This area close to the City Centre has been undergoing major change over the last decade exemplified by:

- the opening of the Royal Armouries Museum and
- Clarence Dock

New gateway to the City Centre

Braimes - frontage buildings to be retained as part of major mixed use proposal - including housing

Connections to the greenspace

City Centre

Leeds Museum Discovery Centre

Clarence Road / Hydro site

New pedestrian/cycle bridge across the River Aire – space needs to be protected to effectively land the bridge in “greenspace”. Bridge to be funded (50% from development each side of the river) from part of greenspace contribution S106 monies

A new area of green/public space

Important pedestrian linkages under Stage VII and along waterfront

Stage VII of the Leeds Inner Ring Road – to be completed 2008

Protected corridor for Rapid Transit Public Transport

Important pedestrian linkages under Stage VII and along waterfront

First Bus

Hunslet Mills

Allied Glass

Hunslet Mills

River Aire

1.1

1.2

1.3

1.4

1.5

1.6

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Leeds City Council

Aire Valley Leeds - Preferred Option

Character Area 1 - Clarence Road

Key to Proposals

- Character Area Boundary
- Housing
- General Industry/Warehousing
- Mixed Use
- Mixed Employment
- Offices
- Offices Research and Development/ Light Industry
- Leisure and Recreation
- Greenspace
- Greenspace within Development
- Neighbourhood Centre
- Development Sites
- Protected Route
- RT Route
- Other Public Transport Links
- Park & Ride
- Potential Rail Station
- Definitive Bridgeway
- Existing Pedestrian/Cycle Routes
- Proposed Pedestrian/Cycle Routes
- Trans Pennine Trail
- Proposed Major Road Bridge
- Proposed Pedestrian/Cycle Bridge
- Development Sites
Area 2C – Hunslet Riverside South

- The Hunslet Mills complex currently has planning consent for some 699 apartments which will result in the restoration of the derelict listed building
- Yarn Street site has planning consent for a mainly residential development (up to 400 units), opening up the waterfront corridor
- Improvements to the waterfront are needed, in line with the Waterfront Strategy, to include improvements to the towpath and links across the river/canal; in association with the Yarn Street and Knowsthorpe developments

Proposal for 335 flats and 12,455 sq m of offices

Area 2A – Copperfields

- Flagship development, on the high profile location at the end of the vista for those travelling east/west along ELLR
- A small neighbourhood centre, on Cross Green Lane to serve the proposed housing and the existing community in Cross Green
- East Leeds Link Road

Proposed new housing developed in conjunction with proposed improvements to the adjacent Cross Green housing area

Area 2B – Knowsthorpe – EWS

- The framework allows the freight business and operations, off the branch line, to continue and prosper
- Land is promoted for research and development to provide a "buffer" between the housing/linear park and the freight operations
- Small neighbourhood centre, linked to a new pedestrian/cycle bridge from Hunslet Mills/Yarn Street – which will serve this new community and those travelling along the waterfront

New access from Knowsthorpe Gate along the line of the Thwaite Gate link (with direct access to ELLR), primarily for HGV traffic seeking to access the freight and commercial development of this site

Pedestrian and cycle route, following the line of the "Thwaite Gate link", which will link up with existing routes and enhance the permeability to and across the waterfront

Opportunity to develop as a high profile employment site on the waterfront

Stage VII IRR

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Red Road Allotments to be renovated for extended use

Cricket Ground to be retained

Former wholesale market site - A prominent 9.2ha development site on the ELLR frontage

Extend Knowsthorpe Gate to provide new highway (HGV) access to Knowsthorpe (EWS) and Yorkshire Water sites

New pedestrian/cycle link across the river

Rapid Transit Route - To link Junction 45 and the city centre and serve AVL development sites

East Leeds Link Road - under construction programmed for completion late 2008

Area of search for New Railway Station

Area to be promoted for freight use in connection with railway sidings/lines - accessed from south

Cycle way/footpath along Neville Hill Sidings

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Extend Knowsthorpe Gate to provide new highway (HGV) access to Knowsthorpe (EWS) and Yorkshire Water sites

Pedestrian/cycle route across river (along line of Thwaite Gate link)

Land and works operated by Yorkshire Water Services as part of Knostrop Waste Water Treatment Works (WWTW) - one of the largest facilities of its kind in the north of England

Important landscape feature - mature tree line

A “barrier” to public access and transport (east/west) along the north bank of the river/canal - due to operational needs and health and safety issues. • need to overcome such issues

Yorkshire Water are investing significantly in a programme of improvements, including:

• the effective removal of the filter beds
• reducing overall impact on the local environment and the odour emanating from the site

Proposed New Road Bridge
- to facilitate important public transport routes

Wyke Beck culvert

East Leeds Link Road

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**Aire Valley Leeds - Preferred Option**

**Character Area 5 - Thornes Farm / Skelton Moor Farm**

- EASEL area and the targeted communities of the Halton Moor/Osmondthorpe housing estates; to which job creation and access issues are very important and a key aim for AVL and its regeneration.

- **Thornes Farm** - 5 development sites remaining totalling some 10ha.

- **Skelton Moor Farm** (49ha)
  - Mixed employment site with planning consent for:
    - 143,500 sq m of Class B1/B2/B8
    - 120 bed hotel and support services

- Important public transport link
- Views from Temple Newsam House
- Proposed Rapid Transit route

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**Key to Proposals**
- Character Area Boundary
- Housing
- General Industry/Warehousing
- Mixed Use
- Mixed Employment
- Offices
- Research and Development / Light Industry
- Leisure and Recreation
- Greenspace
- Greenspace within Development
- Neighbourhood Centre
- Development Sites
- Protected Route
- RT Route
- Other Public Transport Links
- Park & Ride
- Potential Rail Station
- Definitive Bridleway
- Existing Pedestrian/Cycle Routes
- Proposed Pedestrian/Cycle Routes
- Trans Pennine Trail
- Proposed Major Road Bridge
- Proposed Pedestrian/Cycle Bridge

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A new bridge at Skelton Grange improves access to the area and enables north-south public transport routes to be provided.

Knostrop WWTW filter beds removed as part of Yorkshire Water’s improvement works opening up land for development.

Over 80 hectares of employment land accessed from the ELLR and Skelton Bridge.

East Leeds Link Road
Bellwood roundabout
M1 Junction 45
New neighbourhood centre providing local facilities and services and creating a focal point for the new community.

Major housing development creating a new community spanning both sides of the river. The development will include:
- 3,000 new homes, including affordable housing and a mix of house types and sizes
- a primary school
- a health centre
- areas of greenspace

New pedestrian/cycle bridges across the river.

Opportunity to construct an inland dock allowing freight to be brought into the city using the canal.

Riverside park to serve the new housing and the wider AVL area.

Public transport routes serving the area and linking it to the rest of AVL, the City Centre and communities in East and South Leeds.

Aire Valley Leeds - Preferred Option
Character Area 6 - Bellwood / Skelton Grange / Stourton Riverside
Aire Valley Leeds - Preferred Option
Character Area 7 - Thwaite Mills

Key to Proposals
- Character Area Boundary
- Housing
- General Industry / Warehousing
- Environmental / Light Industry
- Mixed Use
- Mixed Employment
- Offices
- Research and Development / Light Industry
- Leisure and Recreation
- Greenspace
- Greenspace within Development
- Neighbourhood Centre
- Development Sites
- Protected Route
- RT Route
- Other Public Transport Links
- Foot & Ride
- Potential Rail Station
- Definitive Bridleway
- Existing Pedestrian/Cycle Routes
- Proposed Pedestrian/Cycle Routes
- Trans Pennine Trail
- Proposed Major Road Bridge
- Proposed Rapid Transit route
- Proposed new greenspace
- Protected amenity greenspace
- New bridge crossing
- River Aire
- Environment Centre
- Thwaites Mill Museum
- “Waterfront Strategy” to be extended downstream
- Recreation use requiring water access
- Potential Rapid Transit route
- Major new road bridge to include footpath and cycleway and public transport
- Improve links between Environment Centre and Thwaites Mill Museum, to promote cultural and recreational value of area

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22 hectares of development land available on 9 sites

New pedestrian & cycle routes linking the area to the river corridor and existing communities in south Leeds

New amenity area around the ponds provided in conjunction with the frontage development

Opportunity for landmark development on this high profile corner site. Suitable for a business use, a restaurant/café and/or a pub

M1 Junction 44

Key gateway site close to the M1 suitable for a mix of employment uses

New railway station on the Leeds-Castleford line

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19ha mixed use development suitable for:
- offices
- other employment development
- a major leisure facility

Hunslet Cemetery and local nature area

Rapid Transit route providing services to the City Centre

Park & Ride facility with approximately 1,000 to 1,200 spaces to serve the City Centre

Important routes through the site to connect with surrounding communities

Possible public transport connections from housing area to site and P&R

Link to Leeds Valley Park (over motorway)

Key to Proposals:
- Character Area Boundary
- Housing
- General Industry/Warehousing
- Mixed Use
- Mixed Employment
- Offices
- Research and Development/Light Industry
- Leisure and Recreation
- Greenspace
- Greenspace within Development
- Neighbourhood Centre
- Protected Route
- RT Route
- Other Public Transport Links
- Park & Ride
- Potential Rail Station
- Definitive Bridleway
- Existing Pedestrian/Cycle Route
- Proposed Pedestrian/Cycle Route
- Trans Pennine Trail
- Proposed Major Road Bridge
- Proposed Pedestrian/Bridge
- Development Sites

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Aire Valley Leeds - Preferred Option
Character Area 9 - Stourton North
Aire Valley Leeds - Preferred Option
Character Area 10 - Leeds Valley Park

- Site is not suitable for development. Identified for landscaping and tree planting
- Leeds Valley Park Phase 2 (complete)
- Important bridleway link across motorway to housing areas and Stourton North
- Leeds Valley Park Phase 1 (complete)
- Leeds Valley Park Phase 3 potential for a further 46,000 sqm of offices
- Pedestrian/cycle routes to link the site with the rest of AVL and surrounding communities

Key to Proposals:
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Site is not suitable for development. Identified for landscaping and tree planting.

Important bridleway link across motorway to housing areas and Stourton North.
Site is proposed for a mixed use development to include:
- offices
- new housing (at least 1,200 units)
- primary school
- medical centre
- neighbourhood centre
- areas of greenspace

Colton Beck - important green corridor and pedestrian/cycle link to Temple Newsam

New Neighbourhood Centre - providing local facilities and services and creating a focal point for the new community

Pontefract Lane will not be open to through traffic

Rapid Transit and public transport link/s to the rest of AVL and the City Centre

Park & Ride facility with approximately 1,000 to 1,200 spaces to serve the City Centre

Existing planning on site 11B.1 for:
- 102,190 sqm office
- 200 bed hotel
- 5,000 sqm of support services

Key to Proposals:
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- Development Sites

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Aire Valley Leeds - Preferred Option
Character Area 11 - Skelton Business Park