acceptable then it would be followed but where it was possible to make a case on local evidence then this is what would be done

RESOLVED - To note the report, the comments now made and course of further action as set out in appendix 1 of the submitted report in preparing a draft Publication Core Strategy

6 Leeds LDF Core Strategy - 'Preferred Approach' Analysis of consultation responses: Managing Environmental Resources Chapter

Further to minute 34 of the Development Plan Panel meeting held on 2nd February 2010 where Panel considered a report outlining comments received on the consultation exercise on the Leeds LDF Core Strategy 'Preferred Approach' – Managing Environmental Resources Theme, Members considered a further report setting out the detailed comments including the Council's initial response and details of any proposed action to be taken

The Head of Forward Planning and Implementation presented the report and outlined the main issues, these being:

- Biodiversity – with GOYH stating the policies were not locally specific enough
- Carbon reduction – with comments being received from developers about the financial viability of incorporating the required reductions into new developments. Members were informed that it was important to strike a balance between setting a standard for carbon reduction which was challenging whilst not being unreasonable. In terms of financial viability, the economic situation was also having an impact
- Renewable energy – with comments being generally supportive of the policy although there were requests for it to be more spatially specific
- Green infrastructure and climate change – Following responses on the two policies it was proposed to combine these to create a new CC2 policy which would apply District-wide

- Managing flood risk – that there was an intention to put more detail on this issue in the Natural Resources and Waste Development Plan Document. Regarding the Leeds Flood Alleviation Scheme, comments had been received from Wakefield Council that this could cause some difficulties in their area
- Natural resources and waste management – that a separate DPD was being prepared but that in response to the comments for strategic policies to be included in the Core Strategy, broad arching policies for waste and minerals would be included in the Core Strategy

In response to a question on how SSSIs and SEGIs would be maintained at a strategic level, the Panel was informed that the UDP afforded protection with the Core Strategy being used as a basis to continue this protection at a strategic level. It was hoped for site allocations a document would be prepared and if it was necessary to amend boundaries, this would be considered

Whilst the LDF stated that SSSIs would be protected in perpetuity, it might not be possible to use this same wording in the Core Strategy as it was not the role of the LDF to duplicate national guidance. However, it was felt that the document could signpost people to that precise wording, which would be a way to address this issue

RESOLVED - To note the report, the comments now made and the course of further action (as detailed in Appendix 1) in preparing a draft Publication Core Strategy

7 Leeds LDF Core Strategy - 'Preferred Approach' Analysis of consultation responses: Managing the needs of a growing city

Further to minute 34 of the Development Plan Panel meeting held on 2nd February 2010 where Panel considered a report outlining the initial comments received on the consultation exercise in respect of the 'Managing the needs of a growing city' theme, Members considered a further report setting out the detailed comments and including the Council's initial response and details of any proposed action to be taken

Officers presented the report and outlined the main issues relating to:

Housing supply

- concerns were raised in respect of the phased requirements which had been put forward with the criticism being made that this was 'back loading' the delivery of housing to later years
- the need to focus on urban areas and previously developed land
- that the policies would not deliver sufficient housing
- that some greenfield sites were needed to be considered alongside brownfield sites
- criticism of the previously developed land target of 75% over the planning period and that the figure of 85 – 90% in the early years was too high

Officers' response to these points were:

- with the abolition of the RSS, the housing targets would go and at this stage it was not clear what would replace these. If Local Authorities set their own targets, these would be subject to examination and evidence would need to be provided to support the figures being used

- that the OPCS household projection statistics indicated a higher figure was needed for housing provision, whereas the economy and actual housing demand indicated a lower figure was needed
- further work was currently underway to consider future housing growth options, to examine the concerns raised regarding green belt, locations of growth areas and the scale of this

Housing mix

- the main objection to this policy was that it was too prescriptive. The Panel was informed that Officers did not agree with this as the policy set bands for provision not individual targets for greater flexibility
- the lack of guidance in respect of the city centre was highlighted with Officers stating that this could possibly be looked at now that the City Centre APP was not being progressed

Affordable housing

- Two main objections had been made to this policy, these being the requirement for up to 40% affordable housing which was considered to be too onerous and not sufficiently evidenced, together with the view that the SPD on affordable housing should not be progressed in advance of the Core Strategy

In response to these two objections, Panel was informed that Officers were to refresh the evidence and that the Core Strategy would provide a 'hook' for the SPD but that the major part of the policy on affordable housing should be examined in greater detail so it would be included in the Core Strategy

Specialist housing

- an objection to this was in respect of the lack of evidence for the need to control specialist housing. Officers accepted the need to reference this so policy H6 would be retained and greater clarification would be made as would the potential for an area-based policy to be brought in at a later stage

In respect of comments on the Leeds Economy, Members were informed:

- there was general support for the retention of the primacy of the city centre as the main location for retail and leisure development
- some support for the identified employment land requirement but also some concerns that the requirement was insufficient to support the growth of Leeds as the main economic driver of the City Region

Officers agreed that there was a need to update the evidence base and to ensure a flexible supply of employment land was identified

Members commented on the following matters:

- the judgement and the implications of recent planning appeal decisions need to be considered
- the affordable housing targets and the need to take account of viability and to be realistic in some areas about the levels of affordable housing being sought
- to recognise that even affordable housing was beyond the reach of some people
- land use around Leeds Bradford Airport and whether all of the offices which had been built there were for uses related to the airport

- the need for a policy on employment land; that it had been useful in some areas of the city but that for it to be effective it needed to be long-term and far-sighted

RESOLVED – To note the report, the comments now made and the course of further action (as detailed in Appendix 1 of the submitted report) in preparing a draft Publication Core Strategy

8 Natural Resources and Waste Development Plan Document - 'Policy Position' document: Analysis of consultation responses

Further to minute 46 of the Development Plan Panel meeting held on 11th May 2010 where Panel considered a report outlining the initial comments received on the consultation exercise on the Natural Resources and Waste Development Plan Document, Members considered a further report setting out the detailed comments and including the Council's initial response and details of any proposed action to be taken

Officers presented the report and outlined the main issues; these being:

- Land use
- Minerals – that attempts to identify sites for safeguarding had been made but that the Coal Authority was of the view that further work should be undertaken
- Energy – that the policy was drawn up in the context of the RSS targets but that these had been abolished
- Water – that a 'Sustainable Design and Construction' SPD was shortly due to be released for public consultation in respect of reducing water consumption for new developments
- Air Quality – the possibility of introducing low emission zones; that this would tie into transport issues and that more work and consultation on this would be needed
- Waste – that no further sites had been identified for hazardous waste; that there was a need for long-term forecasting on waste levels linking in with policy PPS10 which related to the need to identify sites for waste over the plan period, including cross-boundary discussions. On this matter, the Panel was informed that Wakefield Council had approved their Waste Development Plan Document

Members commented on the following matters:

- that politically, the most sensitive issue was in respect of open cast mining
- the dwindling supplies of sand and gravel in the region

RESOLVED – To note the report, the comments now made and the course of further action (as detailed in the Appendices) in preparing a draft Publication Natural Resources and Waste Development Plan Document

9 Date and time of the next meeting

Tuesday 13th July 2010 at 1.30pm

The Chair referred to the possibility of altering the day/time of future meetings and that the clerk, in conjunction with the Chair would look at possible dates and advise Members accordingly

Draft minutes to be approved at the meeting
to be held on Tuesday, 13th July, 2010

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Originator: Richard Askham

Tel: 247 8184

Report of the Chief Planning Officer

Development Plan Panel

Date: 13th July 2010

Subject: Update report on Aire Valley Leeds Area Action Plan and Urban Eco Settlement

Electoral Wards Affected:

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

1.0 Purpose of this report

1.1 This is a Report to update Development Plan Panel on progress on the proposed Area Action Plan and the Urban Eco Settlement proposals for the Aire Valley in the context of the City Region.

2.0 Background information

2.1. The Leeds City Region (LCR) has been in discussion with government Ministers and officials to progress the LCR forerunner plan and the statutory status for the region. As part of these discussions the government has accepted the proposals for the Urban Eco Settlement with the same status as Eco Towns. Leeds has also submitted a prospectus (to CLG) for the urban eco settlement for Leeds which is anchored in the Aire Valley Leeds. The prospectus is supported by the Leaders of all three main political parties. This was with the intention of having the Aire Valley Leeds proposals formally accepted to the eco town programme.

2.2 The Leeds City Region Urban Eco Settlement (UES) proposals complement the housing growth agenda whilst seeking to deliver the Eco-Towns principles in four major urban brownfield locations within the heart of some of the city region's major economic and population centres.

2.3 A Report produced for the region, in liaison with the four local authorities recognises that the location of the settlements within major towns and cities means that the planning and development issues will be different from those that will be experienced through the freestanding Eco Towns. However the use of brownfield

and hard to develop land raises other planning issues that need to be addressed including: viability, contaminated land, flood risk areas and integration with existing communities. The increased eco standards required also raises other challenges which need to be addressed as early as possible to enable delivery.

- 2.4 The successful Leeds City Region forerunner bid includes four Eco Settlements: Aire Valley Leeds, Bradford Shipley Canal Road Corridor, North Kirklees / South Dewsbury and York Northwest which, together have the potential to provide up to 30,000 new eco homes in sustainable mixed use development, well integrated with existing communities. The Leeds, Bradford and Kirklees Bids also include proposals for retro-fitting existing residential properties. Some of these areas, particularly Aire Valley, are more advanced than others with regard to the readiness to develop.
- 2.5 The initial aim of the city region programme is to promote an Urban Eco Settlement approach within the City Region that meets the 'Eco Town' agenda with funding targeted to facilitate delivery of PPS1 Eco Town standards. An important concept behind the UES approach is that each area will be brought forward in accordance with an emerging Core Strategy/LDF policy approach. The City Region has identified five key themes through which the programme will be developed:

Statutory Planning Process

- 2.6 The key aim of this theme will be to ensure that each UES achieves the same standard of readiness to commence development as early as possible to ensure each UES can fulfil its potential in meeting future city region housing needs and help accelerate economic recovery. The theme includes activity to accelerate preparation of the Core Strategy, AAP documents, Masterplanning and Area Action Planning, Research and Feasibility including water cycle and flood risk studies.

Capacity Building

- 2.7 The development of capacity and ownership across developers, local authorities and communities to achieve the eco standards. Using the City Region partnership to bring partners and stakeholders together. This would aim to facilitate behavioural change of not only new and existing communities but also developers and professionals involved in regeneration across the City Region.

Piloting Innovation

- 2.8 Involves the development of new methodology and technology and testing this as far as possible prior to developing eco exemplar demonstrators, in accordance with the City Region Forerunner agreement with Government to develop the City Region as a Centre of Excellence for eco design and innovation.

Eco Skills and Training

- 2.9 The current recession has highlighted the importance to the economy of the development of the eco / eco construction sector. However many new technologies are at an early stage and expertise in their use is limited because of the current scale of activity. The UES Programme offers the opportunity to better co-ordinate the current sporadic approach to eco skills development across the City Region,

linked to both the UES developments and the City Region Domestic Energy Efficiency Programme.

Capital Development

- 2.10 Development of the sites, improvement of existing housing and building new homes and communities.

Commitment to Eco Towns PPS Standards

- 2.11 The LCR Urban Eco Settlements, as stated above, experience different challenges from the Eco Towns in that they are located in urban areas and utilise brownfield land. LCR Leaders have received reports regarding the intention to deliver Eco Towns PPS standards within the UES areas.
- 2.12 All four authorities wish to ensure that Eco Towns PPS standards are implemented, in principle but adapted to their urban setting and context. Reports have been taken to and endorsed by the LCR Leaders Board. Each authority has also received commitment from its members to both the principles and inclusion of UES's within their Core Strategies. CLG has requested that Council Leaders give a commitment to ensure that the eco standards set out in PPS1 will be achieved through the LDF. Within Leeds we propose that this is done via an expanded Aire Valley AAP. This expansion will include the South Bank Planning Statement area, currently being prepared and the master planning of the new city park. Leeds needs to commit to the production of the AAP as a means of securing the regeneration of this massive opportunity and setting out the policy framework to deliver the UES and its eco principles. Securing ADZ pilot study status or similar funding for AVL is crucial to the overall delivery.

3.0 Local Development Scheme

- 3.1 Each of the four UES locations are already identified in adopted and emerging planning policy, including the current adopted Regional Spatial Strategy and emerging LDF Core Strategies and therefore, are subject to proper planning consultation and assessment. The LCR UES have high level member agreement through the LCR Leaders and respective local authorities.
- 3.2 Aire Valley Leeds is the most advanced of the four UES with HCA kickstart support for an initial residential development at Yarn Street, which is now under construction. The Aire Valley UES has the potential to develop approx 10,000 new homes, together with retro-fitting 8,000 existing homes and creating over 27,000 jobs. Its Area Action Plan is well advanced for a major part of the Aire Valley as is the preparation of a planning framework for Leeds South Bank, in the City Centre.
- 3.3 The AAP needs to demonstrate that it is deliverable and funding of infrastructure, early in the development process is vital. Tax Incremental Financing (TIF) in the form of an Accelerated Development Zone has been identified as the optimum means of securing such funding. The March 2010 budget announced: The Government is to "support investment in infrastructure in our cities and other centres of growth through an Accelerated Development Zone (ADZ) pilot programme". The pilot schemes was to be introduced in locations across England in 2011-12 and selected local authorities would receive capital grant funding to a total of **£120 million** to help support projects that deliver key infrastructure and commercial development to unlock growth. The Government were to use the pilots

to assess the impact of the investment on business rates growth within the ADZ areas. However, the latest budget in June 2010 was silent on such proposals and we must now wait for some form of announcement in the Spending Review due this autumn. We remain confident that this initiative will be pursued and therefore we still need to make sure that we are in pole position for pilot funding and work is underway in that respect. A Programme Board has been established to oversee the implementation of the ADZ pilot bidding project.

- 3.4 There are a number of issues around infrastructure which will need to be addressed as sites are developed, these range from potential new river crossings and public transport to site specific issues of contaminated land and made ground. Initial discussions have taken place with Government agencies and further detailed discussions are needed with the EA and other agencies.
- 3.5 Research and workshops have been undertaken towards delivering a sustainable Aire Valley (Aire Valley Futures study) and this work is recommending an incremental delivery of bespoke eco credentials, for the UES and AAP, across 12 sustainable themes that are considered appropriate to its urban setting. The key priority and next stage of this work is to translate these recommendations into innovative and robust policies that will be delivered via the AAP, incrementally over time. The emerging Transport Strategy for the Aire Valley will take on board the recommendations from the Atkins study, commissioned by the Dept of Transport and the draft transport model (that Leeds is producing) which is currently being discussed with the Highways Agency. This too needs further work taking on board emerging eco criteria from the AV Futures work and the interpretation of Eco New Towns PPS 1 criteria into an urban context.
- 3.6 The City Region's strategic approach to green infrastructure is reflected and embraced in the Leeds UES and AVLAAP as regionally significant (covering over 1300ha), plus the wetlands and washlands of the lower Aire valley (a further 1000ha), along with Skelton Lake, Temple Newsam Park, Wykebeck Valley, Rothwell Country Park which are to be integrated with the green spine of Aire Valley Leeds which is the river/canal corridor. The integration of the rural green infrastructure (of the lower aire valley) with the urban green infrastructure (of Aire Valley Leeds) is crucial in recognising the context and synergy or mutual benefits that may be accrued in establishing a sense of place. The proposed development will embrace this regional asset and focus on cultural gems, such as Thwaites Mill, the environment centre and Hunslet Mills, before culminating at the proposed new city park (South Bank). Sustainable access to such assets and other facilities, its permeability and connectivity are also key features of the proposals for Aire Valley.

4.0 Other Issues

- 4.1 Flood risk is a key issue that needs to be addressed in order to take all areas forward in the development of the Core Strategy. The UES Deliverability Assessment issued in January 2009 details the other issues that need to be considered for each area including infrastructure needs and delivery partners.
- 4.2 None of the issues are expected to affect the early win sites, which can be delivered without the requirement for additional off site infrastructure.

4.3 Eco Development Funding Proposal

Studies Funding (Revenue)

4.4 CLG previously announced that there was £10m available nationally (this year) to support the next wave of eco settlement proposals across the country. The Leeds City Region submitted proposals for the funding in /line with five general themes as follows:

- Preparing for Development / LDF Core Strategy
- Capacity Building
- Eco Skills and Training
- Piloting Innovation
- Demonstrator Projects (Capital)

4.5 The bid was successful in securing a major part of the bid and the funds available. The following table sets out the original bid figures and the agreed funding and projects.

Leeds City Region Eco Development Fund - Proposed spend profile for £750K revenue funding March 2010

Project	Funding Originally Requested	Essential	Desirable	Alternative Funding Identified	Comments
<p>Preparation for LDF Core Strategy / AAP including Masterplanning</p> <p>To be undertaken in Aire Valley, Bradford Shipley Canal Road Corridor and York Northwest.</p>	£300,000	£350,000	£110,000	£0	Masterplanning / AAP work needs to commence in BSCRC & YNW (which will eg. incorporate required transport study work and consideration of Green Infrastructure) and further detailed work is required in AVL. £100K is to be allocated to each of the three areas. An additional 50K is to be allocated for feasibility work on the AVL Copperfields site, which will be the 2 nd site to be developed in the Aire Valley UES. Masterplanning work has been completed in NK/SD.
<p>Flood Risk Assessment Study & Water Compatible Development innovation Pilot feasibility work</p> <p>Phase 1 - Stage 2 Flood Risk Assessment in NK/SD and BSCRC with light touch flood risk completion work in AVL & YNW (includes BSCRC and KN/DS) Followed by a Phase 2 feasibility study on viability of water compatible development in NK/SD</p>	£220,000	£150,000	£70,000		Kirklees will lead on a joint project which will procure under one commission to enable efficiency savings and ensure a consistent approach to addressing these issues.
<p>Water Cycle Study</p> <p>A LCR wide WCS</p>	£150,000	£80,000	£75,000		Due to awaiting preliminary findings, this is unlikely to be commissioned until Quarters 3 or 4. £25,000 per area has

scoping study is currently being undertaken and will report in the Summer. Funding will enable follow on detailed work in the three UES of BSCRC, KN/DS and YNW. AVL already has undertaken this detailed work					been set aside for this study, although it is currently uncertain as to the outcomes of the LCR WCS scoping study as to what will be suggested as the most appropriate way forward to undertake WCS work across the city region – eg. one single detailed LCR study or individual studies in key locations on a phased basis.
Green Infrastructure Funding will enable design work on the City Park in Aire Valley Leeds and preparatory on pedestrian/cycle bridge which would enable access from the ABF site to the wider York Northwest site.	£150,000	£80,000	£70,000		The LCR wide GI Strategy will be finalised in early Spring 2010, when consideration will be given to further detailed study work over and above work being undertaken through the LDF Core Strategy work (see above) Funding breakdown is £50K AVL City Park and £30K Pedestrian / Cycle Bridge YNW
Transport Feasibility Studies Proposal was to undertake the DFT funded Atkins Study (undertaken for Aire Valley) across the other three UES areas of BSCRC, KN/DS and YNW	£100,000	£0	£0	n/a	The Atkins Study is now being developed into a toolkit which can then be used in the other areas. BSCRC, KN/DS and YNW will now incorporate this in the AAP / Masterplan development. No separate funding is therefore needed.
Financial Modelling Proposal was for Kirklees to lead on this review which would have considered the viability of sites, which once developed could have been duplicated for other sites across the other three UES areas..	£50,000	£0	£0	£50,000	Funding has been obtained from an alternative source
Eco Feasibility Study Led by York this study will establish the most cost effective ways of achieving Code for Sustainable Homes levels 5 and 6 across the 9 design categories. It will also identify the most appropriate technologies for individual site characteristics which can be used to inform the approach taken on other sites both within the city region UES and nationally.	£80,000	£60,000	£20,000		Will complement capital works to be undertaken in YNW and provide learning and advice for application elsewhere in all the UES' and elsewhere in the city region.
Developer Forum Project will seek to establish a Forum	£20,000	£5,000	£15,000		The initial funding priority will be to hold a city region conference event to explore eco policy and delivery issues both in the UES' and elsewhere.

including developers, architects, eco manufacturers and others in the construction / eco industries					Discussions are already taking place with developers about possible funding support for the event.
Monitoring of Behavioural Change – Aire Valley Study to assess the behavioural changes of retrofitting and information and making changes as to how people use of save energy (low carbon living)	£25,000	£25,000	£0		The study is linked to the eco exemplar demonstrator project which has secured capital funding.
Eco skills audit and scoping study	£50,000	£0	£50,000		Across the City Region a number of initiatives are considering eco-skills. Discussions are taking place with LCR Skill's colleagues about obtaining funding through other means.
Total	£1,145,000	£750,000	£385,000	£50,000	

4.6 In addition to the revenue funds Leeds also secured £150,000 Capital funding for:

Aire Valley Leeds – Monitoring Behavioural Change

4.7 The capital element of this project, the aim is to understand what design features and applications best influence behavioural change and use this to design new settlements and new and retrofit housing around users for more sustainable outcomes. Specific interventions will be tested with a range of household types. Existing homes will be identified through partner housing associations across Cross Green and new homes will be in partnership with Miller Homes on the Yarn Street development.

4.8 All funding has been put on hold but it is expected that the overall budget for the region will be halved to some £600,000. This is yet to be confirmed as is the consideration of prioritising which schemes should remain in the spending programme.

5.0 Aire Valley UES

5.1 The site proposed as the trailblazer for the urban eco settlement in Aire Valley Leeds, at Yarn Street in Hunslet has received approval for £3.95m in Kickstart funding. This has allowed a start on site to be made, initially on a first phase of 61 units. The site is owned and is being developed by Miller Homes. The site has planning permission for 281 homes. It is intended that as the site is developed, Miller Homes will increase the eco standards from the current level 3 (Code for Sustainable Homes). The proposed CHP plant (£1.7 million funded by HCA) will enable the Core Level to rise to Level 4.

5.2 The council will continue to work with the Government and with the Homes and Communities Agency (HCA) on the proposals for the urban eco settlement and to promote the Yarn Street Site and other sites within the Hunslet Riverside area and beyond.

- 5.3 Our latest UES proposals extend beyond the Aire Valley AAP boundary to include sites in the City Centre to the south of the River and within the 'Rim' area. These sites will help act as "stepping stones" from Aire Valley to the City Centre. LCR and CLG both recognise the importance of the LDF, the core strategy, the AAP base for eco policy development and implementation. It is therefore necessary to extend the AVLAAP to incorporate most of the UES sites previously identified.
- 5.4 The enlarged area will also include the site for the proposed City Centre Park and where a planning framework is close to agreement with the key land owners (including the former Carlsberg-Tetley site).
- 5.5 The inclusion of this new area within the APP area will also enable the consideration of the form of residential development, in order to provide a much greater emphasis on family housing. This can take advantage of the existing educational and social facilities that already exist in the Mount St. Mary's area. It should be noted that the Urban Splash Saxton Gardens scheme has already been the subject of a provisional award of kick start funding from the HCA. A map showing the revised AAP boundary is attached.

6.0 Implications for Council policy and governance

- 7.1 Progress on the Leeds UES bid will continue to be reported to the City Region Leader board and to the Council's Executive Board. Progress on the AAP will be reported to the Development Plan Panel. The Aire Valley Board will also receive update reports.

8.0 Legal and resource implications

- 8.1 A full indication of the revenue request will need to be drafted as part of the UES and through the Local Development Framework.

9.0 Conclusions

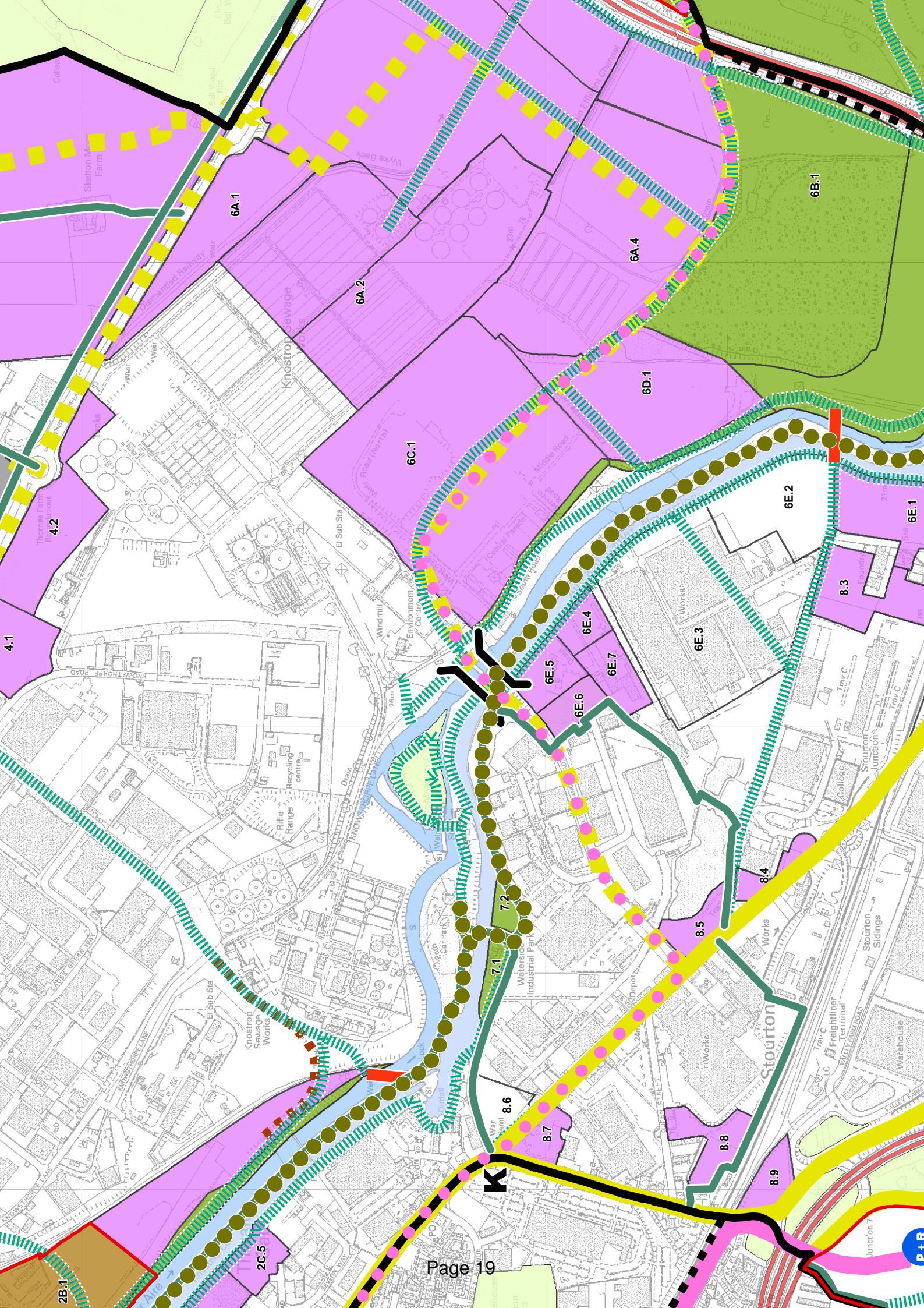
- 9.1 The proposed Aire Valley AAP and UES provides the potential to deliver new houses and jobs within the existing urban framework and, together with retro-fitting existing residential properties can make a major contribution to the sustainability agenda. It will also provide an opportunity to work with the other Local Authorities within the City Region, and to support the initiatives to promote new opportunities for enterprise, research and eco-based industrial sectors. It will further our partnership working with stakeholders, major landowners and Housing Communities Agency.

10.0 Recommendations

- 10.0 Development Plan Panel is recommended to:
- i) Note and support the proposals for the AAP and the Urban Eco Settlement within Aire Valley Leeds.
 - ii) Recommend to the Executive Board (21 July), support for the preparation of the Aire Valley AAP (with the revised boundary) as the means of ensuring that eco-standards and the objectives of the AAP are achieved.

Appendix 1.

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Originator: Chris Bolam

Tel:247 8087

Report of the Director of City Development

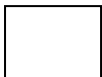
Development Plan Panel

Date: 13 July 2010

Subject: Leeds' Needs and Opportunities Assessment for Open Space, Sport and Recreation

Electoral Wards Affected:

All



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Executive Summary

The council has been collecting sport, recreation and open space data to allow preparation of a needs and opportunities assessment for Leeds, which is compliant with Planning Policy Guidance note 17 (PPG17). The key purpose of this is to inform the evidence base of the Local Development Framework, including the Core Strategy, but the information in turn, will assist the council in delivering services and a range of initiatives.

The audit of green spaces, including quality assessment of the sites, is now complete. The needs assessment, comprising the public consultation exercise, user group surveys, key stakeholder workshops and interviews has also been completed. Within this context, data analysis is currently progressing to inform the drafting of the study document and subject to progress, it is anticipated that a draft study will be completed in the Autumn 2010.

1.0 Purpose of this report

- 1.1 The purpose of this report is to explain the purpose of a PPG17 study and the main tasks involved in its preparation (including data collection and inputting), and provides an update on the progress made to date.
- 1.2 In preparing to write up this information, officers felt it would be useful for members of the Development Plan Panel at this stage, to receive this overview report and a presentation to panel regarding the study, including the spatial distribution of the different types of open spaces across the district.

2.0 Background information

- 2.1 PPG17 'Planning for Open Space, Sport and Recreation' was revised and re-issued in 2002. The revision contained a clear instruction to local planning authorities to provide for better protection, improved access and use of open space, sport and recreation facilities. It focused on the need for improved, more locally determined standards, justified by public consultation.
- 2.2 In preparing a study, 5 main areas of work need to be undertaken. The summary table below identifies each of these stages. Progress has been made on steps 1 and 2. Early analysis of both the needs assessment and audit data is informing the work on step 3, which is currently ongoing.

	Table 1 PPG17 comprises 5 main steps
Step 1	Identify local needs Consult local communities, assess demand and need Completed by PMP between March 2008 and Nov 2008.
Step 2	Audit existing provision. LCC officers between Jan 2008 to July 2009, audited some 2,000 outdoor sites and 130 indoor sport sites
Step 3	Determine quantity, quality, accessibility and minimum acceptable size standards
Step 4	Apply the standards to: Identify deficiencies in accessibility, quality, quantity Identify surpluses in quantity Identify future needs
Step 5	Identify and evaluate strategic options, greenspace to be protected, greenspace to be enhanced, provision to be relocated, new provision, review of any surplus facilities. Prepare draft development plan policies and consult stakeholders

- 2.3 The proposed PPS consultation period for the 2010 replacement of PPG17 closed on 1 June 2010. This proposed replacement retains the requirement for local planning authorities to keep up to date assessments of the existing and future needs.
- 2.4 There are a range of initiatives, which require an up to date evidence base provided by a PPG17 study. These include:
- Leeds Core Strategy
 - Greenspace Strategy and all descendant documents
 - Aire Valley Area Action Plan
 - Holbeck Action Plan
 - Beeston Hill and West Hunslet Action Plan
 - EASEL Neighbourhood Plans
 - West Leeds Gateway SPD
- 2.5 To support and inform decisions in the preparation of the above planning documents, work began in November 2007 to progress the Leeds study. The quality audit of all

sports, open space and recreation sites began in January 2008. In March 2008, the council commissioned PMP, a leisure consultant, to undertake the needs assessment element of the primary research required for a compliant study. This comprised public consultation in the form of household and on-street surveys, workshops and interviews with key stakeholders. PMP completed their commission in November 2008.

- 2.6 The audit of sites was completed in September 2009. Workshops were held in November 2009 to examine all the data resulting from the above exercise and other data already held by the council. A workshop was undertaken for the majority of the PPG17 typologies listed at Appendix B. It is important to note at this stage, that no workshops have yet taken place in regard to city centre public realm and indoor sports. No workshop has taken place, or is planned, for green corridors, cemeteries and burial space, as the PPG17 study is not expected to set standards for their provision.

3.0 Main issues

- 3.1 At present the study includes data for the following types of open space:

- Parks and Gardens
- Amenity Space
- Children and Young People's Play Provision
- Outdoor Sports
- Allotments
- Natural Greenspace
- Cemeteries, Churchyards and Green Corridors

- 3.2 Work is continuing on collecting data for public realm space in the city centre and indoor sports data. However, this is still not available at this time.

4.0 Implications for Council policy and governance

- 4.1 PPG17 requires up-to-date needs and opportunity assessments of open space, sport and recreation to provide the robust evidence base for the development of relevant planning policies and strategies. It is, therefore, necessary to complete this work to justify the council's future approach to controlling development in respect to greenspace and recreation land.

5.0 Legal and resource implications

- 5.1 Once adopted, the LDF, will be the development plan for Leeds and will need to be consistent with corporate objectives and the objectives of the community strategy. Preparing evidence for the council's emerging LDF is time consuming and resource intensive. Resource commitments will need to be addressed and reviewed within the context of existing provision and the council's overall budget position and priorities.

6.0 Conclusions

- 6.1 This report has provided information on the progress made in preparing a Leeds PPG17 study. The presentation provides an initial overview of the spatial distribution of the different types of greenspace across Leeds.

7.0 Recommendation

7.1 Development Plan Panel is recommended to:

i) Note and comment on the contents of the report and presentation in preparing a completed draft Leeds PPG17 study.