

# **WEST LEEDS GATEWAY AREA ACTION PLAN Leeds Local Development Framework**



## **Development Plan Document Preferred Options Main Report January 2008**

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(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইনে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 'ਤੇ ਟੈਲੀਫ਼ੂਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੂਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

ਅਗਰ ਆਪ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਹੋ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 'ਤੇ ਟੈਲੀਫ਼ੂਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੂਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

## Have Your Say

Leeds City Council is consulting on the Preferred Options for the West Leeds Gateway between 26<sup>th</sup> February 2008 and 8<sup>th</sup> April 2008. The Preferred Options and supporting documents are available for inspection at the following locations:

- Development Enquiry Centre, City Development Department, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD (Monday-Friday 8.30am - 5pm, Wednesday 9.30am - 5pm)
- Central Library, Calverley Street, LS1 3AB
- Armley Library/One Stop Centre

The documents are also published on the Council's website. To download the proposals go to [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf) and follow the speed link for the West Leeds Gateway Area Action Plan within the Local Development Framework. Paper copies of the document can be requested from the address below.

A questionnaire is available to make comments.

Please return your questionnaire to the WLGAAP Team address, on the inside cover by 5 pm 8<sup>th</sup> April 2008:

## Planning Aid Seeking Independent Advice and Support

Planning Aid provides free, independent and professional advice on planning issues to community groups and individuals who cannot afford to pay a planning consultant. Yorkshire Planning Aid also provides a programme of community planning, training and education activities.

To contact Planning Aid:

Yorkshire Planning Aid  
The Green Sand Foundry  
99 Water Lane, Leeds, LS11 5QN  
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Email: [ykco@planningaid.rtpi.org.uk](mailto:ykco@planningaid.rtpi.org.uk)  
Website: [www.planningaid.rtpi.org.uk](http://www.planningaid.rtpi.org.uk)

For general planning advice contact the Planning Advice Helpline:

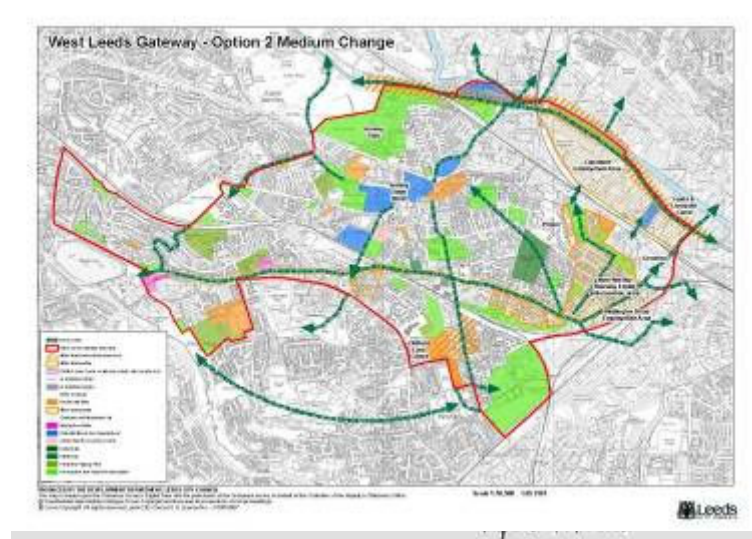
Telephone: 0870 850 9808  
Email: [ykco@planningaid.rtpi.org.uk](mailto:ykco@planningaid.rtpi.org.uk)

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# 1. INTRODUCTION

1.1 The West Leeds Gateway Area Action Plan (WLGAAP) a statutory plan which will guide the way the area develops over the next 15 -20 years. It looks at the future needs of people in the West Leeds area for new housing, economic and commercial development, open space and recreation and travel and transport. It will complement other initiatives taking place in the area. The plan aims to build on the many positive aspects of the area but also to promote action to alleviate its problems.



1.2 Area Action Plans (AAP's) are part of the broader Local Development Framework for Leeds which will gradually replace the adopted Unitary Development Plan (UDP). This AAP is essentially a policy framework which will help to deliver positive change in the area and lead to a programme of implementation which will improve it as a place to live and work, as well as contribute to the wider regeneration objectives in Leeds.

1.3 The Lower Armley and Upper Wortley area of Leeds has suffered from high levels of deprivation over a number of years. Compared to the rest of the city, the area has more than double the number of workless households, has less than half the levels of educational attainment, has more crime, more empty properties and higher levels of sickness. More recent evidence, including the 2004 multiple deprivation data for "Super Output Areas", has confirmed that the area is within the 4% most deprived parts of the Country. The latest NOMAD analysis of housing (2005) has identified the West Leeds Gateway area as "in serious decline".

1.4 The case for prioritising West Leeds for regeneration lies not only in its levels of deprivation, but also in the realistic opportunities for sustainable intervention by the Council and other agencies.

1.5 The Plan has been prepared by the city council in consultation with local communities, businesses and other local organisations.

## What are Preferred Options?

1.6 Work on the West Leeds Gateway Area Action Plan started in 2005 and the stage has now been reached where, following public consultation, preferred actions/proposals have been identified and summarised under the term, "Preferred Options".

1.7 In Autumn 2006 the Council published an Issues and Alternative Options Paper, “A new future – your choice”, which set out 3 broad options for the future of West Leeds, which were dependent upon different levels of intervention/actions. These can be summarised as: Minor Change, Moderate Change and Major Change.

1.8 The local community was consulted over a 6 week period on these options and the comments received have been used to help prepare this “Preferred Options” document for the area.

1.9 The Issues and Alternative Options Report gives details of the Issues and Alternative Options that were consulted on at that earlier stage. Section 4 of this report summarises the key Issues and Opportunities which were identified together with a brief explanation of the Council’s response to these and reasons for the proposals developed in the Preferred Options. A report on the consultation exercise is available for inspection at Leeds Central Library, The City Development Offices at 2 Rossington Street, Leeds LS2 8HD, Armley Library and online at [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf).

1.10 The overall conclusion following this consultation was that whilst people recognised that action is required to improve the area, a radical solution based on major redevelopment was not favoured and a Preferred Options based on the Moderate Change Option would be most appropriate and deliverable in planning and commercial terms. The Preferred Options, based on a ‘moderate’ level of intervention, sets out the Council’s intended future planning policy for the area.

1.11 This document provides an opportunity for communities and others with an interest in the future of the area to respond to the Preferred Options. Following a 6 week consultation period and consideration of the comments received, a Draft Area Action Plan will be published. This will be subject to a further and final consultation period and any unresolved issues will then be considered by an independent Government appointed Inspector, who will



make recommendations that the Council will be required to accept.

### **What is a Sustainability Appraisal?**

1.12 A key objective running through the whole of the plan is to ensure that the policies and proposals which emerge are inherently sustainable and represent the best choice for people, the environment and the local economy. Therefore, as it has been formulated, the Area Action Plan has been assessed against sustainability measures at key stages. This takes into account the social, environmental and economic effects of the Preferred Options and explains why the major or ‘transformational’ change option was considered to be unacceptable in sustainability terms. The WLGAAP Preferred Options Sustainability Appraisal’ is available on request or can be found online at [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf).

### **Location and characteristics of the WLGAAP**

1.13 The WLGAAP area (shown on Plan 1) extends from the edge of Leeds City Centre at the Armley Gyratory in the east to the Heights Estate to the west, it includes; the New Wortley Estate; Armley including the Town Centre; Lower Wortley; Upper Wortley; the Aviaries; Armley Park; and Wortley Recreation Ground. There are significant commercial areas, particularly along Wellington Road and Tong Road and the area to the north of Armley Road. Overall, it is a mixed area of older private housing, existing and former public sector housing and significant business activity. The area also contains the Industrial Museum (Armley Mills) and Leeds Prison and is bounded to the north by the Leeds Liverpool Canal. The area's population is approximately 17,000, of which 8.2% are from black and ethnic minority backgrounds (2001 Census). The type of housing varies from traditional through and back to back terraces to system built houses, maisonettes and tower blocks.



1.14 The WLGAAP Baseline Report sets out in detail the social, economic and environmental characteristics of the area and can be found at [www.leeds.gov.uk/ldf](http://www.leeds.gov.uk/ldf).

### **Historic Environment**

1.15 The built form of the area today owes much to the historical origins of West Leeds, in particular the development of former villages such as Armley, arising from the industrial expansion of Leeds from the late 18<sup>th</sup> Century. This expansion was largely as a result of the rapid growth of the textile industry from small weavers cottages (some remain at the western end of Town Street) to large textile mills, most notably Armley Mills on Canal Road, built by Benjamin Gott in the early 1800s, which was once the world's largest woollen mill. The area was also home to heavier industry such as the Leeds Forge and Scotch Forge.



1.16 Armley was well located for trade, being close to the Leeds and Liverpool Canal (completed in 1816) which at the time of the Industrial Revolution provided an important transport link for the movement of wool and other goods. The railways also left their mark on



the area and remain significant features (and also physical barriers in the area). At one time there were two stations in Armley and significant sidings and connections to local industry. Today, the railway just passes through. Canal Road, between Armley Mills and Stanningley Road was the focus of much of the industrial production, with a number of buildings remaining from that time.

1.17 A number of civic and religious buildings were constructed during the 19<sup>th</sup> Century, including Armley library, St Bartholomew's Church and Armley Gaol.

1.18 To house the significant influx of new workers, there was a massive expansion of terrace houses. Between 1861 and 1932 4,700 back-to-backs and 1,800 through-terraces were constructed. Much of this housing remains, although many areas were cleared in the post war period which were replaced with high rise blocks. For example Burnsall Grange and Croft to the north of Armley Town Street. Significant areas of dense terrace housing were also cleared to create the New Wortley Estate, laid out in the then fashionable 'Radburn' style.



1.19 The West Leeds Gateway area is also characterised by areas of greenspace which reflect the history of the area, including parks, allotments and cemeteries. Armley Park once formed the grounds of Armley House (Gotts Park) which is a formal park stretching from Stanningley Road down towards the Leeds and Liverpool Canal. Armley Moor, just outside the Town Centre, is informal in nature and was formerly a tenter field for the drying of wool.

1.20 In recognition of the historical legacy of the area, there are a number of listed buildings in the area including Grade II\* listed Armley Gaol, St Bartholomew's Church and part of the Armley Mills complex, which is also designated as a Conservation Area. A new Conservation Area has also recently been designated for Armley, centred around Town Street.

## 2. POLICY CONTEXT

### Introduction

2.1 In shaping the Preferred Options account has been taken of:

- National, regional and local policies and guidance
- Responses received on the three alternative options
- The sustainability appraisal
- The evidence base, i.e. the facts and figures on a wide range of local issues. These are available in the WLGAAP Area Action Plan Baseline Report.

### National Policy

2.2 National planning policies include:

- Planning Policy Statements (PPS's)
- Planning Policy Guidance Notes (PPG's)
- Government Circulars

2.3 In particular, the Government's Sustainable Communities agenda has been crucial in informing the content of the WLGAAP.

2.4 The Sustainable Communities agenda is the Government's long term programme to create places where people want to live and work, now and in the future. A sustainable community should:

- Meet the diverse needs of existing and future residents
- Be sensitive to the environment
- Contribute to a high quality of life
- Be safe and inclusive
- Be well planned and built
- Offer equal opportunity and good services to all.

### Regional Policy

2.5 The Regional Spatial Strategy is likely to set the house building requirement for Leeds at a much higher level than the current rate of building is achieving. The Draft RSS has been published but is not expected to be adopted until Spring 2008. It is not however considered that the WLGAAP will contribute significantly to the overall requirement for housing within Leeds due to the limited land available and opportunities for growth coupled with the relatively dense development pattern.



## Local City Council Policies

2.6 At a district level the Community Strategy for Leeds (Vision for Leeds 2004 – 2020) identifies the following main aims:

- ‘Going up a league as a city’ making Leeds an internationally competitive city and the best place in the country to live, work and learn, with a high quality of life for everyone.
- ‘Narrowing the gap’ between the most disadvantaged people and communities and the rest of the city.
- ‘Developing Leeds’ role as the regional capital’, contributing to the national economy as a competitive European city, supporting and supported by a region that is becoming increasingly prosperous.

2.7 The most important of these for WLGAAP is narrowing the gap between the most disadvantaged people and communities and the rest of the city. However, the regeneration of the West Leeds Gateway has the potential to contribute to all three aims of the Community Strategy - **going up a league** – creating a sustainable living and working environment for the West Leeds Gateway which raises the image of the area; - **narrowing the gap** – enabling local people living in the deprived communities within the West Leeds Gateway to take full advantage of the opportunities presented by the regeneration of the area by offering better education, training and employment opportunities, together with better transport and childcare; - **developing Leeds as a regional capital** – the proximity of the West Leeds Gateway to the city centre and to surrounding neighbourhoods such as Holbeck Urban Village gives it the potential to make a significant contribution to the future long term growth and success of the City.

## The City Centre Rim

2.8 Leeds City Council and Yorkshire Forward have recently published an Urban Renaissance Strategy for the city. This strategy recognises West Leeds as one of the renaissance “spokes” – driving the growth of the city centre into inner west Leeds in order that local people can share in the wealth of Leeds, the regional capital.

2.9 The West Leeds Gateway area is also described as part of a “Rim of Disconnectivity,” owing to the way in which communities such as West Leeds have been severed from the city centre and other communities by motorways, other road systems and railways. The overall effect is a sense of poor connectivity, an absence of a good quality public environment and a lack of identity and character.

2.10 A collaborative project on the “Rim” is therefore being carried out as part of the Renaissance Leeds project. This Area Action Plan will be able to inform, and be informed by, that study and contribute to wider Renaissance objectives. One key way in which the West Leeds project can do so is by improving the quality of its greenspace and increasing the permeability of the area to connect it into the wider “rim” around the city centre and to the centre itself. In that respect, part of the solution for West Leeds lies outside its boundaries.

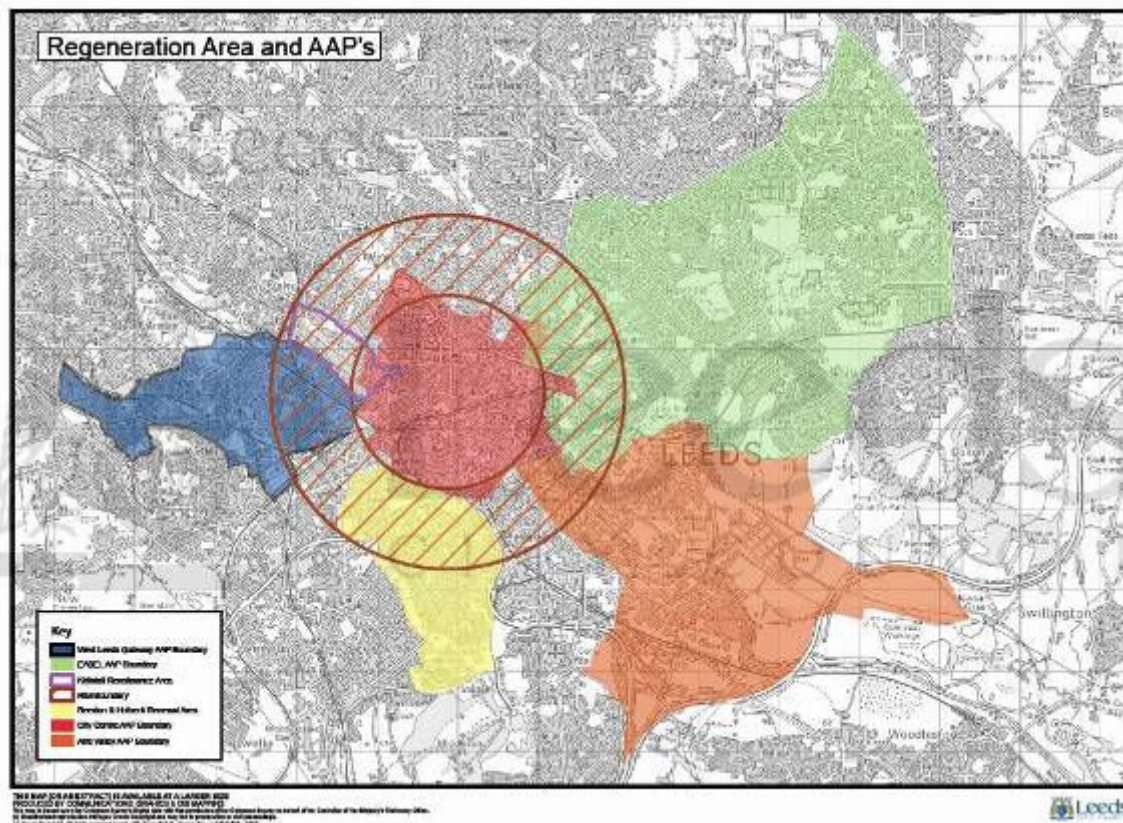
## Leeds – Bradford Corridor

2.11 The City Council has jointly funded a study with Bradford Metropolitan District Council and Metro to consider the joint regeneration opportunities in the corridor. The West Leeds AAP covers the eastern section of this corridor. The study will identify what actions can be taken, either independently or jointly, to facilitate regeneration opportunities, taking into account different levels of intervention and investment.

## Links to other Area Action Plans and Regeneration Areas

2.12 The plan below shows the West Leeds Gateway Area in relation the other AAP’s and Regeneration areas. In this Plan, the approach has been to maintain an awareness of the

linkages (existing & potential) with these neighbouring areas and aim to ensure that emerging proposals complement rather than conflict with those which are proposed in these adjoining areas. In particular there are opportunities to take advantage of new links which could arise from developments in the Kirkstall Renaissance Area, the City Centre, the City Centre Rim and Holbeck and Beeston.



### The River Aire and Leeds and Liverpool Canal Corridor

2.13 The river and canal corridor is a unifying feature which helps to link up the contiguous regeneration areas (above). This corridor is not only important as a cycling and walking route (the canal towpath is a national Sustrans route) for recreation but also as a 'green' link which is of great value for nature conservation (the canal corridor is a Site of Special Scientific Interest and Site of Ecological or Geological Interest). As the canal forms the northern boundary of West Leeds AAP, care will be taken in the implementation of the Preferred Options to enhance these attributes and avoid developments which may have a harmful effect, either directly in the immediate area or indirectly (upstream or downstream) on neighbouring areas. In particular the plan will need to ensure that it takes account of the Biodiversity and Waterfront Development SPD which provides a framework to inform, guide and assess new development on sites adjacent to rivers, canals and becks in Leeds to ensure that biodiversity issues are fully considered and addressed. The Leeds Waterfront Strategy is an SPD to guide the regeneration of Leeds waterfront. It aims to develop a strategic vision for the area, provide a framework to deliver this vision and develop a co-ordinated approach to the development and marketing of the waterways. To complement

and help work towards delivery of these two SPDs, there is a collaborative project between the City Council, the Environment Agency, British Waterways and Yorkshire Water under Aire Action Leeds to promote a business plan to enhance and sustainably develop the natural and historic heritage of the River and Canal Corridor between the Inner Ring Road and Bridge Road in Kirkstall, which includes Armley Mills. This should promote the area as a focus for biodiversity, recreational routes and activity. Kirkstall Valley Park is another partnership between British Trust for Conservation Volunteers, Friends of Kirkstall Valley Park, Leeds Canoe Club, Leeds City Council, Leeds Civic Trust, Leeds Groundwork Trust, Leeds Metropolitan University, Park Lane College, Sustrans, University of Leeds, Wades Charity. They aim to promote the recreational use of the Kirkstall Valley parts of which are included or link into the AAP area.

### **Leeds Unitary Development Plan (UDP) and The Core Strategy**

2.14 The existing Development Plan for Leeds, the Leeds Unitary Development Plan Review 2006, provides the existing planning context and strategy for development within the WLGAAAP. The UDP will be replaced by Local Development Framework (LDF) policies and documents. The Core Strategy is the principal planning document in the emerging LDF and sets out the Council's vision for future development in Leeds over the next 20 years. Within this context the Area Action Plan will provide the area based policies for the West Leeds Gateway.

### 3. OBJECTIVES OF THE AREA ACTION PLAN

3.1 In developing the Area Action Plan Issues and Options Paper, 11 Objectives were set to evaluate the success of each of the options and to assist the Sustainability Appraisal. These have been subsequently amended in the light of comments received during the consultation on the Issues and Options Paper and are now carried forward to the Preferred Options stage. The objectives are:

1. Provide a framework for the regeneration of the West Leeds Gateway area and a sound foundation for the implementation of key improvement works over the next 15 to 20 years.
2. Provide a catalyst to promote improved joint working between public and private agencies that have a responsibility to improve the health, prosperity and well being of the people of West Leeds.
3. Maintain, improve and increase the safety, quality and usability of greenspace and green corridors for the enjoyment and improved well being of the local community.



4. Raise educational achievement and employment skills

5. Maintain and provide an improved variety of employment opportunities.
6. Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play.
7. Promote and support the provision of appropriate and accessible neighbourhood facilities for example, health care provision, and education, training and leisure opportunities.
8. Improve the vitality and viability of Armley Town Centre.
9. Improve the quality of the existing housing stock and provide opportunities for the provision of new housing to provide a variety of tenure types.
10. Provide greater accessibility for pedestrians, cyclists and public transport users within, into and out of the area through traffic management measures and links to green corridors.
11. Improve the built environment, through high quality design initiatives and by promoting a sustainable future, whilst preserving and, where appropriate, enhancing the area's heritage and reinforcing its distinct identity.

## 4. HOW THE PREFERRED OPTIONS WERE DEVELOPED

4.1 The reason for an Action Plan being prepared for West Leeds Gateway area is not only in response to problems the area faces, but also in recognition of the huge opportunities the area presents. The earlier stage of plan preparation, the Issues and Alternative Options Paper, identified a number of Challenges and Opportunities in the area which are summarised below:

### 4.2 Challenges Facing the Area

#### a) Skills shortage

- The trend is for more school leavers to attain 5 GCSEs (36% in 2004), but West Leeds is still behind the city (45%) and national (54%) averages.
- Poor qualifications amongst workforce.

#### b) Deprivation, Poverty and Health

- There is a high incidence of benefit-dependency and 37% of all households are in receipt of Council-administered benefit.
- 37% of children live in households that are benefit dependent.
- Over one-half (54%) of households have no car.
- Six out of ten households are living in rented accommodation, which indicates an over concentration of this type of tenure and either an inability or unwillingness to become owner occupants.
- Coronary heart disease and other diseases are more prevalent in West Leeds than the average for the city and nation.
- General poverty and low educational attainment;
- Average life expectancy levels in West Leeds are below average.
- Armley has a high level of under 18 conceptions and also has a rising rate of low birth weight babies.

#### c) Lack of Connection to the City Centre and Surrounding Areas



- The railway, road, canal and river act as barriers making pedestrian and other journeys to the City Centre and adjoining neighbourhoods such as Kirkstall and Holbeck difficult;

d) Poor Economic Performance

- Self employment is minimal in the area (3.8%).
- One-fifth of the workforce is employed in older manufacturing occupations with an under representation of service industries, thereby limiting choice and opportunities for local people
- 5.4% unemployment compared to the City average of 3.3%
- Lack of housing choice;

e) Crime



- Residents of West Leeds are two or three times more likely to be a victim of crime (depending on type of crime) than residents of Leeds as a whole.

f) Image

- General poor and run down image
- Impact of prison on both external perceptions and the local communities;
- Poor public areas, especially around the Gyratory, Canal Road and Armley Town Centre;
- Inward looking focus of Armley Town Centre;
- Poor pedestrian environments;
- Public open space in the area is generally in poor condition and underutilised.



### 4.3 Opportunities

Despite these problems the area has a number of key opportunities and natural advantages which can assist in the regeneration of West Leeds, namely:

a) A well knit community

- Generally more people in the area travel to work on the bus or walk than the average for Leeds (a more sustainable pattern of travel than elsewhere).
- Many people live and work locally and there is a good deal of attachment to the area.

b) A well located community

- City Centre is very close by (but there is a need to improve connections);
  - Short journey to work times;
  - The area is close to the City Centre and areas such as Kirkstall and Holbeck.

c) A Community with a Good Environment

- Most of the area does not suffer from traffic congestion or suffer “rat running”;
- The area has strong natural landscape features in the form of topography, water features and an abundance of greenspace (with potential for



improvement and better links).

d) A Community with a Distinctive Character

- The area is visually interesting with a variety of housing styles and mixed commercial areas
- The area sits across a ridge line giving a variety of views.
- The area has a rich historic, architectural and industrial heritage. A conservation area has been designated which will help to preserve and enhance the historic and architectural heritage.

e) A Place for Economic Opportunities

- Manufacturing remains an important sector (17% of jobs).
- The area is a well established base for economic activity providing jobs for local people.
- There is scope to accommodate more small businesses and support existing and growing enterprises.
- The area has a large amount of Council owned land, which provides an opportunity to take a lead in redevelopment proposals and ensure that new investment contributes to the overall regeneration of the area.

### **Drawing Conclusions from the Challenges and Opportunities**

4.4 Based on the above challenges and opportunities, the following key areas of concern were identified at the earlier consultation stage:

- A lack of internal and external connectivity i.e. it is difficult for people to move easily between different parts of the area, such as shops, schools and open spaces. Also between the Wes Leeds Gateway area and the City Centre, Holbeck and Kirkstall.
- Educational underachievement and skills shortage
- An underperforming local economy
- A physical environment with potential for improvement
- Generally poor public spaces
- A good quantity but poor quality of greenspace
- Negative perceptions of the area, influenced by the traffic dominated roads and the Gyratory, the Prison and a generally poor physical environment

4.5 From these areas of concern, **three** core components were seen as central to transforming West Leeds in this Area Action Plan: -

#### **1. Economic - Diversity, Opportunity and Choice**

- Retain existing employment uses to provide a range and quality of employment land and premises;
- Improving the environment of the Tong Road/Wellington Road corridor retaining and enhancing its role as an employment area;

- The merging of Wortley High and West Leeds High Schools on the West Leeds site provides a community–led development opportunity on the Wortley High School site.
- The Extended Schools Initiative will provide improved adult learning opportunities in more accessible places;
- Training provided as part of community initiatives;
- Training and employment initiatives linking the community with Armley Prison;
- Using new development schemes to provide training opportunities.

## **2. Transport/Movement - Accessibility and Public Space**

- Development of improved road environments and links between green spaces to create safe and attractive corridors of movement for pedestrians and cyclists from the WLGAAP area to the canal and along the canal to encourage through links to other areas, particularly Kirkstall and the City Centre and other routes through the area.

## **3. Environment - Sustainability, Quality of Life and Local Facilities**



- Development should respect the existing character of the area, by taking into account locally distinctive features such as topography, high density terraces, the area’s industrial heritage and buildings of special character e.g. Armley Library, St. Bartholomew’s Church and Armley Mills. Development should also respect local spaces and create interesting and usable new ones.
- Contributing to the development of West Leeds Country Park through the improvement of green links within the AAP area, and connecting these with the wider area. Enhancing the role of existing parks and greenspace. This should also provide clearer linkages between neighbourhoods and key community facilities.
- Recognising the habitat potential of linear features such as railway lines, the canal and river and doing something practical to help these become valuable habitats.

- Addressing the “missing links” of greenspace provision through the creation of pocket parks and formal landscape structures in new developments that will link up.
- Strengthening the role of greenspace and play space in housing areas by improvements such as Home Zones, (environmentally attractive areas where the street gives priority to play, walking and cycling rather than the car).
- Promoting diversity by providing new housing and broadening the mix of house types.

### **Alternative Options Explored at the Issues and Alternative Options Stage**

4.6 Alternative Options were put forward for consultation, which were dependent upon different levels of intervention/actions. These can be summarised as follows:

- **Option 1 Minor Change** – Limited development & investment. The ‘business as usual option,’ with minor improvements.
- **Option 2 Moderate Change** – Targeted investment and intervention with significant new development activity, but which is still primarily community-led.
- **Option 3 Major Change** – Major or transformational development which would seek to maximise levels of inward investment. Clearly, the impact on communities of this option would not be spread evenly across the area, as opportunities for major change are limited to a number of specific areas, namely those listed in section 3.4 above.

4.7 The consultation exercise demonstrated that only a small minority of people support a radical change for the area (i.e. Option 3 - Major Change). This is illustrated by the response to development options in New Wortley. Option 1 – Minor Change will not provide any funding other than that available for housing decency works and due to the construction of the ‘Wimpey No Fines’ properties, this would be very expensive. It is unclear at present whether the funds for achieving thermal efficiency and adequate sound insulation will be forthcoming. There would also be no funds available to change the layout of the estate from its current Radburn layout which causes many of the inherent problems of the estate.

4.8 The same implications of a ‘do-minimum’ option apply equally to other parts of the West Leeds Gateway area where there are opportunities for beneficial investment. It is also recognised that if real and lasting improvements are to be made then these will not be achievable without raising some funds via the redevelopment of some poor quality Council housing and land.

4.9 On the whole it is considered that Option 2 – Moderate Change, will deliver the most effective and deliverable improvements to regenerate the area in that it will allow the generation of funding for wider improvements but avoid the widespread clearance of the New Wortley Estate and the destruction of the community there (a scenario which would represent Option 3 – ‘major change’). Early consultation demonstrated very clearly that there is a strong sense of community in New Wortley and that many residents would support estate improvement works with limited demolition of unfit property and re-building. It is considered that any Preferred Option should give residents a realistic option of staying in the area and provide a greater choice of tenures and house types.

4.10 Option 3 was therefore considered unsustainable in a community-sense but, in addition, development appraisals also demonstrated that it would be unaffordable in strictly economic terms. The cost of property acquisition (those privately owned through ‘Right to Buy’), demolition costs and rebuilding would be prohibitive.

4.11 The New Wortley example described above is representative of the general approach taken by the Council throughout the WLGAAAP area. The City Council will take the Moderate

Change Option forward to the Preferred Option in developing detailed policies for the area. It was further concluded that attention should continue to focus on **7 areas**; in addition overarching policies should be developed for the area on **7 strategic themes**.

#### 4.12 Strategic Themes for Action

As a result of the above **seven strategic themes** for action have been identified. Policies and proposals for these strategic themes below are put forward before detailed proposals for specific areas are set out;

1. Biodiversity and Sustainability
2. Greenspace/Green Links and West Leeds Country Park
3. Outdoor Advertising
4. Designing Out Crime, Signage & Identity
5. Transport and Accessibility
6. Health
7. Employment.

#### 4.13 Specific Areas Identified for Action

Although positive action is required over the whole of the plan area, **seven areas** are seen as being critical for intervention:

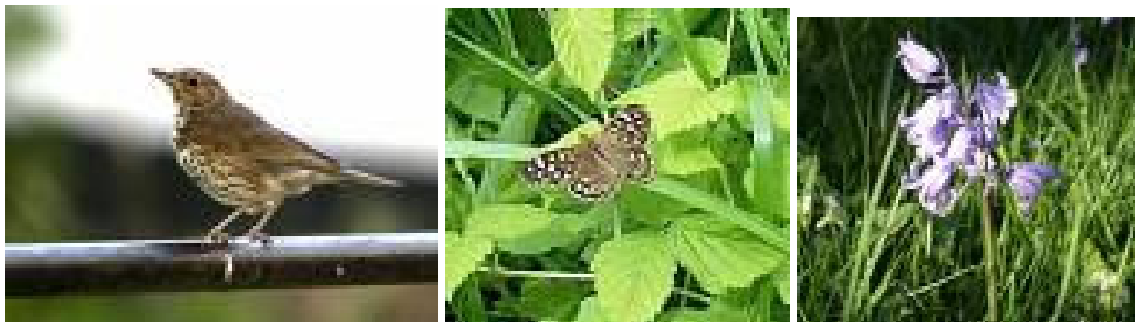
1. Central Armley including Town Street, Mistress Lane, Theaker Lane and Far Fold.
2. Armley Mills
3. Canal Road and Ledgard Way
4. Canalside
5. New Wortley and the Gyratory
6. Oldfield Lane
7. Tong Road/ Wellington Road Corridor



## **5. THE PREFERRED OPTIONS – THE 7 STRATEGIC THEMES**

### **5.1 Design and the Environment, Landscape, Biodiversity and Sustainability**

5.1.1 This section sets out key principles in the design and implementation of development proposals in the West Leeds Gateway Area Action Plan which will be used to guide development and assess all proposals in the area.



#### **POLICY D1 – OVERALL PRINCIPLES**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO ACCORD WITH THE FOLLOWING PRINCIPLES;**

- I. USE – CREATES AN ATTRACTIVE PLACE WITH VITALITY, VARIETY AND A POSITIVE SENSE OF PLACE.**
- II. MOVEMENT – IMPROVES CLARITY AND STREET QUALITY FOR ALL FORMS OF MOVEMENT (INCLUDING HIGH QUALITY PROVISION FOR PEDESTRIANS).**
- III. SPACE – ENHANCES AND DEVELOPS A RICH LANDSCAPE QUALITY TO THE PLACE.**
- IV. FORM – PROVIDES HIGH QUALITY ARCHITECTURE, HIGH QUALITY STREETS AND RESPECT FOR THE HISTORIC, ARCHITECTURAL AND TOPOGRAPHIC CONTEXT.**

#### **POLICY D2 - STREETS, SPACES AND BUILDINGS**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. EXPLOIT DESIGN OPPORTUNITIES TO CREATE STREET HIERARCHIES (KEY CORRIDORS, AVENUES AND LINKS) PROVIDING CLARITY FOR ALL USERS (PEDESTRIANS, CYCLISTS AND VEHICLES).**
- II. CREATE EXCELLENT, ATTRACTIVE SPACES FOR PEOPLE TO ENJOY.**

- III. OPTIMISE THE RICH DESIGN POSSIBILITIES OF THE SPACES ALONG THE RIVER AND CANAL CORRIDOR.
- IV. ENSURE THE FORM OF BUILDINGS RESPOND TO STREET DESIGN PRINCIPLES – WITH BUILDING LINES, ACTIVE FRONTAGES AND LANDSCAPE PROVIDING DEMARCATION BETWEEN PUBLIC, SEMI-PUBLIC, PRIVATE AND SECURE AREAS.
- V. ENSURE THAT THE MASSING, HEIGHT AND SCALE OF BUILDINGS RESPECTS ADJACENT AREAS / BUILDINGS AND THE HUMAN SCALE.
- VI. ENSURE MATERIALS ARE HIGH QUALITY, WELL DETAILED AND DURABLE.
- VII. PRESERVE AND ENHANCE THE SETTING AND CHARACTER OF POSITIVE, HISTORIC AND LISTED BUILDINGS AND SPACES AND ESPECIALLY AREAS WITHIN THE CONSERVATION AREAS.

#### **POLICY D3 - LANDMARKS & GATEWAYS**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. EXPLOIT OPPORTUNITIES TO CREATE LANDMARK / 'GATEWAY' BUILDINGS IN APPROPRIATE LOCATIONS AND INTRODUCE PUBLIC ART AND LANDSCAPE FEATURES TO ENHANCE THE QUALITY OF THE ENVIRONMENT.

#### **POLICY D4 - COMMUNITY SAFETY**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. ADOPT 'SECURED BY DESIGN' PRINCIPLES.
- II. ENSURE THAT THE SPACES AROUND THE BUILDINGS ENHANCE THE POSITIVE ASPECTS OF NATURAL SURVEILLANCE TO REDUCE CRIME.

#### **POLICY D5 – LANDSCAPING**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. INCORPORATE AN APPROPRIATE LANDSCAPE STRUCTURE TO ENHANCE THE CHARACTER OF THE AREA.
- II. ENCOURAGE IMPROVED CONNECTION OF LANDSCAPES TO ENHANCE CHARACTER AND WILDLIFE CORRIDORS/HABITATS.
- III. USE LOCALLY-NATIVE PLANT SPECIES WHERE POSSIBLE.

#### **POLICY D6 – BIODIVERSITY**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. RETAIN AND LOOK AFTER EXISTING HABITATS.
- II. ENSURE NO ADVERSE IMPACTS ON PROTECTED AND IMPORTANT SPECIES.
- III. MAINTAIN AND ENHANCES THE FUNCTION OF THE RIVER AND CANAL AS A MAJOR WILDLIFE CORRIDOR.
- IV. IDENTIFY OPPORTUNITIES FOR HABITAT CREATION AND ENHANCEMENT BOTH ON LAND AND IN THE WATER.
- V. PROMOTE A NETWORK OF HABITATS THROUGHOUT THE AREA.

#### **POLICY D7 - SUSTAINABLE DESIGN AND CONSTRUCTION**

**DEVELOPMENT WITHIN THE AAP WILL BE EXPECTED TO:-**

- I. MAXIMISE ENERGY EFFICIENCY AND MINIMISE WASTE THROUGH BUILDING DESIGN, MANAGEMENT AND USE OF SUSTAINABLE CONSTRUCTION MATERIALS.
- II. INCORPORATE ON-SITE RENEWABLE ENERGY GENERATION TO PROVIDE A PROPORTION OF THE PREDICTED ENERGY REQUIREMENTS OF THE DEVELOPMENT.



## II. INCORPORATE SUSTAINABLE URBAN DRAINAGE SYSTEMS INCLUDING GREY WATER RECYCLING, INFILTRATION TECHNIQUES, BALANCING PONDS AND REED BEDS.

### 5.2 GREENSPACE, LINKAGES AND WEST LEEDS COUNTRY PARK



#### **Greenspace**

5.2.1 Whilst large parts of the WLGAAP contain high density housing, there is no apparent shortage of greenspace in West Leeds. The area contains some gems such as Armley Park a formal Victorian park. However some of this greenspace is poorly maintained, unattractive and not fully used or appreciated. In fact some areas appear to have little function other than as left over space.

5.2.2 The importance of greenspace in bringing about a regeneration of the area is critical and was a key issue raised by people at the Issues and Alternative Options stage. Consequently the Preferred Options for West Leeds aims to put high quality, accessible greenspace and improved green linkages at the heart of the area.

5.2.3 All residents should have access to safe, good quality and useable greenspace to enjoy and use for recreation. There is clearly a strong relationship between this objective and the opportunity to contribute to improved health and a sense of well being in the community. Poor health has already been identified as a problem in the area. A connection can be made between this existence of a large amount of under-used greenspace, the recently opened new generation health centre and the proposed replacement council leisure centre. The opportunity is clearly present to promote more active and healthier lifestyles. This theme in the WLGAAP is supported by the Primary Care Trust.

5.2.4 Greenspace can also help to provide an attractive environment, provide a source of community pride and attract new investment. In the preparation of this plan greenspace protected by the UDP is carried forward and protected under Area Action Plan Policy G1. Additionally other areas of important greenspace have been identified for protection from development, (listed below). greenspace is protected by Policy G1.

Additional greenspaces identified during the preparation of the Area Action Plan are:

- Land at Heights Lane, currently overgrown has potential to form usable recreational area and link in the West Leeds Country Way, (Council owned).
- Land between Parliament Place and Abbott Road, a grassed area with potential to form a usable recreational area and link in the West Leeds Country Way, (Council owned).
- Area to south of Wortley Heights and Towers along the side of the railway line has potential as improved open space and green link, (Council owned)
- Open space adjacent to Five Lanes Primary School, an area of public open space laid out as part of the development of the school, (Council owned).
- Land at College Lawns, privately owned and laid out as open space as part of residential development.
- Land adjacent to Railway at Moor End.
- Bowling Green and open land at Armley Conservative Club.
- Bowling Green at Armley Liberal Club.
- Land between Canal and River Aire, (part of Yorkshire Chemicals Site).
- Churchyard St Bartholomew's Church.
- Allotments adjacent to the Mosque at Hall Lane and Brooklyn Terrace.
- New Wortley Cemetery, (Council owned).
- Land between Canal Road, the railway and Armley Park Road
- Land between Malmesbury Place and Malmesbury Grove
- Land between Malmesbury Terrace and Malmesbury Street
- Land between Amberley Road and Oldfield Street
- Land between Toft Street and Evelyn Place

## **POLICY G1**

**GREENSPACE, INCLUDING ALLOTMENTS IDENTIFIED ON THE PROPOSALS MAP, ARE PROTECTED FROM DEVELOPMENT AND WILL NOT BE PERMITTED FOR PURPOSES OTHER THAN OUTDOOR RECREATION UNLESS A SUITABLE ALTERNATIVE SITE CAN BE IDENTIFIED AND LAID OUT AS GREENSPACE IN THE SAME COMMUNITY.**

## **POLICY G2**

**NEW HOUSING DEVELOPMENTS WILL BE EXPECTED TO PROVIDE:**

1. **GREENSPACE AT A LEVEL OF 0.2HA PER 50 DWELLINGS ON SITE, PRO RATA (EQUIVALENT TO 0.004 HA PER DWELLING)**

**OR**

2. **AN EQUIVALENT COMMUTED SUM PAYMENT FOR:**
  - A) **NEW OFF-SITE PROVISION**
  - B) **THE IMPROVEMENT OF EXISTING GREENSPACE WITHIN THE WEST LEEDS GATEWAY AAP AREA.**

- 3. IN AREAS OF GREENSPACE DEFICIENCY, AS DEFINED UNDER 'SAVED' UDP POLICIES N2 AND N4, OFF-SITE GREENSPACE AT A LEVEL OF 0.1HA. PER 50 DWELLINGS, PRO-RATA (EQUIVALENT TO 0.002 HA. PER DWELLING), WILL BE REQUIRED TO CONTRIBUTE TO THE GREENSPACE HIERARCHY IN ACCORDANCE WITH 'SAVED' UDP POLICIES N2 AND N4**

5.2.5 There are particular areas of greenspace in the WLGAAP which should take priority when decisions are being made about where to invest environmental improvement funds. Some of these are owned by the Armley Common Rights Trust and new partnership arrangements between the Trust and the Council are needed to facilitate this. The sites identified for priority spending are listed in Policy G3.

5.2.6 In the longer term a full audit of greenspace is to be undertaken as required by PPG17. This will take place in 2008/9 and will provide a full assessment of open space provision, needs and accessibility. This will cover the whole Leeds district and provide a rational basis for investment priorities for greenspace. The audit may also result in new standards being adopted.

5.2.7 In the preparation of the Area Action Plan there is sufficient knowledge obtained from the community, officer's local knowledge and dealings with the Armley Common Rights Trust to determine local priorities for investment in greenspace.

### **POLICY G 3**

**THE PROTECTED GREENSPACES ALLOCATED ON THE PROPOSALS MAP WHICH HAVE AN ADDITIONAL DARK GREEN 'STAR' NOTATION, WILL BE GIVEN PRIORITY IN SPENDING PROGRAMMES IN ORDER TO RAISE THEIR QUALITY AND ATTRACTIVENESS TO THE LOCAL COMMUNITY.**

**THE SITES IDENTIFIED ARE;**

**I) JAILY FIELDS**

**II) ALBION AVENUE**

**III) ARMLEY MOOR**

**IV) CHARLIE CAKE PARK**

**V) LAND BETWEEN AMBERLEY ROAD AND OLDFIELD LANE**

5.2.8 The provision of 'greenspace' (or improvements to the public realm) will also be sought in commercial developments where development opportunities arise.

#### **Allotments**

5.2.9 Allotments are classed as greenspace. An abandoned allotment site does not represent a development opportunity but should be regarded as a valuable and under utilised resource which could still provide a valuable source of food or serve an alternative greenspace function.

5.2.10 An allotment site off Tong Road and Cedar Close is abandoned and derelict. This represents a wasted resource, particularly with the increased interest in locally grown and organic food, diet, exercise and general health. It is considered that these should be promoted for re use as allotments and cultivation by local people.

### **POLICY G4**

**THE ALLOTMENTS AT CEDAR CLOSE AND TONG ROAD ARE PROTECTED UNDER POLICY G1. THE CITY COUNCIL WILL PROMOTE THEIR REUSE AS ALLOTMENTS FOR GROWING FOOD LOCALLY AND AS A RECREATIONAL SPACE.**

5.2.11 The river and canal corridor is not only important as a cycling and walking route (the canal corridor is part of the Sustrans 'National Cycle Network') but also as a 'green' link which is of great value for nature conservation and recreation. The canal is a Site of Special Scientific Interest and Site of Ecological or Geological Interest. As the canal forms the northern boundary of WLGAAP, care will be taken in the implementation of the Preferred Options to enhance these attributes, seek to improve access to the waterfront and avoid developments which may have a harmful effect, either directly in the immediate area or indirectly (upstream or downstream) on neighbouring areas.

5.2.12 Any developments should have strict regard to the City Council's Leeds Waterfront Strategy, (SPG21), which aims to add vitality to the waterways and waterfront through good planning and design. Development should also regard the provisions of The City Council's Biodiversity and Waterfront Development Supplementary Planning Document which is aimed at improving the habitat resource to maintain and increase the range of species present. The City Council is working in partnership with Yorkshire Water, the Environment Agency and British Waterways through Aire Action Leeds to coordinate various initiatives such as West Leeds Country Park and Kirkstall Valley Park.

**POLICY G5**

**IN CONSIDERING ANY DEVELOPMENTS ALONGSIDE THE RIVER AND CANAL CORRIDOR, THE OPPORTUNITY TO IMPROVE PEDESTRIAN ACCESS TO THE CORRIDOR, AND PARTICULARLY THE CANAL TOWPATH WILL BE SOUGHT.**

**West Leeds Country Park**

5.2.13 This initiative promotes the use of greenspace and footpaths in the wider West Leeds Area. It is not a 'park' as the majority of the land it contains is private farmland. However it provides opportunities for enhanced access to the countryside around West Leeds and links up public greenspace, such as formal parks and recreation grounds. Through signage and information panels at key points it also give the area improved identity.

5.2.14 The Country Park is important as it separates and softens the urban conurbations of Leeds and Bradford. Starting at Granary Wharf in Leeds City centre, this circular route links some 20 miles of footpaths and encircles many of the major districts of West Leeds. The Country Park also links into the Kirkstall Valley Park a network of greenspace and routes through the Kirkstall Valley.

5.2.15 The WLGAAP aims to build on extending these and other footpaths and bridleways in the area to improve the accessibility and attractiveness of the nearby countryside and greenspace for local people to enjoy.

5.2.16 Allotments, playing fields, other open spaces and cemeteries also represent valuable visual breaks and open spaces for recreation or as traffic free routes. Connectivity between the open spaces and routes in the Gateway Area needs improvement as does the quality and use of greenspace. The WLGAAP aims to preserve and enhance existing greenspace and create better links between areas and open spaces.

**POLICY G 6**

**THE CITY COUNCIL WILL SEEK TO PROVIDE BETTER LINKS (AS INDICATED DIAGRAMMATICALLY ON THE PROPOSALS MAP) BETWEEN GREENSPACE, ALLOTMENTS, PLAYING FIELDS AND CEMETERIES ALONG PLEASANT ROUTES THROUGHOUT THE WLGAAP AREA TO PROMOTE WALKING AND CYCLING. WHERE APPROPRIATE SUCH SPACES AND LINKS WILL BE INCORPORATED WITHIN NEW DEVELOPMENTS AND DEVELOPERS WILL BE EXPECTED TO CONTRIBUTE TO SUCH PROVISION. PARTICULAR PRIORITY WILL BE GIVEN TO THE IMPROVEMENT OF LINKS IN THE WEST LEEDS COUNTRY PARK, THE CITY CENTRE AND TO KIRKSTALL AND THE KIRKSTALL VALLEY PARK. WHERE APPROPRIATE LINKS AND SPACES SHOULD INCORPORATE PUBLIC ART AS PART OF THE PUBLIC ARTS STRATEGY.**



## **POLICY G7**

**IN THE MANAGEMENT AND/OR CREATION OF GREENSPACE AND GREEN LINKS OPPORTUNITIES TO SURVEY HABITATS, ENHANCE BIODIVERSITY AND CREATE NEW HABITATS TO ENRICH BIODIVERSITY SHOULD BE PURSUED.**

5.2.16 Greenspace within urban areas are vital for providing people with regular contact with wildlife. The City Council endorses the aims of Natural England and believe that:

- everyday contact with nature is important for well-being and quality of life;
- everyone should be able to enjoy this contact, in safety, without having to make any special effort or journey to do so;
- natural greenspace in towns and cities can play an important part in helping safeguard our national treasure of wildlife and geological features;
- accessible natural greenspace give everyone an excellent chance to learn about nature and to help protect it in practical ways.

5.2.17 Natural England has set standards which provide benchmarks for ensuring access to places of wildlife interest. Amongst these they would like to ensure that there is an accessible greenspace within 300m of all homes. This compares with the current City Council greenspace policy which uses 400m as the benchmark for provision from people's homes. It is proposed to retain this 400m guideline. The management of this greenspace and particularly semi natural greenspace is an important element in ensuring that people have good access to nature on their doorstep.

## **POLICY G8**

**IN THE PROVISION OF GREENSPACE AND GREEN LINKS THE CITY COUNCIL WILL SEEK TO ENSURE THAT RESIDENTS IN THE AREA ACTION PLAN AREA HAVE ACCESS TO A GREENSPACE OR GREEN LINK WITHIN 400 METRES OF THEIR HOME. GREENSPACE SHOULD BE MANAGED TO IMPROVE ITS BIODIVERSITY.**

### **Playing Fields**

5.2.18 Playing fields, pitches, courts and bowling greens perform a special function for formal outdoor sport and recreation, allied to that of greenspace. Where the public has full access to a playing field (for example within a park), the playing field has been included within the protected greenspace designation (Policy G1) on the Proposals Map. Elsewhere, playing pitches without full public informal access, including private playing fields, have been identified with a separate notation as Protected Playing Fields on the Proposals Map. The discussion in this section covers both categories of playing field.

5.2.19 Research by the Parks & Countryside Service has indicated that there is an unmet demand for playing fields within the Leeds District, and that in some instances pitches are suffering from over-use. This work indicated also that the majority of existing pitches serve the needs of communities and clubs in the immediate locality, and that in some instances grouped pitches perform a city-wide function in making up for short-falls elsewhere.

5.2.20 The approach taken in the WLGAAP, in line with UDP 'saved' Policy N6, is to protect existing playing field facilities on the basis that they serve a local need and contribute to district-wide provision.

5.2.21 In some instances it may be appropriate to secure an overall improvement in pitch quality and provision through more effective layout or enhancement of existing pitches, or the relocation of facilities elsewhere in the same community. The relocation of playing fields and facilities from their present location will need to be clearly justified, and demonstrated to be not detrimental to pitch users. The economics of pitch management and maintenance must also be borne in mind. In some situations development of grouped pitches could be the best solution, as part of an overall strategy. Playing Fields protected under the saved UDP policies are carried forward to the Area Action Plan for protection under Policy G9.

5.2.22 During the plan preparation two additional Playing Fields have been identified for protection under Policy G9, these are:-

- Whingate Primary School playing fields, (Council owned).
- Castleton Primary School playing fields, (Council owned).

5.2.23 When the replacement Leisure Centre is constructed it will be appropriate to extend the protection of Policy G9 to the outdoor playing fields there.

### **POLICY G9**

**DEVELOPMENT OF PLAYING PITCHES WILL NOT BE PERMITTED UNLESS:**

**i. THERE IS A DEMONSTRABLE NET GAIN TO OVERALL PITCH QUALITY AND PROVISION BY PART REDEVELOPMENT OF A SITE OR SUITABLE RELOCATION WITHIN THE SAME LOCALITY OF THE CITY, CONSISTENT WITH THE SITE'S FUNCTIONS; OR**

**ii. THERE IS NO SHORTAGE OF PITCHES IN AN AREA IN RELATION TO PITCH DEMAND LOCALLY, IN THE CONTEXT OF THE CITY'S NEEDS, AND CITY WIDE, AND DEVELOPMENT WOULD NOT CONFLICT WITH THE PROTECTION AND ENHANCEMENT OF GREENSPACE (POLICY G1).**

## **5.3 Outdoor Advertising**

5.3.1 Advertising was not recognised as being a big issue for the area at the Issues and Alternative Options stage. However during fieldwork during the preparation of the AAP it has been apparent that the West Leeds Gateway Area suffers from too much advertising, particularly on shop fronts, hoardings and billboards. This contributes to much of the areas run down appearance, and gives people a poor impression of the area as a place to live, work and invest. Much of the advertising pays little respect to the architecture or historic attributes of buildings, (some of which are listed buildings and/or within the Conservation Area). For this reason the approach below has been promoted for the Preferred Option.

5.3.2 Unauthorised advertisements should be removed or brought under control. Where an advertisement is authorised the impact it has on the image of the area needs to be reviewed.



5.3.3 WLGAAP also contains stretches of road giving access to and from the City Centre, notably Stanningley Road/Armley Road and Canal Street which feed into the Gyratory and the City Centre and Tong Road/Wellington Road also feeding into the Gyratory. The advertising on these stretches of road gives not only a bad impression of the Gateway area but also the City as a whole to outsiders visiting Leeds and residents setting about their day to day activities. Other parts of the area also give an exceptionally poor impression to people entering the area. It is therefore proposed that the Preferred Option includes a strategy to reduce the level of signage and control it more effectively in the future.

5.3.4 Where advertisements are considered appropriate, there may be opportunities to harness revenue from these which are directly linked to funding environmental improvements in the area. It is acknowledged that, if used and sited appropriately, advertising could in some instances be beneficial i.e. old fashioned painted gable end adverts could be restored or introduced where appropriate. Guidance is contained in the 'Advertising Design Guide SPD' (2007). To this end the following policy is proposed:

#### **POLICY A1 – OUTDOOR ADVERTISING**

**THE CITY COUNCIL WILL UNDERTAKE A FULL AUDIT OF ALL OUTDOOR ADVERTS INCLUDING THOSE ON SHOP FRONTS, BILLBOARDS AND HOARDINGS WITHIN THE WLGAAP AREA. PRIORITY WILL BE GIVEN TO THE FOLLOWING KEY LOCATIONS:**

- 1. ARMLEY TOWN CENTRE,**
- 2. WELLINGTON STREET AND TONG ROAD CORRIDOR, (INCLUDING WHINGATE JUNCTION),**
- 3. CANAL ROAD AND LEDGARD WAY AND**
- 4. STANNINGLEY ROAD, CANAL STREET AND ARMLEY ROAD;**

**WITH A VIEW TO ASCERTAINING THEIR PLANNING STATUS AND VISUAL OR OTHER IMPACT ON THE LOCAL ENVIRONMENT. APPROPRIATE ACTION WILL THEN BE TAKEN IN THE CONTEXT OF PLANNING POLICY GUIDANCE PPG19 OUTDOOR ADVERTISEMENT CONTROL PARAGRAPH 29 AND THE TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992 PART 2.**



## **5.4 Designing Out Crime, Signage and Identity**

### **Designing Out Crime**

5.4.1 Crime and the fear of crime affect the way people use and enjoy the places where they live, work and the areas they use for recreation. The design of the built environment can play a very significant part in reducing crime and disorder and reducing the fear of crime. The Council's publication 'Designing for Community Safety – A Residential Guide SPD' should therefore be taken into account by developers. This publication complements 'Secured by Design' and 'Places Streets and Movement: A Companion Guide to Design Bulletin 32 – Residential Roads and Footpaths' and provides advice on security issues in relation to the design of routes and connections.

5.4.2 This approach attempts to reconcile the visual quality of a development with the needs of crime prevention. Developers will need to ensure that crime prevention is considered as an integral part of the initial design of any development.

#### **POLICY CD1**

**DEVELOPMENT PROPOSALS SHOULD BE DESIGNED TO ENSURE A SAFE AND SECURE ENVIRONMENT AND REDUCE THE OPPORTUNITIES FOR CRIME AND BE ABLE TO DEMONSTRATE COMPLIANCE WITH 'DESIGNING FOR COMMUNITY SAFETY – A RESIDENTIAL GUIDE SPD' (2007).**

5.4.3 In order to comply with this developers should, at the earliest stage, seek advice from the City Council's Architectural Liaison Officer.



#### **Signage and Identity**

5.4.4 The area as a whole looks poor in terms of image and lacks cohesiveness. There is also scope for improved signage (including information boards) to direct people around the area. A unified design for street furniture and signage could help raise the areas image and make shops, open space and car parks etc. more accessible to people.

5.4.5 Better signage would also be helpful in directing people around the area and to specific facilities. A key area for improvement is to direct drivers to car parks in and around Armley Town Centre to support local shops and services.

5.4.6 A more up to date and coordinated approach to the provision of street furniture would also improve the area's appearance. The availability of funding will be directed towards these objectives, with a particular focus on Armley Town Centre and the area immediately around it.

#### **POLICY SB1**

**THE CITY COUNCIL WILL AIM TO IMPROVE SIGNAGE IN THE AREA UTILISING A LOCALLY CONSISTENT DESIGN THAT WILL HELP BUILD ON THE IDENTITY OF THE WEST LEEDS GATEWAY AREA AND IMPROVE ITS ACCESSIBILITY TO PEDESTRIANS, CYCLISTS AND CAR DRIVERS. WHERE NECESSARY DEVELOPERS WILL BE EXPECTED TO CONTRIBUTE TO OR PROVIDE APPROPRIATE SIGNAGE ON THEIR SITE TO ACHIEVE THIS.**

**POLICY SB2**

**THE CITY COUNCIL WILL AIM TO IMPROVE THE IMAGE OF THE AREA AND ITS IDENTITY THROUGH THE PROVISION OF GUIDANCE ON THE DESIGN OF STREET FURNITURE. WHERE APPROPRIATE DEVELOPMENTS WILL BE EXPECTED TO CONTRIBUTE TO OR PROVIDE APPROPRIATE STREET FURNITURE ON SITE.**



**5.5 Transport and Movement**



5.5.1 How people move into, out of, and around the West Leeds Gateway area has an effect on the economic, social and environmental well being of the area. At the Issues and Alternative Options stage, improvements to transport and movement were identified as essential to transforming the WLGAAP. The ability of people living within the WLGAAP area to access employment, education, retail and other community facilities is directly linked to quality of life and it is therefore essential that this plan protects existing transport options whilst promoting and engendering a shift to sustainable transport modes.

5.5.2 The WLGAAP area benefits from a more sustainable pattern of travel than the Leeds average with over half households, (54%) having no car and a higher proportion of people in the area travelling to work on the bus or walking. Other than the principal routes through the area the WLGAAP area does not suffer particularly from congestion or rat running. The area is well located in terms of accessibility to the motorway, and inner and outer ring roads and journey to work times are often short. The City Centre is also close to the WLGAAP, although a lack of connectivity is recognised with the railway, roads, canal and river acting as a barrier to pedestrians and cyclists. Lack of connectivity coupled with a poor physical environment highlights a need to provide routes from Armley to Kirkstall and the city centre which are both safe and attractive. This desire is upheld locally by residents and is strongly linked to improvements to greenspace as part of a package to provide a network of green links and green corridors. It is also possible to improve access for pedestrians, cyclists and public transport users through traffic management measures. This may include the widening of pavements, and improved and safer pedestrian routes, traffic calming, priority lanes and the Quality Bus Initiative.

5.5.3 Public Transport to and from the area is considered to be good with landmark schemes like the FTR bus route providing a frequent service both into the City Centre and out to West Leeds. This service in particular has also attracted local authority investment in highway improvements, including new bus stops and the Wellington Road bus lane. Local residents in particular are supportive of improved public transport and walking and cycling links in order to reduce dependence on the car which is seen locally as having too much of a priority at present.

5.5.4 The provision of safe and accessible walking and cycling routes in addition to widening travel choice by encouraging more sustainable options to the private car, promotes active and healthy lifestyles.

## **POLICY TR1**

**SUSTAINABLE TRANSPORT WILL BE PROMOTED BY GIVING PRIORITY TO PEDESTRIANS, CYCLISTS AND PUBLIC TRANSPORT USERS.**

**PEDESTRIAN AND CYCLE ROUTES IDENTIFIED ON THE PROPOSALS MAP WILL BE PROMOTED AS PRIMARY LINKS FOR PEOPLE TO MOVE THROUGH THE AREA TO KEY FACILITIES AND BEYOND TO NEIGHBOURING COMMUNITIES, SUPPORTED BY TRAFFIC MANAGEMENT MEASURES.**

**THESE ARE TO BE FOCUSED ON, BUT NOT LIMITED TO, THE FOLLOWING AREAS:**

- 1. CANAL ROAD**
- 2. TONG ROAD/WELLINGTON ROAD**
- 3. ARMLEY TOWN STREET.**

**THE EMPHASIS WILL BE ON CREATING SAFE AND ATTRACTIVE ENVIRONMENTS FOR PEDESTRIANS AND CYCLISTS THROUGH THE DEVELOPMENT OF A NETWORK OF GREEN LINKS AND CORRIDORS AS SHOWN ON FIGURE X: GREENSPACE AND ACCESSIBILITY PROPOSALS MAPS.**

### **Rail Transport**

5.5.5 Armley had previously been identified in the first Local Transport Plan as a possible location for a new rail halt by the West Yorkshire Public Transport Executive (METRO) through their Rail Plan 5. However this option has not been identified as a priority by METRO in Rail Plan 6 – which covers the life of the Local Transport Plan 2 (2006-2011) and a site has yet to be allocated (though several options have been put forward as part of the baseline study for the Area Action Plan). These are generally considered to have inherent physical and other site constraints, signalling and timetabling issues which impact on the feasibility of a new rail halt at Armley. However as a longer term vision to provide an alternative to private car use beyond the life of the Local Transport Plan 2, work should continue to identify a suitable site for a rail halt in Armley ensuring that:

- It is well sited in relation to the local population
- Accessibility requirements are met
- The new halt does not adversely affect the existing train service in terms of signalling and timetabling

5.5.6 The Leeds to Bradford rail links are being examined as part of a Leeds-Bradford corridor study. Two rail lines exist between Leeds and Bradford: the Caldervale Line & Airedale line. The study will seek to identify if the possibility exists of separating express and stopping traffic out between these two lines. This may have the effect of allowing greater flexibility in the timetabling between Leeds and Bradford on the Airedale line on which a train station for Armley may be located.

### **POLICY TR2**

**THE WLGAAP WILL MAINTAIN PARTNERSHIP WORK WITH THE STRATEGIC RAIL AUTHORITY AND METRO TO FURTHER INVESTIGATE THE FEASIBILITY OF A NEW RAIL HALT AT ARMLEY.**

### **Car Parking – Armley Town Centre**

5.5.7 An appropriate balance needs to be struck between vehicle users and those travelling by foot, bus and cycle in order to create attractive, lively, safe and interesting places. This doesn't mean excluding the car. Other issues that have been highlighted in the area include access and parking within Armley Town Centre. This is a key issue for traders and it is recognised that additional parking and improved directional signing is required to support the town centre and local businesses.

5.5.8 The City Council is currently committed to investigating car parking issues in all of the town and district centres in the Leeds District. The situation in Armley is being reviewed as part of this process.

### **Developer Contributions**

5.5.9 Developers will be expected to contribute to improved physical infrastructure and improved public transport services. Developer contributions towards physical infrastructure improvements and public transport provision is an approach advocated by Government Circular 05/05 and Leeds City Council's emerging 'Public Transport Improvements and Developer Contributions' SPD.

### **West Yorkshire Local Transport Plan 2**

5.5.10 Support is given for a number of improvements to the transport infrastructure in West Yorkshire Local Transport Plan 2 - West Yorkshire's strategic transport planning alliance between METRO and the 5 West Yorkshire District Councils. Schemes provisionally allocated funding include:

- Armley Road Priority Lane: A feasibility study has concluded that a scheme here between 'Mike's Carpets' and the Gyratory is practical. The detailed design stage will be progressed early in 2008.
- 'Green' Bridges
- Carriageway/footway Improvements to Tong/Road Wellington Road corridor
- A647 Quality Bus Initiative

## 5.6 Health



5.6.1 In line with Planning Policy Statement 1- Delivering Sustainable Development the AAP aims to promote social well being and deliver safe, healthy and attractive places to live through the approach set out below.

5.6.2 As stated in section 4, the West Leeds area has higher than average levels of ill health amongst residents, including coronary heart disease, and people with long term illnesses (21.98%) is higher than the city average (9.8%).

5.6.3 There has already been significant investment in initiatives to promote health in the area. These include the LIFT project, a new health centre completed recently off Town Street in Armley; Hollybush Walking Project; Choosing Health, Local Area Management Plan (LAMP); and West Leeds Family Learning Centre.

5.6.4 A key objective of the AAP is to recognise the impact which the physical environment has on people's health and this is being paid particular attention through the proposals to promote healthy living and access to facilities.

### **Pedestrian & Cycle Routes**

5.6.5 The AAP aims to ensure that a network of pedestrian and cycle routes are created which will encourage walking and cycling both in terms of leisure activities but also providing new development in accessible locations which can be accessed by modes of transport other than the car. The West Leeds Country Park is an important initiative which aims to build on existing open spaces and recreational routes to provide links to a wider network of greenspace and routes.

### **Greenspace and Sports Provision**

5.6.6 The availability of greenspace areas, including formal parks and informal amenity areas is an important resource for encouraging the well-being and exercise of local people. An important aim of the AAP is to improve the quality and preserve the quantity of greenspace. Similarly organised sports and activities also contribute to this. Better sports provision, for example, the new Multi Use Games Area at Jaily Fields and the proposed

replacement of Armley Leisure Centre will encourage more participation and healthier lifestyles.

### **Healthy Eating**

5.6.7 The role of the AAP can seek to encourage better health by supporting local facilities for example through the promotion and protection of local shops and in particular, a more vibrant centre based on Armley Town Street. This could result in a better choice fresh fruit and vegetables and better places to eat. Furthermore, by promoting use of allotments, this encourages local people to grow their own produce.

### **Pollution**

5.6.8 Air and noise pollution is a major factor affecting health in inner city areas so reduction in the use of the internal combustion engine would improve people's quality of life. A number of proposals in the plan are geared towards minimising use of the car and the promotion of walking and cycling. The design of new development can also ensure that the impacts of noise and air pollution are reduced.

### **Poverty**

5.6.9 There is a strong connection between poverty and poor health. Employment stability and a healthy local economy will result in a reduction of worklessness in the area through initiatives such as LEGI. Reductions in poverty could also arise through the Credit Union and financial inclusion initiatives which the City Council are pioneering (Beacon Status was granted in 2007). Hopefully less poverty will lead to better choices in life styles and the ability to pursue healthier options.

### **Providing for all People's Needs**

5.6.10 It is important that the AAP provides for the health needs of all cross-sections of the local population. For example, the changing needs of older people can have significant health effects and affect life expectancy. By providing appropriate and adaptable housing and ensuring access to local facilities, including greenspace, a better quality of life and well being can be encouraged.

## **POLICY H1 – PROMOTING HEALTH**

### **ENCOURAGE HEALTH AND WELLBEING BY PROVIDING ACCESS TO LOCAL FACILITIES INCLUDING GREENSPACE AND PROMOTING CYCLING AND WALKING**



## 5.7 Employment and Training

5.7.1 West Leeds has retained much of its traditional industrial heritage but unlike other parts of Leeds it has not seen a significant rise in development relating to the business and service industry. This may change in the future and an increase in the range of jobs available for the people of West Leeds would be welcomed. However, the large number of 'small to medium sized enterprises' (SME's) who are engaged in manufacturing and distribution are highly valued and there is a need to protect and support these businesses.



5.7.2 It has been identified that West Leeds is a fairly sustainable community in that there is a high proportion of people living and working within the area. This is considered to be a positive attribute of the area which needs to be supported and strengthened where possible.

5.7.3 The supporting evidence base shows that the area suffers from high numbers of people who are economically inactive, unemployed, or claiming benefits. In addition to this, there are a high percentage of people in the area with no formal qualifications. Children in the area also perform poorly at GCSE level. It is essential that local people are provided with the education and skills required to benefit from existing and future employment opportunities available to them within the area.

5.7.4 There are a number of positive initiatives, the West Leeds Family Learning Centre has provided local residents with the skills and training courses needed and working with local businesses. Its partnership with Elite Forwarders, who are the largest employer of warehousing and distribution in the area, was awarded the winner of the national BITC 'Big Tick Award' in 2003 for business support to deprived communities.

5.7.5 The Leeds Local Enterprise Growth Initiative (LEGI) has secured a bid from the government to tackle 'worklessness' issues in the most deprived neighbourhoods. The LEGI programme involves creating a series of up to five 'catalyst centres' run by networks of local entrepreneurs, through which enterprise learning and intensive business support programmes will be co-ordinated.

5.7.6 The criteria for LEGI funding stipulates that the catalyst centre must be located in an area which serves the most deprived areas, i.e. those in the bottom 3% Super Output Areas. For West Leeds, this area is Fairfield which lies outside the WLGAAP area but will serve it.

5.7.7 The West Leeds Catalyst Centre will offer residents and businesses in West Leeds an integrated set of support measures that will address the needs of individuals and

enterprises. It will encourage and develop a learning culture which embraces innovation, entrepreneurialism, creativity and risk-taking.

5.7.8 The Centre will provide local people with new skills and provide start up / incubator space for those wanting to develop a business but who have limited capital and business skills. It will also provide support to emerging and existing businesses, providing a mentoring programme that will encourage expansion and the creation of employment through a number of schemes. It will also encourage inward investment by ensuring a skills development resource is available to them locally in order to recruit a local skilled workforce.



5.7.9 The Council has established a multi-agency sub group of the West Leeds District Partnership whose objectives are;

- (i) To focus on the most disadvantage areas of Armley, Bramley and Wortley, seeking both ways of supporting new business start ups, and bring those operating in the black economy to set up mainstream business.
- (ii) To create a Business Network, fostered by the Development Trust to support start up and growing businesses, particularly looking to establish enterprise along Armley Town Street and within the West Leeds Gateway Regeneration Area.
- (iii) To establish managed workspaces, possible sites include Gelder Road or Farnell's.
- (iv) To create a long term shift in the perception of West Leeds as an interesting place to live and work, and where creative and enterprising events occur.

5.7.10 Partnerships with all other LEGI strands will be developed to ensure that the Catalyst Centre becomes the hub of activity for West Leeds and will encourage and support local residents and small businesses.

5.7.11 The City Council acknowledges that the West Leeds Gateway Area employs a large number of people from within West Leeds. The City Council will seek to retain existing employment land and support business growth where it would not unduly compromise other planning and highway matters.

## **POLICY E1**

**THE CITY COUNCIL WILL SEEK TO RETAIN EXISTING EMPLOYMENT LAND AND PREMISES IN THE KEY EMPLOYMENT AREAS DEFINED ON THE PROPOSALS MAP. DEVELOPMENT OF NEW OFFICES, WHICH ARE NOT ANCILLARY TO OTHER USES, OUTSIDE ARMLEY TOWN CENTRE WILL GENERALLY BE RESISTED.**

## **Education**

5.7.12 Education Leeds is the champion for learning in the city, building on the achievements of the last five years. There is a need to build sustainable local schools working at the heart of their communities with strong and dynamic relationships between the schools in the area and its children's services partners. New community based learning centres and local leadership creating new dynamic institutions with creative and imaginative responses to a rapidly and constantly changing society.

5.7.13 A major review and change to the 14-19 curriculum and the organisation of learning opportunities are being undertaken with Education Leeds having a lead partnership role. A key focus remains reducing Leeds comparatively high rates of low achievement and non-achievement. A city-wide 14-19 curriculum framework will be in place by September 2008. A priority for 2007 to 2008 is the development of integrated, personalised and area-based 14-19 provision, including the entitlement to the new diplomas.

5.7.14 The government's Building Schools for the Future programme aims to bring together significant investment in buildings and Information and Communications Technology ensuring that secondary pupils in every part of England have access to 21st century facilities. Education Leeds is one of 14 local authorities to be included in the 1st Wave of this programme which started in March 2004.

5.7.15 Wortley and West Leeds High are in phase 2 of the Leeds programme. The two schools will close and re-open in 2009 as one new Inner West High School which will be a completely new built school on the current West Leeds High site. It is likely that for 4 years following 2009, the Wortley High site will be used to accommodate a transitional bulge in pupil numbers.

5.7.16 There is a strong possibility of a second Academy being established in West Leeds, though not necessarily within the WLGAAAP boundary, (Academies are not Local Authority maintained but established by sponsors from business, faith or voluntary groups working in partnerships with central Government and local education partners).

## **POLICY ED1**

**LAND AT WEST LEEDS HIGH SCHOOL, AS DEFINED ON THE PROPOSALS MAP, IS RESERVED FOR THE DEVELOPMENT OF A NEW HIGH SCHOOL TO ACCOMMODATE THE AMALGAMATION OF WORTLEY AND WEST LEEDS HIGH SCHOOLS.**

## **POLICY E2**

**THE CITY COUNCIL WILL PROTECT THE SITE OF WORTLEY HIGH SCHOOL FROM DEVELOPMENT TO ENABLE A FEASIBILITY STUDY TO BE CARRIED OUT INTO ITS FUTURE USE FOR NEW COMMUNITY FACILITIES, POST 14 EDUCATION, THE ESTABLISHMENT OF A CATALYST CENTRE OR A SECTOR ACADEMY TO SUPPORT THE PROVISION OF FACILITIES FOR TRAINING AND BUSINESS START UPS WITHIN WEST LEEDS.**

## **POLICY E3**

**THE CITY COUNCIL WILL SUPPORT THE PROVISION OF BUSINESS START UP/INCUBATOR UNITS WITHIN THE WEST LEEDS GATEWAY AREA.**

## **Financial Inclusion**

5.7.17 Initiatives by the Leeds Financial Inclusion Partnership to improve access to and understanding of finance are a key issue in this part of Leeds where there has been a high dependency on disreputable loan companies.

5.7.18 Leeds City Credit Union are being increasingly proactive in addressing these issues and offer a wide range of low cost credit (including back to work loans), savings and current accounts to all people who live and work in Leeds. They actively encourage membership for people on low incomes and/or do not have access to mainstream financial services. The Credit Union has been a huge success and are looking to expand their operation in the area.

5.7.19 The Armley branch opened at the One Stop Centre in early 2006 and has proved to be so successful that larger premises are now being sought.

5.7.20 Through the LEGI programme the Credit Union along with the Business Enterprise Fund have established a £1.4m loan fund to help entrepreneurs in some of the most disadvantaged areas of Leeds to set up and grow their own businesses.

5.7.21 The credit union is also working with local primary and high schools to encourage children and young people to save and have a greater understanding of budgeting and financial matters. The work with high school pupils to set up mini branches in their schools allows the pupils to gain a more practical understanding of finance along with providing valuable work experience.

5.7.22 The Leeds Money Advice Partnership brings together the five main advice providers in the city. The agencies work together to ensure residents in Leeds have access to locally provided advice. Advice agency staff hold regular advice surgeries at Armley One Stop Centre and are looking to expand the provision to other local centres.



## 6. THE PREFERRED OPTIONS – THE 7 NEIGHBOURHOOD PROPOSALS

### 6.1 Central Armley



6.1.1 Central Armley is the hub of the area and critical to its continued prosperity. During the Issues and Alternative Options consultation concerns were raised regarding a perceived decline of the Town Centre and poor parking arrangements

6.1.2 Central Armley covers a broad area which centres on Armley Town Street but extends outwards to include the adjoining parks and greenspace at Armley Moor and Armley Park, the area of St Bartholomew's church and the south side of Stanningley Road.

6.1.3 Town Street is the commercial focus of the WLGAAP and an important Town Centre for the west Leeds community as a whole. Facilities include local shops, banks, a credit union, pubs, health centre, library, One Stop Centre and leisure centre. There is a large resident population adjacent to the Town Centre.

6.1.4 The success of the Town Centre as a commercial and service hub is considered to be fundamental to the regeneration of the wider West Leeds area. The WLGAAP therefore puts forward a range of policies which are intended to make a positive contribution to this long term aim.

6.1.5 Armley is an important part of the history of Leeds and there are many buildings remaining which date back to its industrial past as a centre of textile production. In recognition of the contribution which Armley makes to the built heritage a Conservation Area has been designated (2007) which is centred on Town Street and the surrounding area.

6.1.6 There has been a significant level of new investment in the Central Armley area over recent years, including the restoration and extension of Armley Library to incorporate a One Stop Centre. A new health centre (LIFT) has been built and new residential developments are underway, including the conversion of the listed Winker Green Mills to form apartments. Funding has also now been agreed for a replacement Council leisure centre which is in the Town Centre. The designation of a Conservation Area is an important tool to protect Armley's heritage and increase investment in the appearance of "positive" buildings. It is considered that the Conservation Area will also give Armley added status and an improved environment for the future.

6.1.7 Whilst Armley has many attributes, it also has issues which need to be addressed in order to maintain the Town Centre's long term viability. Although there are many attractive buildings in Town Street, overall it has a poor appearance including the outdated 1960s buildings, vacant units and the proliferation of unauthorised signs. Traffic creates conflict between vehicles and pedestrians and on-street parking management needs to be improved.

6.1.8 Whilst there are two small supermarkets (Somerfield and Tesco), the Town Centre is affected by competition from out-of-centre superstores including Asda at Owlcotes and Morrisons at Bramley and Kirkstall. The centre therefore needs to improve its image and appearance from Stanningley Road in order to increase its visibility and attractiveness to shoppers.

6.1.9 Armley has a strong community with many local groups and organisations with an interest in the future of the local area. The Armley Town Centre Action Plan (2004) was drawn up in partnership with local organisations to provide a framework for future plans for the Town Street area and the WLGAAP has sought to build on the objectives of that earlier plan.

6.1.10 The City Council has an important role to play in promoting the future vitality and viability of Armley Town Centre and to ensure that new investment for uses including retail, leisure and offices are focussed here. It is considered that the provision of additional office development could boost the centre's economy particularly the retail sector. A scheme to improve the appearance of Town Street and its street furniture as part of the Town and District Centre Funding initiative will start on the ground in Spring 2008.

## **POLICY CA1**

**WITHIN THE DESIGNATED TOWN CENTRE, AS DEFINED ON THE PROPOSALS MAP, THE CITY COUNCIL WILL CONTROL AND STEER DEVELOPMENT TO PROMOTE ITS ASSETS AND ENSURE THE LONG TERM VITALITY AND VIABILITY OF ARMLEY AS A PROVIDER OF RETAIL AND OTHER APPROPRIATE TOWN CENTRE SERVICES FOR LOCAL RESIDENTS.**

6.1.11 The existing leisure centre lies within the Town Centre, however given that the adjoining playing field site which is proposed for the new leisure centre currently falls just outside of the town centre boundary, it would also be appropriate to redraw the Town Centre boundary accordingly, on condition that the development was implemented.



6.1.12 The recently developed Armley One Stop Centre lies just outside the designated Town Centre boundary. To reflect its role within the Town Centre area, it is logical to revise the boundary from that shown in the UDP, to include the building within the Town Centre area.

## **POLICY CA2**

### **CA2(A)**

**SUBJECT TO IMPLEMENTATION OF THE OUTLINE CONSENT FOR THE REPLACEMENT LEISURE CENTRE ON CARR CROFTS, THE TOWN CENTRE BOUNDARY IS PROPOSED TO BE EXTENDED TO INCLUDE THE AREA, DEFINED ON THE PROPOSALS MAP, INCLUDING THE AREA CURRENTLY DESIGNATED AS GREENSPACE.**

### **POLICY CA2(B)**

**THE ONE STOP CENTRE ON STOCKS HILL IS PROPOSED TO BE INCLUDED WITHIN THE TOWN CENTRE BOUNDARY, AS DEFINED ON THE PROPOSALS MAP.**

6.1.13 The existing arrangements for on-street parking in the Town Centre area has led to an over-proliferation of long stay and all-day parking, which impacts on shoppers using the Town Centre. Better management including designated short stay parking would encourage greater usage of the shopping and other facilities within the Town Centre.

## **POLICY CA3**

**THE CITY COUNCIL WILL SEEK TO IMPROVE THE PROVISION AND MANAGEMENT OF SHORT TERM PARKING PROVISION IN ARMLEY TOWN CENTRE.**

6.1.14 The City Council is currently reviewing the traffic circulation arrangements around the central Town Street area, including Beech Road, Branch Road and Crab Lane. Measures will be considered including a one way system and widening footways.

## **POLICY CA4**

**WITHIN THE AREA DELINEATED ON THE PROPOSALS MAP THE CITY COUNCIL WILL SEEK TO REDUCE THE CONFLICT BETWEEN MOTOR VEHICLES AND CYCLISTS AND PEDESTRIANS. POSSIBLE MEASURES WILL INCLUDE;**

- **THE INTRODUCTION OF A ONE WAY SYSTEM THROUGH THE TOWN CENTRE,**
- **NARROWING OF THE CARRIAGEWAY TO BRANCH ROAD, (WITH POSSIBLE PART CLOSURE), CRAB LANE AND PARTS OF TOWN STREET IN ORDER TO PROVIDE A BETTER PEDESTRIAN ENVIRONMENT AND ALLOW THE POSSIBILITY OF A STREET CAFÉ TYPE OF ENVIRONMENT, CLOSURE TO TRAFFIC MAY BE CONSIDERED IF APPROPRIATE,**
- **TRAFFIC MANAGEMENT, PARTICULARLY AT THE MAIN JUNCTIONS ON TOWN STREET, A POSSIBLE ONE WAY SYSTEM ON GELDER ROAD**
- **IMPROVING PEDESTRIAN LINKS BETWEEN TOWN STREET AND THE WILKINSON/TESCO DEVELOPMENT.**

#### **POLICY CA5**

**THE CITY COUNCIL WILL IMPROVE THE VISUAL AND GENERAL ENVIRONMENT OF THE TOWN CENTRE, WITH A PARTICULAR FOCUS ON TOWN STREET.**

6.1.15 The Town Centre is adjoined by a large resident population and pedestrian and cycle access should be encouraged both within and from outside the Town Centre through the provision of safe, convenient and attractive links. This should include integration of the residential areas on the edge of the Town Street area. A scheme to improve the appearance and environment of Town Street as part of the Town Centre Improvement Scheme is currently being designed. The opportunity will be taken to continue this improvement work through other funding streams in the future.

#### **POLICY CA6**

**THE CITY COUNCIL WILL SEEK TO IMPROVE CONNECTIVITY BOTH WITHIN AND TO THE TOWN CENTRE FOR PEDESTRIANS AND CYCLISTS THROUGH THE CREATION OF A NETWORK OF LINKS, GREEN CORRIDORS AND GREENSPACE, AS SHOWN DIAGRAMMATICALLY ON THE PROPOSALS MAP.**

6.1.16 Gelder Road to the north of Town Street is bordered by a terrace of small retail units. The units have a poor appearance and suffer from low occupancy. Given their location to the rear of the main shopping area, it is considered that this area would be better suited to non-retail uses, such as housing or possibly managed workshop units.

#### **POLICY CA7**

**THE CITY COUNCIL WILL INVESTIGATE THE POTENTIAL REFURBISHMENT OR REDEVELOPMENT THE GELDER ROAD COMMERCIAL UNITS FOR RESIDENTIAL USE OR AS MANAGED WORKSPACE FOR BUSINESS START UP UNITS.**

6.1.17 The Burnsall Grange and Burnsall Croft area to the north of Town Street as shown provides much needed housing and is generally well maintained. However it is considered there is scope to improve the appearance of this area through the use of fencing/boundary treatment and better landscaping.

#### **POLICY CA8**



**THE CITY COUNCIL WILL UNDERTAKE A DETAILED STUDY OF THE BURNSALL GRANGE AND BURNSALL CROFT LOCALITY WITH A VIEW TO IMPROVING THE PHYSICAL ENVIRONMENT AND IMPACT ON SURROUNDING AREAS.**



6.1.18 Armley Moor is an area of greenspace which is owned by the City Council, it is maintained by Armley Common Rights Trust a voluntary group. Armley is fortunate to have such a large area of open space close to the Town Centre however its potential as a recreational area and an important pedestrian route is not fully realised. The area lacks regular maintenance and investment in paths, play equipment and seating is needed.

#### **POLICY CA9**

**THE CITY COUNCIL WILL WORK IN PARTNERSHIP WITH ARMLEY COMMON RIGHTS TRUST TO IMPROVE THE MANAGEMENT, APPEARANCE AND USABILITY OF ARMLEY MOOR.**

6.1.19 The City Council has designated a new Conservation Area for Armley. A Conservation Area appraisal has been adopted which describes the special attributes of the Conservation Area and highlights particular areas for enhancement. A management plan for the Conservation Area is currently being prepared which contains specific policies to preserve and enhance the Conservation Area and is complementary to the conservation area designation and appraisal. It is hoped that, following the designation of the Conservation Area, funding will be awarded to owners of historic property, through a new Townscape Heritage Initiative Scheme funded by the Heritage Lottery, which will be used to improve buildings and areas which contribute to the character of the Conservation Area.

#### **POLICY CA10**

**THE CITY COUNCIL WILL PREPARE BIDS FOR HERITAGE LOTTERY FUNDING AND OTHER POTENTIAL SOURCES OF FUNDING TO INVEST IN IMPROVING THE FABRIC OF THE CONSERVATION AREA, IN PARTICULAR LISTED BUILDINGS AND THOSE BUILDINGS AND SPACES WHICH ARE CONSIDERED TO HAVE A POSITIVE EFFECT ON THE AREA.**



6.1.20 Far Fold, located to the north west of the Town Centre, is a major cleared site and development opportunity with residential use considered the most appropriate. The site has constrained access off Stanningley Road, so future access to the site should be provided off Theaker Lane. This would cross an existing area of designated greenspace. The loss of greenspace should be replaced within the site in addition to greenspace required for residential development, under Policy G1. The development scheme should make provision for a green link to enable pedestrian access from Armley Moor through to Armley Park

#### **POLICY CA11**

**LAND AT FAR FOLD SHOWN ON THE PROPOSALS MAP IS PROMOTED FOR RESIDENTIAL USE SUBJECT TO ACCESS BEING TAKEN FROM THEAKER LANE AND APPROPRIATE HIGHWAY IMPROVEMENT WORKS. ANY LOSS OF GREENSPACE AS A RESULT OF THE ACCESS WORKS SHOULD BE REPLACED WITHIN THE SITE. ANY DEVELOPMENT WILL BE REQUIRED TO PROVIDE A NEW PEDESTRIAN AND CYCLE ROUTE THROUGH THE SITE, CONNECTING ARMLEY MOOR TO ARMLEY PARK, THIS LINK SHOULD BE SET IN A SAFE AND PLEASANT GREEN LINK AS PART OF THE REPLACEMENT GREENSPACE.**

6.1.21 The two modern shopping parades on Town Street have a poor appearance and have a negative impact on the general shopping environment.

#### **POLICY CA12**

**THE BUILDINGS AND SHOPPING FRONTAGES IDENTIFIED ON THE PROPOSALS MAP HAVE A NEGATIVE IMPACT ON THE TOWN CENTRE. THE CITY COUNCIL WILL ENCOURAGE IMPROVEMENT TO THEIR PHYSICAL APPEARANCE AND GENERAL SHOPPING ENVIRONMENT.**



6.1.22 Number 2 Branch Road, known locally as Mike's Carpets, is a former chapel and a Grade II Listed Building. It is an imposing building and lies in a prominent gateway location at the junction with Stanningley Road. The building suffers from a plethora of unauthorised signage and the fabric of the building has been seriously neglected. The building needs significant investment and measures are needed to improve the appearance and find an alternative use, which would ensure a viable future for the building and create a positive entrance to Armley Town Centre. Should it prove necessary Compulsory Purchase powers could be used.

#### **POLICY CA13**

**NUMBER 2 BRANCH ROAD A LISTED GRADE II FORMER CHAPEL OCCUPIES A PROMINENT GATEWAY POSITION. THE CITY COUNCIL WILL TAKE ACTION TO REMOVE UNAUTHORISED SIGNAGE AND WORK TOWARDS SECURING A VIABLE FUTURE FOR THIS IMPORTANT BUILDING.**

6.1.23 The Mistress Lane development site, identified on the Proposals Map is owned by the Council. It is a major development site at the entrance to the Town Centre and lies in a very prominent position. The site lies adjacent to 2 tower blocks Westerly Croft and Westerly Rise. Redevelopment schemes for the site must provide 40 car spaces for these retained flats and should improve the visual attributes of the tower blocks and create a strong frontage to Armley Road and Crab Lane. The scale of development on the Mistress Lane frontage should be lower scale and more domestic in nature to be in keeping with existing residential properties.

#### **POLICY CA14**

**MISTRESS LANE IS IDENTIFIED FOR RESIDENTIAL USE. REDEVELOPMENT OF THE SITE SHOULD RETAIN THE TWO EXISTING TOWER BLOCKS AND BE DESIGNED TO CREATE A PROMINENT FRONTAGE TO ARMLEY ROAD AND CRAB LANE AND RESPECT THE DOMESTIC CHARACTER OF MISTRESS LANE.**



6.1.24 It is considered that Armley Town Centre lacks an overall 'look' in terms of shopping frontages, street furniture, signage and surface treatment. Parking areas are generally poorly marked out and there is a clutter of highway signage. A design guide would provide a more consistent approach to future development, shop front and environmental improvements, having regard to the character of the proposed conservation area and the commercial role which Armley plays in the local area.

#### **POLICY CA15**

**THE CITY COUNCIL WILL PRODUCE AN INFORMAL DESIGN GUIDE FOR ARMLEY TOWN CENTRE TO ASSIST DEVELOPERS AND PUBLIC BODIES IN THE TREATMENT OF SHOP FRONTAGES, STREET FURNITURE, SIGNAGE, SURFACE MATERIALS, PARKING AREAS AND HIGHWAY AND OTHER SIGNAGE.**

#### **POLICY CA16**

**WITHIN THE PRINCIPLES SET OUT IN POLICY A1, THE CITY COUNCIL WILL UNDERTAKE IN PARTNERSHIP WITH LOCAL SHOPKEEPERS A REVIEW OF SIGNAGE TO THE FRONTS OF SHOPS WITH A VIEW TO MAKING GENERAL IMPROVEMENTS TO THE APPEARANCE OF ARMLEY TOWN CENTRE.**

## 6.2 Armley Mills

6.2.1 Armley Mills is a Listed Building (Grade II & II\*) of great attractiveness, with a unique setting and considerable architectural and historic value. It has housed The Leeds Industrial Museum, telling the story of the City's diverse industrial heritage, since 1982. It is a Conservation Area in a beautiful setting by the weir but parts of the site such as the car park and Dunkirk hill can be off putting to the visitor. As a result the numbers of visitors have fallen.



6.2.2 The Mill has great potential due to its close proximity to the City Centre and unique position on the Leeds Liverpool Canal (part of the Sustrans Route 66 cycle link) and the River Aire. It is only 800m from Town Street yet the Mill does not connect well with Armley area generally due to its isolated location and the rather poor pedestrian links. Behind the car park is Dunkirk Hill, an allocated greenspace, which was laid out as a picnic area. Whilst Dunkirk Hill offers superb views from its summit, the woodland is increasingly overgrown and area has a reputation for anti social behaviour.

6.2.3 Investigations are currently underway to realise the full potential of the site and it is recommended that a planning brief be prepared to guide any further development.



**POLICY AM1**

**THE CITY COUNCIL WILL PREPARE A PLANNING BRIEF TO INVESTIGATE THE POTENTIAL OF ARMLEY MILLS INCLUDING THE LISTED BUILDINGS, THE MILL PONDS AND CONSERVATION AREA.**

## 6.3 Canal Road and Ledgard Way

6.3.1 This is a major gateway into the area linking the Kirkstall area through to the Central Armley area, which includes the landmark No.2 Branch Road, (currently Mike's Carpets) and the Mistress Lane development site. Despite having much of visual and historic interest the area is currently run down and makes a poor impression. There is a need for major environmental improvement through the WLGAAAP.

6.3.2 The area includes a scruffy area along the north of the Canal with a vacant site and taxi hire depot, which detracts from its attractiveness as a recreational area. To the other side of the Canal is a Waste Transfer Station this also has some historic interest in the form of a loading bay. This was formerly used to unload wool from Australia, giving the area the name 'Botany Bay'. Close by in the Canal lies the submerged wreck of an 'Ice Barge', the site is currently host to an Art Project.

6.3.3 The area also includes Tower Court - 'The Clock' (a listed school now converted to offices) and three attractive public houses, The Golden Lion, The Rose and Crown and Nelson Inn. There are also some interesting old buildings including a weavers cottage on Ledgard Way which is named after the Ledgard Family who were transport operators, Samuel Ledgard was also the licensee of the Nelson Inn. Living World a 1970's pet store is a poor quality and poorly utilised building which has a negative impact on the area. Parts of this area are contained within the Armley Conservation Area.

6.3.4 Action is needed to improve poor quality buildings. It is equally important to protect and maintain those buildings which enhance the character of the street.

### **POLICY CR1**

**THE CITY COUNCIL WILL AIM TO PRESERVE AND WHERE POSSIBLE ENHANCE THOSE BUILDINGS, HIGHLIGHTED ON THE PROPOSALS MAP, WHICH MAKE A POSITIVE CONTRIBUTION TO THE APPEARANCE OF THE AREA.**

6.3.5 Supporting new development can play an important role in enhancing the character of an area. Development can contribute to not only improving the environment in and around the site but also through raising the architectural merit of the street and therefore helping to create a more positive impression of the area. Canal Road presents a real opportunity for new development to enhance the local environment and character of the area.

6.3.6 Any proposals for new development along Canal Road must therefore enhance the appearance and environment along Canal Road.

6.3.7 As part of the aim to improve the environmental condition and character of Canal Road, advertising hoardings which have a negative visual impact on the area will be identified and action taken to remove or improve them. The City Council will therefore look to remove hoardings which are unauthorised or have a negative impact on the area.

### **POLICY CR2**

**IN LINE WITH POLICY A1 THE CITY COUNCIL WILL SEEK TO IMPROVE THE CANAL ROAD STREETSCENE THROUGH THE REMOVAL OF ADVERTISING HOARDINGS WHICH HAVE A NEGATIVE IMPACT ON THE LOCAL ENVIRONMENT/STREETSCENE**

6.3.8 The pursuit of sustainable transport options is a priority for this plan. There are opportunities in the Canal Road/Ledgard Way area to provide improved links between Armley and Kirkstall via Armley Mills and also the increased promotion of the canal as a key pedestrian and cycle artery to the city centre and to the West Leeds Country Park in the opposite direction. Canal Road has the potential to provide excellent linkages between Armley and Kirkstall however at present the narrow pathways and heavy fast moving traffic make it an uninviting route for the pedestrian and cyclist.



**POLICY CR3**

**THE CITY COUNCIL WILL SEEK TO IMPROVE PEDESTRIAN AND CYCLE LINKAGES BETWEEN ARMLEY AND KIRKSTALL PARTICULARLY THROUGH THE OPPORTUNITIES PRESENTED BY ANY DEVELOPMENT PROPOSALS AT THE ARMLEY MILLS COMPLEX.**

**POLICY CR4**

**THE CITY COUNCIL WILL IN PARTNERSHIP WITH BRITISH WATERWAYS PROMOTE THE USE OF THE CANAL AS A SUSTAINABLE ROUTE FROM WEST LEEDS TO THE CITY CENTRE THROUGH SAFETY, ENVIRONMENTAL AND ACCESS IMPROVEMENTS.**

**POLICY CR5**

**THE CITY COUNCIL WILL ENCOURAGE SCHEMES WHICH INCLUDE THE WIDENING OF PEDESTRIAN ACCESS ALONG CANAL ROAD. IN PARTICULAR, THE COUNCIL WILL LOOK TO DEVELOP HIGHWAY ENVIRONMENT IMPROVEMENTS HIGHLIGHTED ON THE PROPOSALS MAP TO IMPROVE THE PEDESTRIAN/CYCLE AND GENERAL ENVIRONMENT.**

6.3.9 An important part of creating a positive pedestrian and cycling experience is safety. To this end it is intended to investigate measures that can be taken to tackle the traffic issues that are present along Canal Road. A particular problem concerns the use of Pickering Lane as part of a 'rat run' route to Armley Gyratory.

**POLICY CR6**

**THE CITY COUNCIL WILL SEEK TO IMPROVE SAFETY AND ACCESS FOR PEDESTRIAN USERS THROUGH THE INVESTIGATION OF THE POINT CLOSURE OF PICKERING STREET AND AN ASSOCIATED TRAFFIC CALMING SCHEME.**

6.3.10 The canal side environment is crucial to the levels of use that it will attract as a sustainable transport route. To this end the vacant site identified on the proposals map has been identified as a potential opportunity which could contribute to a positive canal side environment. Any use of this site must however be complementary and ancillary to proposals for Armley Mills so as to not harm the regeneration of this important local historical site.

#### **POLICY CR7**

**REDEVELOPMENT OF THE SITE LOCATED BETWEEN THE CANAL AND CANAL ROAD, (IDENTIFIED ON THE PROPOSALS MAP) WHICH COMPLEMENTS ARMLEY MILLS AND THE RECREATIONAL USE OF THE CANAL. ANY PROPOSALS AT THIS SITE MUST BE OF HIGH QUALITY DESIGN AND IN KEEPING WITH THE HISTORIC NATURE OF THIS CANAL SIDE LOCATION.**

6.3.11 Good quality greenspace plays an important part in any local community. The built environment along Canal Road provides little opportunity for landscaping to improve the streetscape. The site identified on the Proposals Map is therefore an important greenspace as not only does it represent an opportunity for improvements as a usable amenity space but also provides a break in the otherwise heavily built up urban environment.

#### **POLICY CR8**

**THE CITY COUNCIL WILL PURSUE ENVIRONMENTAL IMPROVEMENTS TO THE LAND BETWEEN CANAL ROAD, THE RAILWAY AND ARMLEY PARK ROAD PROTECTED AS GREENSPACE UNDER POLICY G4.**

6.3.12 To the South of Canal Road the City Council has identified a site on the Proposals Map which presently detracts from the streetscene but has the potential to offer major improvements of benefit to the wider area, if developed in an appropriate manner. There are two public houses within the site which have architectural merit and could contribute positively to the area. However to the rear of these are a number of buildings that are vacant and in a poor state of repair. The City Council believes that comprehensive redevelopment of the whole site while maintaining the positive feature of the site would greatly enhance the character of the area.



#### **POLICY CR10**



**THE CITY COUNCIL WILL PREPARE A PLANNING BRIEF IN RELATION TO 'THE ISLAND SITE' IN ORDER TO ENSURE A COMPREHENSIVE AND HIGH QUALITY DEVELOPMENT FOR THE SITE.**

## 6.4 Canalside



6.4.1 'Canalside' is a thriving area of employment/industrial uses with good access to the road network. It is bounded to the south by the railway and to the north by the Leeds-Liverpool Canal. There are a number of attractive buildings which are worthy of retention. At the Issues and Alternative Options stage different levels of intervention were proposed for this area, however the consultation did not reveal any clear views about what should happen in the area. Further consideration of the area has shown a stable employment area. The area is outside a designated town centre so not suited to town centre uses. It is considered that the Area Action Plan should assist in the retention of employment in the area and make environmental improvements as and when the opportunity arises.



6.4.2 The City Council will support the continuing success of the area for employment use. The tight boundaries with the Leeds-Liverpool Canal, the railway and the Gyratory, together with associated noise from the employment/industrial uses in occupation mean that it is an unattractive location for residential development. Any proposals for residential development in this location will therefore be resisted to ensure that good quality employment/industrial land remains available.

### **POLICY CS1**

**THE CITY COUNCIL WILL SEEK TO RETAIN EXISTING EMPLOYMENT/INDUSTRIAL USES ALONG ARMLEY ROAD, AS DEFINED ON THE PROPOSALS MAP.**

6.4.3 There are two buildings which are listed, Castleton Mill and 66-68 Armley Road. Two of the locks on the Canal are also listed. There are also a number of attractive buildings that are considered to make a positive contribution to the appearance of the area and are worthy of retention both architecturally and in terms of their historic connection to the area; these are Crown House and The Albion Public House, both on Armley Road and No. 1 Canal Place. These buildings are identified on the Proposals Map.

## **POLICY CS2**

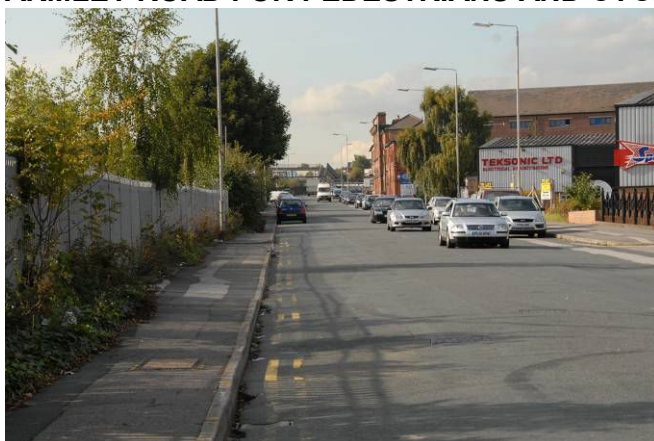
**THE CITY COUNCIL WILL SEEK TO RETAIN THOSE BUILDINGS IDENTIFIED ON THE PROPOSALS MAP WHICH MAKE A POSITIVE CONTRIBUTION TO THE APPEARANCE OF THE AREA.**



6.4.4 The bridge between the New Wortley Estate and Armley Road provides safe pedestrian access across Wellington Road. Armley Road forms part of a pedestrian route into the City Centre from New Wortley but due to its industrial character it is a hard environment devoid of trees and general soft landscaping. To improve the walking environment of Armley Road and encourage its use, a comprehensive landscape scheme will be sought to accompany all new planning applications for development proposals along Armley Road.

## **POLICY CS3**

**PROPOSALS FOR NEW DEVELOPMENT ALONG ARMLEY ROAD WILL BE ACCOMPANIED BY A COMPREHENSIVE LANDSCAPE SCHEME WHICH IS SPECIFICALLY AIMED AT IMPROVING THE GENERAL ENVIRONMENT ALONG ARMLEY ROAD FOR PEDESTRIANS AND CYCLISTS.**



## 6.5 New Wortley and the Gyratory



6.5.1 New Wortley and the Gyratory are located between Canal Street and Wellington Road. It is only 2 km to the West of Leeds Town Hall but is cut off from direct pedestrian access to the city centre due to intervening roads and the railway.

6.5.2 The Gyratory is a consistently busy roundabout. The pedestrian route around it from New Wortley into Leeds City Centre is uninviting. The centre of the roundabout has a buffer of trees around it with the central area used by Centrica for car parking and associated uses with the training centre and the gas holder. The Gyratory has a negative impact on the environment through traffic noise and air pollution, opportunities should be taken to reduce these impacts particularly on the residential environment.

6.5.3 New Wortley is a predominantly residential area with a local centre which has a range of facilities including shops, health centres, a community centre, church and primary school. The British Gas training centre (Centrica), located adjacent to Canal Street and associated car parking on the Gyratory, is considered to be an important facility within the area. However, it is anticipated that the training centre may be relocated during the life of the plan. In such circumstances, WLGAAP will need to take a view on the future of this site so that its potential redevelopment would benefit the wider area.

6.5.4 To the east of New Wortley is Armley Gaol (HM Prison Leeds), which is an impressive Grade II\* Listed Building located adjacent to Jaily fields, a protected area of greenspace. The Gaol is primarily a remand prison serving the West Yorkshire area with a population of around 1200. There are opportunities for assistance in reducing the level of re-offending through, education, community work, training for employment, financial inclusion and enterprise creation which should be explored further.

6.5.5 The City Council will support initiatives through public bodies, the local community, education providers, training providers and local business aimed at supporting offenders, assisting in financial inclusion, resettlement and reducing re-offending rates.

### **New Wortley Estate**



6.5.6 The New Wortley residential estate is characterised by terraced system built housing laid out in the 'Radburn' style. This is characterised by large irregular blocks defined by streets and roads with vehicular cul-de-sac routes to car parking courts and a network of pedestrian routes and alleys between the blocks. There is scope to rationalise this network of routes and create a better routes and circulation, also preventing crime and anti social behaviour.

6.5.7 The predominant housing type is mainly three bedroom terraces. There are also low rise flats ('T' Blocks); some of these are to be demolished due to their deteriorating fabric which is compounded by unstable tenancies. Other 'T' blocks will be provided with a new future subject to consultation with the local community. Overall, tenancy stability is very good in the area, though the condition of many buildings owned by the City Council has deteriorated over the years. The City Council is required to carry out refurbishment works to all Council homes to meet decency standards by 2010.

6.5.8 Housing density across the estate is relatively low compared to today's standards. However, building at low densities and in the 'Radburn' style has led to large expanses of featureless car parking areas which detract from the appearance of the estate. Whilst there are large areas of unallocated open space and courtyards within the estate, these spaces are just grassed and lack facilities for passive or active recreation. As a result they have become neglected and misused. Reconfiguration of this open space, together with a more imaginative approach to its design will encourage use by the local community. It is anticipated that developer contributions will assist in the improvement of these open spaces.

6.5.9 A number of courtyards and garage blocks are identified on the Proposals Map as having a negative impact on the visual appearance of the estate.

6.5.10 A local shop is located centrally within the estate and is well used but has a poor visual appearance.

6.5.11 Although anti-social behaviour and fairly high levels of crime are apparent, New Wortley does have a strong sense of community. The consultation revealed a strong desire for residents to stay in the area. Fears were expressed that City Centre style developments would force the long established community out. Whilst most residents recognise that improvements are needed there is a strong desire to stay in the area. For this reason a medium intervention approach is seen as most appropriate as this will allow for a gradual improvement of the area whilst retaining the established community.

6.5.12 There is a need to initiate physical improvements to the estate and a visible change; to build confidence in the local community and developers, who are needed to work in partnership with the City Council to achieve this positive regeneration. This will help

strengthen the momentum towards the broader regeneration of the Gateway area through the implementation of the Area Action Plan.

6.5.13 To the southeast of the New Wortley Estate is an operational gas holder. The Health



and Safety Executive (HSE) has imposed a Blast Zone, which centres on the gas holder and covers the land in a 265m radius around it. Within this zone, the Local Planning Authority must consult the HSE regarding any proposals for new development so that the HSE can address issues relating to public safety.

#### **POLICY NW1**

**THE CITY COUNCIL WILL REGENERATE THE NEW WORTLEY ESTATE, AS DEFINED ON THE PROPOSALS MAP, THROUGH A VARIETY OF MEASURES INCLUDING REDEVELOPMENT OF VACANT SITES, NEW HOUSING, REFURBISHMENT OF EXISTING PROPERTIES, SELECTIVE DEMOLITION, RECONFIGURATION OF OPEN SPACES AND COURTYARDS. PARTNERSHIP WITH THE PRIVATE SECTOR WILL BE PURSUED TO DELIVER THIS.**

6.5.14 To complement the policy above green links are proposed which incorporate improved pedestrian and cycle friendly routes which are attractively landscaped. They provide attractive and safe routes to surrounding areas for pedestrian and cycle movement.

#### **POLICY NW2**

**THE CITY COUNCIL WILL DEVELOP A CYCLE AND PEDESTRIAN FRIENDLY NETWORK OF ROUTES THROUGH NEW WORTLEY TO LINK TO SURROUNDING AREAS AS SHOWN ON THE PROPOSALS MAP.**

6.5.15 Jaily Fields is an area of protected greenspace and is considered to be valuable as it provides formal and informal outdoor recreation and a habitat for nature. A multi-use games area has recently been installed on the land but further improvements are considered necessary.

#### **POLICY NW3**

**JAILY FIELDS IS PROTECTED AS A VALUABLE GREENSPACE AND UNDER POLICY G1 IS ALLOCATED AS A PRIORITY FOR IMPROVEMENT.**



6.5.16 The sites listed below and indicated on the Proposals Map are considered to be possible future residential development sites subject to community consultation, planning and access constraints. A mixture of housing types and tenures will be sought. In the case of Gassy fields any residential development proposals must take into consideration of the Safety Zone.

**POLICY NW4**

**THE SITES SHOWN ON THE PROPOSALS MAP ARE PROPOSED FOR RESIDENTIAL DEVELOPMENT.**

- **GARAGES AT WORTLEY TOWER AND HEIGHTS**
- **FORMER LIBERAL CLUB SITE**
- **LAND ADJACENT TO PHIL MAY COURT**
- **GASSY FIELDS**
- **LAND ADJACENT TO NEW WORTLEY COMMUNITY CENTRE**

6.5.17 With reference to sites identified in WLGAAP Policy NW4 and any other site which may come forward for possible development, the City Council will accept some reconfiguration of greenspace to accommodate housing development in order to facilitate a better overall residential environment and layout. This will be on the basis that the loss of greenspace is compensated for by either an improvement in quality or replacement in quantity. Proximity to the Gyratory and major roads raises issues about air and noise pollution and some areas may not be suitable for residential development due to this. Any proposals will need to fully investigate air and noise pollution.

**POLICY NW5**

**THE CITY COUNCIL WOULD GIVE FAVOURABLE CONSIDERATION TO THE RECONFIGURATION OF UNALLOCATED GREENSPACE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT WHICH MEETS THE AIMS AND OBJECTIVES OF THE WLGAAP, SUBJECT TO:**

- **REPLACEMENT GREENSPACE BEING PROVIDED ELSEWHERE WITHIN NEW WORTLEY**
- **IMPROVEMENT BEING CARRIED OUT TO IMPROVE THE QUALITY AND ACCESSIBILITY OF EXISTING GREENSPACE WITHIN NEW WORTLEY.**

## **Redevelopment**

6.5.18 The low rise flats ('T' blocks) and former children's home sites indicated on the Proposals Map within the central Policy NW.6 area are either cleared or programmed for clearance. Further properties (identified on the Proposals Map) are proposed to be demolished. This will enable a central area together with Gassy Fields to provide a comprehensive redevelopment scheme which will create a strong neighbourhood focus for new development; rather than adopt piecemeal developments of small sites with no scope for meaningful change.

6.5.19 Outside this central area it is proposed to provide new futures for the low rise flats ('T' blocks) identified following consultation with the community. A further 3 properties are identified for demolition in order to improve pedestrian movement through to the Gyratory and introduce a major visual change to the entrance to the estate from Hall Lane.

6.5.20 New development will need to be mindful of the Blast Zone, within which vulnerable development is resisted and support the proposal to create green links through New Wortley.

6.5.21 The new development will incorporate major new focuses of pedestrian and cycle movement between Hall Lane and the Gyratory and from New Wortley Local Centre as identified in Policy NW.12 to the centre of the estate. These 'aspirational routes' and two further across the British Gas Training Centre and Gyratory are shown on the Proposals



Map. Some properties are proposed to be demolished to facilitate this.

6.5.22 The City Council will consult the local community and developers on any proposed development. A statement will be produced to assist discussion and describe what type of place new development should create.

## **POLICY NW6**

**UNDER THIS POLICY, THE AREA IDENTIFIED ON THE PROPOSALS MAP IS PROPOSED FOR REDEVELOPMENT FOR RESIDENTIAL USE. SUCH DEVELOPMENT SHOULD BE FOCUSED AROUND AND CONTRIBUTE TO THE APPEARANCE AND**



## **AMENITY VALUE OF THE GREEN LINKS AND ASPIRATIONAL ROUTES IDENTIFIED ON THE GREENSPACE AND GREEN LINKS MAP.**

6.5.23 The brick built properties along Clyde View, Clyde Chase and Clyde Gardens are considered to be worthy of retention. Environmental improvements in the form of landscaping and surface treatment works will be sought where necessary and in consultation with the local community.

### **POLICY NW7**

**THE CONVENTIONAL BRICK BUILT PROPERTIES SHOWN ON THE PROPOSALS MAP WILL BE RETAINED AND ENVIRONMENTAL IMPROVEMENTS PURSUED WHERE NECESSARY AND IN CONSULTATION WITH THE LOCAL COMMUNITY.**

6.5.24 The 'Radburn' type properties were designed with large areas of hard surfacing for car parking. The City Council will pursue environmental improvements to these areas in the form of 'Homezones.' These are shared surfaced areas for car parking, walking and cycling, landscaping and play. A maze of alleyways give access to the residential property on the estate. However, these can also be used for anti-social activities and are not recommended by the Police. The Police Architectural Liaison Officer has advised that any design solutions for this area should address this particular problem. In consultation with the community the



City Council will investigate the closure or restrict access to these.

### **POLICY NW8**

**THE CITY COUNCIL WILL CONSULT WITH THE LOCAL COMMUNITY TO DEVELOP A NETWORK OF SHARED AREAS AS SHOWN ON THE PROPOSALS MAP. AS PART OF THIS CONSIDERATION WILL ALSO BE GIVEN TO THE CLOSURE OF OR RESTRICTING ACCESS TO THE ALLEYWAYS WITHIN THE NEW WORTLEY ESTATE.**

6.5.25 The sites listed below have been identified as having a negative visual impact on the appearance of the area.

- Armley Gaol is an attractive building (Listed as Grade II\* for its architectural and historic interest), but the ancillary buildings around it are considered to be unattractive and detract from the character and setting of the main listed building.

- The New Labour Club is an unattractive mix of styles which gives the building a very poor visual appearance.

6.5.26 Environmental and physical improvements will therefore be supported in areas which have been identified as having a negative visual impact to improve the appearance and perception of the area. Improvements may consist of hard and soft landscaping or elevational treatment to buildings.

#### **POLICY NW9**

**IN CONSULTATION WITH THE GAOL AND NEW LABOUR CLUB, THE CITY COUNCIL WILL SUPPORT IMPROVEMENTS TO THE APPEARANCE OF THE AREAS AND BUILDINGS IDENTIFIED.**

6.5.27 The central walkway, courtyard areas and garage areas are considered to have a negative impact on the overall environment of New Wortley. Improvements are recommended to these areas to improve the general environment and encourage a sense of ownership. Improvements may consist of demolishing the existing garages, new surfacing, landscaping, lighting and formalising car parking spaces.

#### **POLICY NW10**

**IMPROVEMENTS TO THE VISUAL APPEARANCE OF THE COURTYARD AND GARAGE AREAS WITHIN THE NEW WORTLEY ESTATE WILL BE PURSUED IN CONSULTATION WITH THE COMMUNITY.**

6.5.28 A number of pedestrian/vehicular car conflict zones have been identified. To improve pedestrian and vehicular safety, traffic calming and management measures – e.g. pedestrian crossings will be introduced.

#### **POLICY NW11**

**TRAFFIC CALMING/MANAGEMENT MEASURES WILL BE PURSUED AT LOCATIONS WHERE THERE IS A CONFLICT BETWEEN ROAD USERS AND PEDESTRIANS IN PARTICULAR THOSE IDENTIFIED ON THE PROPOSALS MAP.**

**New Wortley Local Centre**



6.5.29 New Wortley Local Centre is recognised as an important local facility which acts as a focal point for the surrounding community. The intent of this policy is to strengthen its function as a local centre. This could be achieved through traffic calming, landscaping, street furniture and surface treatment works to promote a unified image. Additional development opportunities may be identified as part of this project subject to planning constraints.

#### **POLICY NW12**

**THE CITY COUNCIL WILL, IN COOPERATION WITH LANDOWNERS SEEK TO IMPROVE THE APPEARANCE, IDENTITY AND IMAGE OF THE NEW WORTLEY LOCAL CENTRE IN ORDER TO IMPROVE ITS VITALITY AND VIABILITY AND PROMOTE IT AS A FOCAL POINT TO THE SURROUNDING AREA. NEW DEVELOPMENT WILL BE CONSIDERED WHERE APPROPRIATE.**

6.5.30 The City Council will work in conjunction with the owners of the British Gas Training Centre, (Centrica), and the Gyratory to guide future alternative uses of the sites should they become available for development in the plan period. Such uses should incorporate pedestrian/cycle links and be mindful of the constraints imposed by the proximity of the Gasholder.



#### **POLICY NW13**

**THE CITY COUNCIL WILL, IN CONSULTATION WITH THE OWNERS OF THE BRITISH GAS TRAINING CENTRE AND GYRATORY, SUPPORT THE REDEVELOPMENT OF THE**

**SITE FOR A MIX OF USES WHICH MAY INCLUDE RESIDENTIAL, GENERAL INDUSTRY AND DISTRIBUTION /WAREHOUSING.**



6.5.31 The Gasholder is an eyesore and also has a Blast Zone around it which may impede development in the area in the longer term the City Council would like to see the removal of both.

**POLICY NW14**

**THE CITY COUNCIL IN CONSULTATION WITH THE BRITISH GAS AND THE HEALTH AND SAFETY EXECUTIVE SEEK THE PHYSICAL REMOVAL OF THE GASHOLDER AND THE IMPOSITION OF THE BLAST ZONE.**

## 6.6 Oldfield Lane, Wortley

6.6.1 Oldfield Lane and the surrounding area is characterised by mixed land uses but the predominant land use is residential. The Local Centre consisting of a Netto supermarket and associated stores and three shops is located close to the junction of Oldfield Lane and Amberley Road. A public car park serving Netto and associated shops is situated to the rear



of the store off Amberley Road.

6.6.2 A number of former housing sites are located on Highfield Gardens and Amberley Road, which are now cleared and grassed over. Further north on Chelsea Close, off Amberley Road, are a number of light industrial units, behind these is 1.1ha site which is allocated for employment use.

6.6.3 Just to the east of the Netto store and to the north of Oldfield Road is a disused playing field owned by Leeds Schools Sports Association and partly by Leeds City Council. This site has been disused for several years as it was 'not fit for purpose' for the LSSA to use for exhibition matches as the home of Leeds City Boys. The pitch has never been in general community use. The site is now proposed for housing development on the basis that the developer would need to fund improvements to the playing pitches at Wortley Recreation Ground thereby raising their quality and playability.

6.6.4 New greenspace should be provided as part of any development to extend the existing greenspace to the south of the Five Lanes Primary School and create a green link from this enlarged greenspace to Oldfield Lane.

6.6.5 The existing area of greenspace adjacent to Five Lanes Primary School was provided as part of the development of the school and new housing on Stradbroke Way. However it is not currently designated as greenspace in the Leeds UDP Review. This greenspace is proposed to be designated formally. The new residential development proposed by Policy OL1 will extend this area of greenspace.

#### **POLICY OL1**

**THE DISUSED LEEDS SCHOOLS SPORTS ASSOCIATION IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT. THE DEVELOPMENT SHOULD PROVIDE NEW GREENSPACE ON-SITE TO EXTEND THE EXISTING AREA OF GREENSPACE TO THE NORTH AND TO CREATE A GREEN LINK ACROSS THE SITE FROM THIS GREENSPACE TO OLDFIELD LANE.**

6.6.6 The site adjacent to Highfield Gardens and Oldfield Lane has recently been cleared of council-owned properties and temporarily grassed. This land now provides a development opportunity to provide new housing which could improve the range of housing provision in the area. Any proposal would be subject to affordable housing and greenspace requirements.

#### **POLICY OL2**

**LAND ADJACENT TO HIGHFIELD GARDENS IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT.**

6.6.7 A derelict site at the junction of Amberley Road and Malmesbury Place is a former housing clearance site which is currently unmaintained and provides a development opportunity for new residential use.

#### **POLICY OL3**

**LAND ADJACENT TO AMBERLEY ROAD AND MALMESBURY PLACE IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT.**

6.6.8 An existing grassed area which is bordered by Evelyn Place to the south and a railway line to the north is a former housing clearance site. This site is promoted for residential use as it relates well to the existing housing in the adjoining area.

#### **POLICY OL4**

**LAND ADJACENT TO EVELYN PLACE IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT.**

6.6.9 Amberley Lane is a straight wide road which is devoid of any trees or landscaping which creates an unattractive setting for the houses and properties adjoining the road. Measures should be taken to address these negative characteristics. Oldfield Lane between Amberley Road and Wortley Recreation Ground would also benefit from measures to improve its visual appearance.

#### **POLICY OL5**

**THE CITY COUNCIL WILL SEEK TO INTRODUCE ENVIRONMENTAL IMPROVEMENTS TO THE STREETScape OF AMBERLEY LANE AND OLDFIELD LANE INCLUDING HARD AND SOFT LANDSCAPING AND STREET FURNITURE.**



6.6.10 Oldfield local centre is an important facility. However, its physical appearance and the hard surfaced car park are considered to have a negative impact on the surrounding area. The entrances to the centre are very functional and unwelcoming. The supermarket frontage to Oldfield Lane also presents an unattractive view along the streetscene. The City Council in consultation with the owner of the local centre will seek to improve the appearance and perception of this building and will support any proposals by the owner of the Netto supermarket to reconfigure the existing car parking area to enable a boundary treatment to be provided around the car park to break up the visual expanse of hard surfacing.

**POLICY OL6**

**THE CITY COUNCIL IN CONSULTATION WITH THE OWNER OF OLDFIELD LOCAL CENTRE WILL SEEK TO IMPROVE THE VISUAL APPEARANCE OF THE LOCAL CENTRE THROUGH IMPROVED ELEVATIONAL TREATMENT AND SURFACING, BOUNDARY AND LANDSCAPE TREATMENT TO THE CAR PARK OFF AMBERLEY LANE.**

6.6.11 Areas of protected greenspace are considered to be a valuable asset to the local community as they provide formal and informal outdoor recreation and a habitat for nature. Opportunities to create new areas of greenspace and improve existing play spaces and parks will be taken as they arise, such as through the development of new housing sites.

6.6.12 The area of derelict and contaminated land off Chelsea Close shall retain its allocation for employment use. The land is considered to be one of the few sustainable sites in West Leeds with good access to the road network which could accommodate an expansion of existing employers or new employment development. Residential development to the west has occurred recently so any employment uses should have minimal impact on residential amenity. Office development and other town centre uses would not be appropriate in this location as the site lies outside of a designated town centre.

**POLICY OL7**

**THE CITY COUNCIL WILL SUPPORT THE DEVELOPMENT OF NEW EMPLOYMENT USES ON LAND AT CHELSEA CLOSE, OR THE EXPANSION OF EXISTING EMPLOYMENT USES, WHERE THESE HAVE NO ADVERSE IMPACT ON NEARBY**

**RESIDENTIAL AMENITIES. SUCH DEVELOPMENT SHOULD BE OF A HIGH STANDARD OF DESIGN INCORPORATING A QUALITY LANDSCAPING SCHEME.**

## **6.7 Tong Road/Wellington Road Corridor**

6.7.1 Long stretches of Tong Road are taken up by employment uses providing an important source of employment for the local communities as well as performing an important function for the area and the Leeds economy. The businesses along Tong road are generally economically active with few vacant units.



### **POLICY TR1**

**THE CITY COUNCIL WILL SEEK TO RETAIN EXISTING INDUSTRIAL USES ALONG THE SECTION OF TONG ROAD, DEFINED ON THE PROPOSALS MAP.**

6.7.2 The environment in which people live, work and visit has a significant impact on the perception of an area and how people respond to it. It is important therefore that where possible, action is taken to improve the environment through promoting landscaping and the preservation of buildings which make a positive contribution to the character of the area.

### **POLICY TR2**



**THE CITY COUNCIL WILL LOOK TO PRESERVE AND WHERE POSSIBLE ENHANCE THOSE BUILDINGS, HIGHLIGHTED ON THE PROPOSALS MAP, WHICH MAKE A POSITIVE CONTRIBUTION TO THE APPEARANCE OF THE AREA.**

**POLICY TR3**

**PROPOSALS FOR NEW DEVELOPMENT ALONG TONG ROAD WILL NEED TO BE ACCOMPANIED BY A COMPREHENSIVE LANDSCAPING TO ENHANCE THE EXISTING ENVIRONMENT ALONG TONG ROAD.**

6.7.3 There is a wide use of advertising hoardings throughout the city. The impact that such structures can have can however vary considerably. As part of the aim to improve the environmental condition and character of Tong Road, advertising hoardings have been identified which contribute to a negative perception of the area. The City Council will therefore look to remove these hoardings as part of the overall improvement strategy.

**POLICY TR4**

**IN LINE WITH POLICY A1, THE COUNCIL WILL SEEK TO IMPROVE THE ENVIRONMENT OF TONG ROAD THROUGH THE REMOVAL OF ADVERTISEMENTS HOARDINGS WHICH HAVE A NEGATIVE IMPACT ON THE STREETSCENE.**

6.7.4 The pursuit of sustainable transport options is a priority for this plan as it is city-wide. There are particular opportunities in West Leeds to provide improved, sustainable transport links between Tong Road and the communities to the south to Armley town centre. Tong Road presents a significant physical and psychological barrier. Combined with a lack of clearly identifiable and safe routes, there is a lack of connectivity and permeability which needs to be addressed if sustainable transport modes such as walking and cycling are going to be attractive.

**POLICY TR5**

**THE CITY COUNCIL WILL SEEK TO IMPROVE PEDESTRIAN LINKAGES BETWEEN THE SOUTH SIDE OF TONG ROAD AND ARMLEY TOWN STREET.**

6.7.5 The junctions identified under Policy TR6 on the Proposals Map cause considerable difficulty for pedestrians and cyclists the perceived worst of these have been identified on the move

**POLICY TR6**

**THE CITY COUNCIL WILL PURSUE IMPROVEMENTS TO THE PEDESTRIAN CROSSINGS AT THE JUNCTIONS HIGHLIGHTED ON THE ATTACHED PLAN.**

6.7.6 Three sites have been identified for residential development in the Tong Road Corridor.

6.7.7 One is a disused and derelict scrap yard adjacent to Whingate Primary School which is an eyesore and creates a poor image for the area. If a scheme is not forthcoming it may be appropriate for the City Council to use Compulsory Purchase powers to secure its development.

6.7.8 Another site is a cleared terraced housing site at Kilburn Road which is currently allocated greenspace in the UDP. It is mounded and poorly used with little potential for meaningful use. This site also has a negative impact on the local environment.

6.7.9 A third site is the City Council cleared site at Farrow Road which is currently temporarily grassed over.

**POLICY TR7**

**LAND AT TONG ROAD ADJACENT TO THE WHINGATE PRIMARY SCHOOL IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT SUBJECT TO A PLANNING BRIEF BEING PREPARED AND FOLLOWED. THE CITY COUNCIL WILL CONSIDER THE USE OF COMPULSORY PURCHASE POWERS IF NECESSARY TO SECURE THE DEVELOPMENT OF THIS SITE WHICH HAS A POOR IMPACT ON THE ENVIRONMENT OF THE AREA.**

**POLICY TR8**



**LAND AT KILBURN ROAD IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT SUBJECT TO THE PREPARATION OF A PLANNING BRIEF FOR THE SITE AND SUBMISSION OF A SCHEME WHICH COMPLIES WITH THIS.**



**POLICY TR9**

**LAND AT FARROW ROAD IS ALLOCATED FOR RESIDENTIAL DEVELOPMENT SUBJECT TO THE PREPARATION OF A PLANNING BRIEF FOR THE SITE AND SUBMISSION OF A SCHEME WHICH COMPLIES WITH THIS.**

## **7. FUNDING AND IMPLEMENTATION**

7.1 No specific funding has been allocated to the West Leeds Gateway Area Action Plan and although there is not a large bank of Council owned land available to generate finances. It is anticipated any funds arising will result from land sales will be used to spend on regeneration activity in the plan area. Other public sector initiatives such as Leeds West North West Homes 'decency works' and the Local Transport Plan will also assist in the implementation of the plan.

7.2 Additional sources of funding will also occur through other programmes such as the Quality Bus Initiative on Armley Road. Schools for the future will provide a new combined school on the West Leeds High school and consideration is being given to 16+ education provision in the area. LEGI will provide a Catalyst centre helping new businesses to star up.

7.3 A new Leisure Centre is to be built at Carr Crofts through the Private Finance Initiative. The Town Centre Improvement Programme will provide funds for works on Town Street to improve the appearance and pedestrian environment of the Town Centre. The designation of the proposed Conservation Area is to be assisted by monies from the Heritage Lottery Fund for improvement works to premises within the Conservation Area.

7.4 Additionally where new development arises further investment will be secured through Section 106 Agreements e.g. contributions to public transport, affordable housing and greenspace.

7.5 Given the lack of specific funding for WLGAAP it is vital that any finance arising in the area is retained for spending within the area rather than being diverted elsewhere in the city.

7.6 The West Leeds Area Action Plan will require a sustained partnership between the City Council, West North West Leeds Homes, local businesses, developers/investors, the local community and other organisations who have a 'stake' or interest in the area. Delivery of the preferred options will be secured through the development or improvement of land and property in both private and public ownership. Whilst the WLGAAP has identified the broad direction of change, many other opportunities for the beneficial development or improvement of land and property will arise during the plan period. It is therefore important that initiatives that contribute to the implementation of the plan and the renaissance of the West Leeds Gateway are encouraged and supported following the adoption of this plan. The ongoing monitoring of the implementation of the Plan will be achieved through the coordinating role that the West Leeds Area Management Team is able to provide.



7.7 The scale of investment required to achieve sustainable and beneficial change in West Leeds is beyond the availability of public sector resources, so the City Council will need to work with the private sector to ensure that long term investment in the area is secured. The regeneration of West Leeds will therefore be mainly funded through the private sector, with public funding acting as a lever for private sector investment, not least through the City Council's land holdings. The potential of these could be further enhanced by testing the benefits of purchasing adjacent plots or entering into joint ventures with other landowners to maximise regeneration benefits.

7.8 Leeds West Area Management and the Council's Renaissance Unit are currently embarking on the preparation of a Delivery Plan which will address the question of how the plan will be implemented in more detail.

## **8. MONITORING**

8.1 Regular monitoring is an important part of the new planning system. It will allow the City Council to update parts of the Local Development Framework and to respond quickly to changing priorities in the city. Monitoring will be vital to reviewing how effective policies within the WLGAAP are. The City Council will develop a system of monitoring the Area Action Plan using indicators and targets, including an assessment of the effectiveness of the policies contained in the plan.

8.2 The Planning and Compulsory Purchase Act (2004) requires local planning authorities to produce an Annual Monitoring Report. This will be the main means of reporting on the WLGAAP's performance and effects.

## Glossary

Acronym	Term	Explanation
AAP	Area Action Plans	<p><b>AAPs</b> are development plans which are part of the Local Development Framework (<b>LDF</b>). They focus on a specific area, subject to significant change, such as a major regeneration project. AAPs make sure developments are the right size, mix and quality. They also protect areas sensitive to change, and aim to solve conflict in areas with development pressures.</p> <p>The <b>EASEL</b> AAP will set out <b>planning</b> guidance and policies which will support the EASEL <b>Regeneration Initiative</b>.</p>

Acronym	Term	Explanation
	<b>Affordable Housing</b>	Housing which provides for the needs of local people who cannot afford to buy or rent on the open market. It may include housing for sale or rent. There is a range of different types of affordable housing and examples include: <ul style="list-style-type: none"> <li>• Social rented housing through a local Housing Association or Local Authority</li> <li>• Shared ownership when you rent part of the property, for instance 50%, and get a mortgage on the remainder</li> <li>• Low cost market housing which are newly-built properties that are sold at a discounted rate, usually 75% to 85% of open market value. The discount is only repayable when the property is sold.</li> </ul>
	<b>Brownfield land</b>	Any land or premises that has previously been used or developed in association with a permanent structure. It includes gardens, but excludes parks, recreation grounds, allotments.
	<b>Community Strategy</b>	A long term vision (10-15 years) for improving the social, economic and environmental well-being of a local area. The Community Strategy for Leeds is the Vision for Leeds.
	<b>Concept Statement</b>	Explains how the policies and objectives of the Local Development Framework should apply to each specific site, in order to deliver the best possible economic, social and environmental benefits.
	<b>Conservation Area</b>	An area, designated by a local planning authority for preservation or enhancement because of its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990.
	<b>Consultation</b>	A process by which people and organisations are asked their view and are able to make their comments. The consultation period for the <b>West Leeds Gateway Area Action Plan Preferred Options</b> runs for six weeks.
<b>DEC</b>	<b>Development Enquiry Centre</b>	This is the reception for the Council's City Development Department. It is located at: The Leonardo Building 2 Rossington Street Leeds LS2 8HD Tel: (0113) 247 8000 Minicom (0113) 247 4305 Fax: (0113) 247 4117 Email: <a href="mailto:planning@leeds.gov.uk">planning@leeds.gov.uk</a> Open: Monday to Friday 08:30-17:00, except Wednesdays 09:30 – 17:00.

Acronym	Term	Explanation
DPD	<b>Development Plan Document</b>	Documents which Local Planning Authorities are required to prepare in order to set out the future spatial planning framework for their area, as part of the Local Development Framework (LDF). They include the Core Strategy, the Proposals Maps, and Area Action Plans. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination. Once adopted, decisions on planning applications must be made in accordance with them.
	<b>Greenfield land</b>	Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks.
	<b>Greenspace</b>	A collective term to describe greenspace which the public have a right to enter and use for formal or informal recreation. Examples include recreation grounds, parks, linear spaces along canal towpaths or former railway lines, pedestrian areas in the city centre, small play spaces within housing areas, and woodlands.
(Ha)	<b>Hectare</b>	One hectare (Ha) is equivalent to 10,000 square metres (100 x 100). This is approximately the same size as a full size football pitch.
	<b>Index of Multiple Deprivation</b>	The most commonly used method of measuring the level of problems and issues in an area. It looks at a number of factors such as income, level of employment, health, and education.
	<b>Kirkstall Road Renaissance Area</b>	An area along Kirkstall Road between the A58 flyover and the railway viaduct which is subject to development pressure. A planning framework has been prepared to guide developers for the regeneration of the area.
	<b>Leeds Bradford Corridor</b>	Partnership between the two cities to revitalise neighbourhoods, employment opportunities, environmental and transport links in the corridor.
	<b>Leeds Housing Market Assessment</b>	This study set out a picture of the need for housing across five housing market zones in Leeds, and suggests means to deliver <b>affordable housing</b> to meet the housing need in the future.
	<b>Leeds Local Enterprise Growth Initiative</b>	The Initiative aims to promote enterprise within disadvantaged communities, support the growth of locally owned business, and attract investment into deprived areas. Leeds has been awarded funding for parts of the <b>EASEL</b> area to help achieve this.
	<b>Listed Building</b>	Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* and II)
	<b>Local centres</b>	<b>Local centres</b> provide for the day-to-day shopping needs (mainly food and household necessities) of the immediately surrounding communities.
LDF	<b>Local Development Framework</b>	The <b>LDF</b> is a collection of development documents which set out the local planning authority's policies. They take into account the impact of development on the economy, the environment and the social make up of the area. The <b>LDF</b> will eventually replace the <b>UDP (Unitary Development Plan)</b> .



Acronym	Term	Explanation
LTP	Local Transport Plan	Sets out the agenda for transport planning and investments. West Yorkshire Local Transport Plan 2 (LTP2) sets out a programme for improvements to local transport up to 2011.
	Planning	Planning is about how we plan for, and make decisions about, the future of our cities, towns and countryside. Leeds City Council, as the local planning authority, is responsible for deciding whether a development - anything from an extension on a house to a new shopping centre - should go ahead.
	Planning Aid	Planning Aid is a voluntary service offering free, independent and professional advice and support on planning matters to community groups and individuals who cannot afford to employ a planning consultant. Yorkshire Planning Aid can be contacted on (0113) 237 8486 or email <a href="mailto:mike.dando@planningaid.rtpi.org.uk">mike.dando@planningaid.rtpi.org.uk</a>
	Planning Brief	A document summarising the planning authority's guidelines and requirements for the development of a particular site, which includes land use, design and access requirements.
PPG	Planning Policy Guidance note	Government statements of national planning policy. They will be replaced with <b>Planning Policy Statements (PPSs)</b> .
	Planning Policy Guidance note 17 Assessment	In order to decide whether a playing field or land/buildings used for sport can be developed for another use, a study must assess whether there is sufficient land or buildings used for sport elsewhere within the local area.
PPS	Planning Policy Statement	Government statements of national planning policy. <b>PPSs</b> are replacing <b>Planning Policy Guidance notes (PPGs)</b> . PPSs are available from the Department of Communities and Local Government by contacting their Enquiry Helpdesk on 020 7944 4400, or they can be viewed online at <a href="http://www.communities.gov.uk">www.communities.gov.uk</a> .
	Preferred Option	<p>Area Action Plans have to go through a formal legal process. The "Preferred Option" for <b>West Leeds Gateway Area Action Plan</b> has been developed through consultation on the issues and alternative options. It has taken into account national, regional and local planning policies, responses received from public consultation and technical advice on a range of issues.</p> <p>The <b>Preferred Option</b> will guide the future development of an area; it must be realistic, and following more detailed planning, capable of being put into action.</p> <p>At the Preferred Option stage, plans are available for public consultation for a six week period. Once comments have been received, changes may be made and the final <b>Area Action Plan</b> will be put together and submitted for independent examination.</p>
	Priority Zones	

Acronym	Term	Explanation
	<b>Quality Bus Corridor</b>	A scheme to provide a high standard of bus service along highly congested routes into Leeds city centre. It uses elements such as new bus lanes, bus priority signal arrangements, and improvements to passenger facilities.
	<b>Rail Plan</b>	
	<b>Rapid Transit Route</b>	High quality bus-based public transport routes, with very similar characteristics to a tram scheme, i.e. segregated from other road traffic, highly reliable, and with high quality vehicles.
	<b>Regeneration Initiative</b>	Leeds City Council is working in partnership with a developer to create a major new regeneration programme for <b>EASEL</b> . This will involve, at a minimum, 120 hectares of council owned land being developed for new housing and other uses with private and public sector money. The aim is also to create jobs and provide better local services and amenities to improve life for residents in some of the most deprived neighbourhoods in Leeds. The whole programme could take up to 15 -20 years and aims to bring in large investment and change to the <b>EASEL</b> area.
<b>RSS</b>	<b>Regional Spatial Strategy</b>	The <b>RSS</b> provides a framework to guide the preparation of local development documents within the Yorkshire and Humber region.
	<b>Renaissance Leeds</b>	A joint project between Leeds City Council, English Partnerships, Yorkshire Forward and Leeds Initiative. It has a key role in delivering major development projects.
	<b>Safety Zone</b>	
<b>SPD</b>	<b>Supplementary Planning Document</b>	SPDs deal with specific issues (thematic or site specific) and elaborate upon the policy and proposals in Development Plan Documents (DPDs). SPDs will replace Supplementary Planning Guidance.
<b>SEGI</b>	<b>Site of Ecological or Geological Importance</b>	Site designated as being of county-wide importance for its flora, fauna, geology or landforms.
<b>SSSI</b>	<b>Site of Special Scientific Interest</b>	Site designated as being of national or international importance for its flora, fauna, geology or landforms. This is a statutory designation operated throughout Great Britain.
<b>SA</b>	<b>Sustainability Appraisal</b>	This is a document that takes into account the social, environmental and economic consequences of the <b>Preferred Option</b> . It also makes sure that plans produced will last.
	<b>Sustainable development</b>	The widely used definition was drawn up by the World Commission on Environment and Development in 1987: <i>“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”</i> .
	<b>SUSTRANS</b>	Sustainable transport charity.

Acronym	Term	Explanation
	<b>Town Centres</b>	<b>Town and district centres</b> provide a wide variety of shopping and community services for a large population. The approach across Leeds is to encourage all major retail development to locate at existing centres, and ensure that retail uses remain dominant there.
<b>UDP</b>	<b>Unitary Development Plan</b>	The Leeds <b>UDP</b> outlines planning policies and proposals and provides a framework for considering planning applications. It was approved in July 2006 and will be superseded by the <b>LDF (Local Development Framework)</b> .
	<b>West Leeds Wedge</b>	
	<b>West North West Homes</b>	The company which manages council housing on behalf of Leeds City Council, in the Area Action Plan Area and beyond.