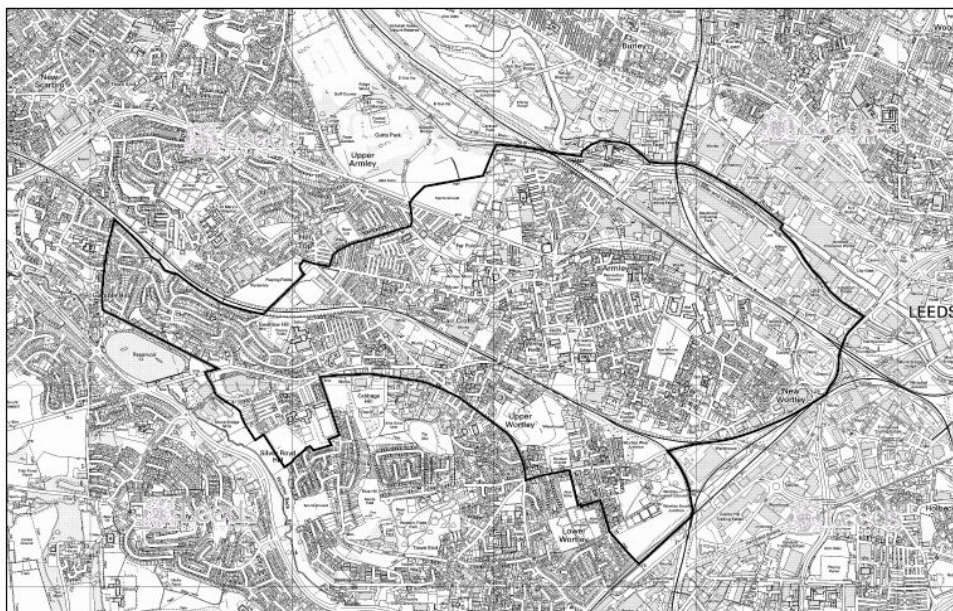


WEST LEEDS GATEWAY AREA ACTION PLAN

Issues and Alternative Options - August 2006



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The West Leeds Gateway Area Action Plan will guide the future development of Armley, Lower Wortley, New Wortley and the Heights areas. The plan is being prepared by Leeds City Council in consultation with local communities, businesses and organisations. The plan has been given the title of West Leeds Gateway because it is identified as a key entrance into West Leeds from the City Centre and conversely the entrance to the City Centre from the West. The area the plan will cover is shown on the plan above.

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1. INTRODUCTION

- 1.1 The Area Action Plan is being formulated as part of the new Development Plan for Leeds, the Local Development Framework (LDF) which will gradually replace the Adopted Leeds Unitary Development Plan Review (2006).
- 1.2 The LDF is not a single plan but a collection of different plans made up of a Core Strategy, Area Action Plans and associated Proposals Maps showing site specific allocations.
- 1.3 The Area Action Plan for West Leeds is a key priority in this broader work programme. Its purpose is to focus on implementing schemes and developments, including environmental improvement works, which will help make this part of West Leeds a better place to live, work, relax and play. Area Action Plans provide an important mechanism for ensuring that future development is of an appropriate scale, mix and quality for areas to be developed, changed or conserved. It also promotes measures to raise the overall quality of the environment and ensure that any improvements are sustainable and of lasting benefit to the area.
- 1.4 This document sets out the broad issues facing the area and proposes alternative options for the West Leeds Gateway Area Action Plan.
- 1.5 **The main purpose of this document is to seek your views on the issues facing the area and the options put forward for change described later in this report.**

2. THE AREA , BACKGROUND AND HISTORY OF THE AREA

2.1 The Area

- 2.1.1 The West Leeds Gateway Area is broadly bounded to the north by the Leeds Liverpool Canal and River Aire (including Armley Park, Armley Mill, the Canalside Area and the Canal Road/ Ledgard Way area). To the south it includes Wortley Moor Road/ Upper Wortley Road and Oldfield Lane. To the West are the Heights and to the East the Armley Gyratory. The area includes Armley Town Street and Armley Gaol. The area is home to almost 17,000 people. One-fifth of the population are of school age.



2.2 Background and History of the Area

- 2.2.1 Leeds has a long history of involvement in the wool trade and Armley has been at the centre of this, having had mills since the seventeenth century. In the early nineteenth century Armley Mills became one of the world's largest woollen mills, continuing the cloth-making tradition until 1969 when production ceased.
- 2.2.2 As the mills grew so did the engineering sector which served the demand for manufactured tools and other equipment. By 1861 engineering was the second largest employer in the city and by 1900 the largest, employing 20% of the male workforce. Armley therefore had an important role to play in the transformation of Leeds from a series of villages in proximity to each other to a major urban area.
- 2.2.3 The housing layout of much of the plan area reflects the close ties people used to have between their home and workplace. West Leeds developed as an area that provided employment for local residents and, to a large part, still does. The watercourses were central to the area's economic growth and development, but have become rather neglected in the post war period, due to industrial decline and change. The West Leeds area has developed with Armley at its heart. As the economic activities in Armley have moved into decline; so too has the economy of the wider area.
- 2.2.4 As the economic base of the area has changed and shifted, so parts of the housing stock have become dislocated from the areas of work that they were set up to serve. The traditional back-to-back housing in the area has survived in many areas but in others it has been cleared and replaced with post-war public sector housing of a lower density and more open space.

2.2.5 Since the 1960s, decline in the area has been dealt with through a variety of urban renewal measures. The socio-economic context for the area at present is split between areas of public housing, some of which are in need of regeneration and areas of traditional housing which remain attractive. In some cases residential areas would benefit from fresh investment and environmental improvements.

3. KEY DRIVERS FOR CHANGE

3.1 An initial market analysis undertaken by King Sturge in 2004 identified the major elements for creating sustainable regeneration in the West Leeds Gateway area. In summary this stated that:

- There is a need to revitalise Armley Town Centre in a way that complements both the regeneration of the City Centre, and neighbouring strategic initiatives.
- There is scope for smaller local investors to channel investment into the area.
- The market viability of the area will be improved through public realm interventions by the Local Authority, changing what is currently a marginal centre to a more attractive commercial proposition from the developer/ investor perspective.
- The opening of the Armley One Stop Centre and the refurbishment of the Armley Library by the City Council have already helped kick start this process.
- The new Community Health Centre (Leeds LIFT) will give another boost to the area (this facility has since been completed).
- There is a need to key this important new facility into other health promotion initiatives in the wider area, for example, by making Greenspace more accessible and attractive to use and promoting walking by improving existing rights of way and creating new ones.
- A new investment in Armley Mills Museum could help enhance the canal side area and boost the attraction of Armley as a visitor destination.
- The potential replacement of Armley Sports Centre is also under consideration and will need to be considered as part of the regeneration of the wider area.

3.2 The second element is to develop a more sustainable community in New Wortley. Leeds West Homes has identified the Clyde's estate as being in need of significant physical investment with a high proportion of stock deemed unsustainable in relation to housing demand and meeting decency

standards. Strategic partners and residents have highlighted an urgent need for an initial visioning and master-planning exercise on the estate as a preliminary part of the wider West Leeds Regeneration work. There is an opportunity to develop a striking and high quality mixed residential development on this important site. This will be a highly visible development. The right development here will change the perception of the area for good and will help encourage investor confidence in the whole of the West Leeds area.

- 3.3 Transport is third key element of the plan. The Strategic Rail Authority ten-year plan has identified an Armley rail halt as a long-term priority. The West Leeds Gateway programme should include partnership work with the Strategic Rail Authority and Metro to prioritise an Armley option. Other transportation issues include access and parking within Armley shopping centre and local bus services, particularly the introduction of bus only lanes.
- 3.4 Developing jobs and attracting business is a fourth element. A proposal in the King Sturge market analysis was the need to develop a "business cluster" of new firms. Associated with this will be the need to train local people to access these new jobs. The West Leeds Family Learning Centre is particularly well placed to undertake this work, having successfully pioneered a local employment programme with one particular Armley firm, Elite Forwarding. The proposals for a new combined secondary school as part of Building Schools for the Future programme will link into this proposal: "entrepreneurship and the distributive trades" is likely to be a West Leeds skills focus for the secondary schools.
- 3.5 Providing jobs for local people is a fifth element. The challenge will be to ensure that the major capital investment projects in the area benefit local people. It will be important to ensure that local labour initiatives are initiated during the construction period linking training provision to job opportunities. "Youthbuild" is a construction training programme for young people under development in the Clyde's area by West Leeds Homes which could provide valuable experience of this type of scheme within the West Leeds Gateway area.
- 3.6 New private housing investment is the final element of the regeneration plan for area. The market analysis confirmed an increase in the number of 25-30 year olds beginning to purchase property in areas near Armley Town Centre and how this new investment in the area could point to the opportunity for new facilities to service this population. The refurbishment of Winker Mills, next to Armley Town Centre could also help this process by providing "city dwelling" type flats. West Leeds High School "Lofts" development has shown the potential new market for private rented accommodation. The Mistress Lane proposal, referred to later in this report, is designed to kick-start this process.

4. THE ROLE OF THE ACTION AREA PLAN

4.1 The West Leeds Gateway Area has been identified as one of the priority regeneration areas in the City's Neighbourhood Renewal Strategy. The regeneration of this area is being guided by a 'Partnership Board' whose members are drawn from different backgrounds sharing an interest and commitment to improving the way the area works and looks. The West Leeds Gateway Partnership Board comprises local public, private and voluntary agencies set up to enable this regeneration.

Main Role of the AAP

4.2 The broad role for the AAP is essentially seen as being to:

- provide a co-ordinated approach to the sustainable regeneration of the area, including its spatial planning within the context of Leeds and its Region;
- establish an statutory planning framework for the implementation of the West Leeds Gateway and provide a catalyst for the area's regeneration and growth;
- ensure that the importance of the regeneration of the West Leeds Gateway to local communities is fully recognised in securing connectivity and linkages both within West Leeds and to the City Centre;
- Contribute to the regeneration/renaissance objectives of the City Council and the Local Strategic Partnership – the Leeds Initiative.

Key Objectives

4.3 These may be summarised as being to:

- 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 10 years;
- 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;
- Maintain, improve and increase the safety, quality and usability of Greenspace for the enjoyment and improved well being of the local community;
- raise educational achievement and employment skills;
- Maintain and provide an improved variety of employment opportunities;
- Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play;
- Promote and support the provision of appropriate and accessible neighbourhood facilities for example, health care provision, education/training and leisure opportunities;
- Improve the vitality and viability of Armley Town Centre;

- Improve the quality of the existing housing stock and provide; opportunities for the provision of new housing to provide a variety of tenure types;
- Provide greater accessibility for pedestrians, cyclists and public transport users within, into and out of the area through traffic management measures.

Guiding Principles

- 4.4 Despite high levels of deprivation and physical decay, there are opportunities to halt and reverse the spiral of decline if appropriate levels of investment are made in time. Tackling the specific issues of local deprivation in the Armley and Lower Wortley areas will also have a strategic impact in providing the catalyst to the growth of the whole of West Leeds, hence the name for the regeneration area, the West Leeds Gateway.
- 4.5 The key guiding principle is that the regeneration plans in West Leeds Gateway will be led by private sector investment. The City Council is a significant landowner and the aim is to use these assets in a manner that will enable the Council to work in partnership with the private sector and ensure that the local communities of West Leeds directly benefit from development opportunities that arise.
- 4.6 Co-ordinated and integrated services are at the heart of this regeneration plan. The challenge for all the agencies with a stake in the future of the West Leeds Gateway is to plan and deliver services in a way that cuts across professional and administrative boundaries and puts the needs of local people first. This will provide an initial focus to drive service improvements to reduce unemployment and crime, create cleaner and safer streets, enhance the quality of Greenspace and the environment, and improve health services provided to local communities and raise educational attainment.
- 4.7 The future of the area will fundamentally affect the lives of local people. It is important that consultation engages and involves individuals as well as representative bodies and groups. A flexible and responsive approach will be required to ensure that local people are consulted in a way that meets their needs and that builds upon rather than duplicates existing efforts to improve the area.
- 4.8 Finally there is the overriding principle of sustainability. Specific actions and improvements need to be sufficiently "robust" and 'viable' so that the area prospers and is self sustaining rather than needing a continuous injection of public funds.

5. SUMMARY OF CHALLENGES AND OPPORTUNITIES

- 5.1 The West Leeds Gateway Area was selected, not only for the considerable problems that face the area, but also for the huge opportunities the area presents.
- 5.2 Six priority areas have been identified following initial research work carried out by Atkins, a firm of consultants appointed by West Leeds Area Management, who prepared a draft Regeneration Framework. The final draft of the Atkin's report was produced March 2006 and their findings have informed this report. Some initial public consultation was also undertaken as part of this exercise, during which it emerged that, in summary, the community wants an area which is green, clean, safe and secure.
- 5.3 The problems and opportunities which have emerged from the work undertaken to date are as follows:

Challenges Facing the Area

Skills shortage

- Four out of ten people in the workforce have no qualifications.
- The trend is for more school leavers to attain 5 GCSEs (36% in 2004), but the West Leeds Wedge is still behind the city (45%) and national (54%) averages.
- Poor qualifications amongst workforce. The workforce is poorly qualified and this is showing signs of getting worse.
- Supply of labour has been an asset of the area in past, but in 2004 the proportion of West Leeds school leavers attaining 5+GCSEs at A-C was 36%. This is 10% below the average for Leeds and there are no signs of improvement.

Deprivation, Poverty and Health

- There is a high incidence of benefit-dependency and 37% of all households are in receipt of Council-administered benefit.
- The percentage children living in households that are on benefit also stands at 37%.
- 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 the Leeds West Primary Care Trust and Leeds City averages.

- Armley has a high level of under-18 pregnancies and also has a rising rate of low birth weight babies.

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;

Poor Economic Performance

- Self employment is minimal in the area (3.8%).
- One-fifth of the workforce is employed in manufacturing occupations
- Older manufacturing emphasis of employment compared to the rest of Leeds, which has moved towards the service industries.
- Lack of housing choice;

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.

Image

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

Opportunities

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

A well knit community

- Generally more people in the area are in work (57%) compared to the whole of Leeds (52%).
- A higher proportion of people in the area travel to work on the bus or walk to work than the average for Leeds. This means a more sustainable pattern of travel.

- Many people live and work locally and there is perceived to be a good deal of attachment to the area.

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 highly accessible from motorway network and the inner and outer Leeds Ring Roads;

A Community with a Good Environment

- Because of the roads, railway, canal and river much of the heart of the area does not suffer from traffic congestion, or suffer as badly as some areas from “rat running”;
- Strong natural environmental qualities in form of topography, water features and greenspace;
- The area has an abundance of greenspace which has potential for improvement and could make a major contribution to the regeneration of the area.

A Community with a Distinctive Character

- An important Industrial Heritage, in the form of Leeds-Liverpool Canal, Armley Mills and environs, older properties and sense of history;
- A number of buildings of historic and architectural interest including St Bartholomew’s Church (a grade 2 listed building), and a grade 2 Listed former Chapel currently housing Mike’s Carpets.
- A Conservation Area has been proposed based around the central area of Armley.

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;
- Scope for small businesses, especially those serving the City Centre;
- The Tong Road Corridor has potential as a focus for enterprise;
- Growing media industry focus in nearby Kirkstall;
- Service sector growth in Holbeck Urban Village close to the area.
- The area has potential to support the developing creative and digital cluster in the city, especially in the non-digital sub-sectors which are vital to the continued growth of the sector.
- Tong Road has scope for altering the mix of land uses along its length to become an enterprise corridor. There is a mix of residential and business uses along the corridor and the enterprise component could be strengthened in specific places.

- The area has a large amount of City Council land ownership, which provides a level of control and provides financial opportunity to intervene in the area.

Future Direction?

- West Leeds has the potential to provide a broader range of housing to retain the existing population, attract newcomers and encourage people to return to the area.
- The employment base in the area is skewed towards the old economy (manufacturing) rather than the new economy (financial services). This serves the local population well but future growth is likely to be in a mix of a) offices, light industry and research and development , b) general industry) and/or c) warehousing and distribution) uses.
- The tradition of living close to work is likely to continue but newer opportunities will be required, in terms of better jobs and more service sector jobs.
- West Leeds must retain its status as an employment area and emphasis on improving attractiveness of employment land and premises is needed. In this way West Leeds will continue its three-hundred year history as a base for economic activity supporting the city's continued development.
- West Leeds should continue to offer opportunities for small businesses (in all sectors) particularly ones which are serving the City Centre and service sector (for example, a creative and media cluster).
- Armley will become a place where people choose to live and work.
- Council landownership offers the ability to influence future developments and make sure that they benefit the existing community in the longer term.

5. KEY AREAS OF CONCERN

5.1 Based on the issues raised the following key themes have been identified

- A lack of internal and external connectivity i.e. it is difficult for people to move easily between different parts of the area e.g. the shops, schools, open spaces. Also between the City Centre, Holbeck, Kirkstall and other nearby areas.
- educational underachievement and skills shortage
- an underperforming local economy
- a poor quality of physical environment
- a good quantity but poor quality of Greenspace
- external perceptions of the area are influenced by the Gyratory and the presence and surroundings of the Prison and the poor physical environment

5.2 Building upon these themes, it is possible to start developing an initial framework for West Leeds.

- 5.3 The key influence on the future of West Leeds is likely to be the balance between sustaining and enhancing existing communities, whilst developing a broader role for the area in its city wide context and, in particular, its relationship with the City Centre. This will be influenced by connecting the area with its neighbours, both literally and in terms of people's perception of the area.



6. THE THREE CORE COMPONENTS FOR TRANSFORMING WEST LEEDS;

- 6.1 Three core components are seen as central to transforming West Leeds in this Area Action Plan: -

1. Economic Diversity, Opportunity and Choice;
2. Transport/Movement, Accessibility and Public Space;
3. Environmental Sustainability, Quality of Life and Local Facilities

1. Economic - Diversity, Opportunity & Choice

The key features of this theme are as follows;

- Retain those industrial uses that are established and complementary to the broader, emerging roles for West Leeds;
- Develop linkages with the growing media industry in the Kirkstall Valley;
- Improving the environment of the Tong Road corridor and enhancing its role as an enterprise /employment area;
- Building Schools for the Future as part of the Private Finance Initiative will see the merging of Wortley High and West Leeds high Schools on

the West Leeds site providing a development opportunity on the Wortley High site.

- The Extended Schools Initiative will provide improved adult learning opportunities in more accessible places
- Provision of a range and quality of employment land and premises;
- 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 & Public Space

- Development of links between green spaces to create corridors of movement for pedestrians and cyclists;
- Creation of safe and attractive routes from Armley to the canal and along the canal to encourage through links and links to Kirkstall and the City Centre supported by environmental improvements and mixed use developments;
- Creation of safe and attractive cycle and pedestrian links from New Wortley to Canalside over Canal Road and Armley (the 'Green Bridge').
- Improved road environments, notably the Gyratory, Tong Road and Armley/Canal Road where public areas are largely given over to vehicle space so as to provide safe and attractive pedestrian and cycle routes through the area and to Holbeck and the City Centre;

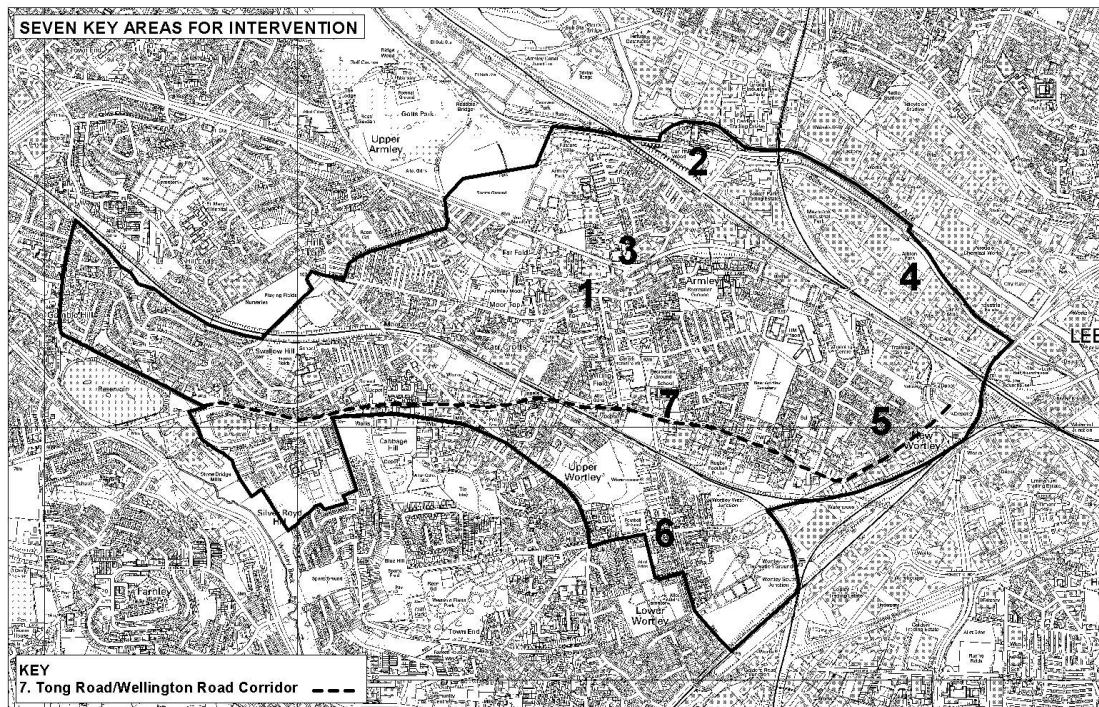
3. Environment - Sustainability, Quality of Life & Local Facilities

The key features of this theme are as follows:

- Respecting the existing character of the area, for example by taking into account locally distinctive features such as topography, high density terraces, local building style and key buildings such as Armley Mills and Canal Mills;
- Promoting a sense of pride in the area, 'celebrating' its industrial heritage and buildings of special character e.g. Armley Library, St. Bartholomew's Church etc.
- Developing character and quality of public areas by introducing distinctive and robust development in New Wortley;
- Creating safe places by improving public areas that are attractive to use, especially where commercial buildings meet public areas on Tong Road;
- Ensuring that West Leeds retains its cultural heritage and existing landmarks, like Armley Prison and the former church which houses Mike's Carpets, whilst introducing clarity to the structure of new buildings and spaces;
- Completing the circle that is West Leeds Country Park through the improvement of green links within the area and connecting them with the wider area ;
- Enhancing the role for existing larger parks and Greenspaces.

- Upgrading the open spaces in the area to provide usable space for people to enjoy, to help improve the appearance and feel of the area as a whole. A key aim is to make them attractive and safe to use, encouraging greater numbers of people to visit them and to take part in recreational activities, (from gentle walking through to more demanding sports) to help improve the health and well being of the people of West Leeds.
- 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. These will provide safe, clean and attractive corridors to get from one part of the area to another, thereby connecting neighbourhoods and community facilities.
- Encouraging ease of movement through the creation of a network of safe, clean and accessible public spaces that provide clear linkage between neighbourhoods and key community facilities;
- Strengthening of stable housing areas with landscaping and environmental improvements such as Home Zones, (areas where there is a distinct character where the street gives priority to play, walking and cycling rather than the car);
- Promoting diversity through the improvement of less stable housing areas to broaden the mix of house types and promote neighbourhood growth;
- Creation of new housing and mixed use areas to promote further neighbourhood growth to complement existing communities;
- Encouraging adaptability by ensuring that new developments are designed to accommodate a range of uses which could change over time;
- Provision of centralised health and social care facilities is already improved following the completion of the LIFT scheme in Armley which has provided the Armley Moor Health Centre which opened in December 2005;
- Provision of a new leisure centre to provide a new, additional focus to Armley and replace the existing, outdated facility.

7. THE 7 KEY AREAS FOR INTERVENTION AND THE THREE OPTIONS



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Scale : 1/16000 GIS NO 3145

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7.1 Seven areas are seen as being critical for intervention. The seven areas are indicated on the map above and comprise:

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

7.2 **Three Options are put forward for discussion:**

Option1 Minor Change

Option2 Moderate Change

Option3 Major Change;

A fourth option Do Nothing is not considered to be acceptable as this would just lead to further decline in the area.

8. THE 3 OPTIONS FOR IMPROVING WEST LEEDS

The Different Levels of Intervention Are:-

1. **Minor Change**
2. **Moderate Change**
3. **Major Change**

OPTION 1 MINOR CHANGE

Armley Town Centre

- Armley Town Centre is revitalised and developed for mixed use with 'Living Over the Shop' accommodation being provided. Improvements are made to the pedestrian environment streetscape and general environment in conjunction with traffic calming.
- Gelder Road Units are refurbished for commercial use
- Mistress Lane site is developed for residential use with retention of the tower blocks (a brief has already been prepared to guide development of the site and market it).
- Under the Private Finance Initiative (PFI) the Leisure Centre at Carr Crofts is proposed to be replaced, exact details of the scheme are yet to be finalised.

Residential Development

- Development of the following sites for housing or mixed uses is pursued: Red Court, Far Fold, Town Street/Wortley Road Junction and the Wortley High School site.
- In New Wortley decency standard works are implemented by 2010 and cleared sites at the Hawthorns (Holdforth Place) and Old Liberal Club and adjoining greenspace are developed together with environmental improvement works such as fencing and landscaping works.
- Development of the Oldfield Lane Sports Ground for housing.
- Development of Highfield Gardens for new houses.
- The cleared maisonette site at Farrow Road is developed for private housing.

Greenspace and Environmental Improvements

- Creation of a green link between Armley Town Street, Carr Crofts and Kirkstall.
- The Canalside Area is improved environmentally; in particular the appearance of the buildings facing onto the canal and the usability of the canal for recreation and enjoyment. Where appropriate new development will be encouraged.
- New greenspace is provided so as to be accessible to people's homes.
- Greenspace in the area is reassessed in order to improve its usability and where appropriate provide development opportunities.

- Overall there will be no net loss of greenspace.
- Environmental enhancement of the setting of the Prison especially car parking, public transport access and the buildings.
- General improvement of the Tong Road /Wellington Road corridor linked with employment development and an enhanced and greener corridor with possible public art features. The pedestrian and cycling environment are also to be improved.
- General environmental work around the Oldfield Lane area including the improvement of the Supermarket and car park.
- An advertisement hoardings policy is introduced for the whole area to restrict their use and existing adverts are investigated for removal or discontinuance notice action.

Improved Links

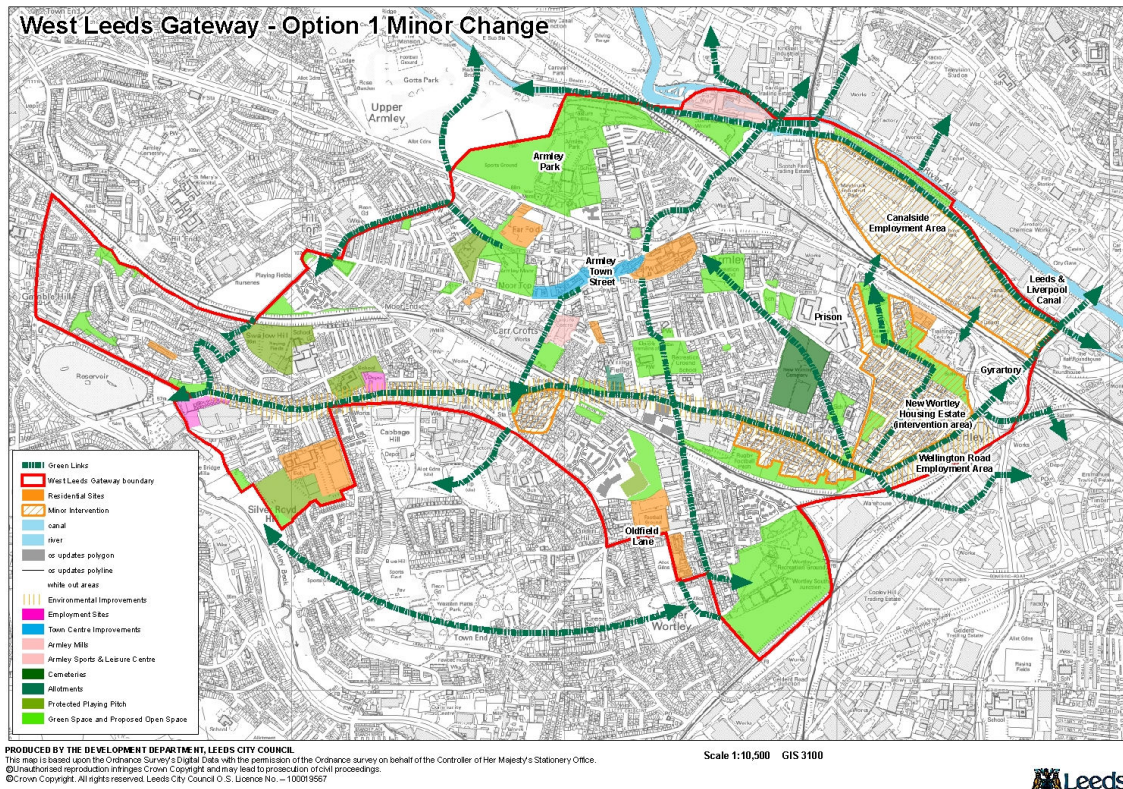
- Better links between the Canalside Area, the City Centre, Kirkstall Valley and Holbeck are developed
- The vehicular and pedestrian circulation in the New Wortley Estate is revised
- Tong Road corridor is improved for pedestrians and cyclists.
- Creation of a green link from Tong Road to the north and to the south.
- Improvements to the Privilege Street development to improve the appearance safety and accessibility of the area
- Armley Mills is promoted with improved linkages (including the opening up of the existing bridges) with the Canalside Area, Armley, Kirkstall and the wider area and as a component of the West Leeds Country Park

Economic Development

- General consolidation of the Tong Road /Wellington Road corridor for employment uses linked with an enhanced environment, including greening of the corridor and possible public art features.
- The pedestrian and cycling environment also to be improved.
- Development sites have been identified at Pipe Nook Lane and the Scrapyard Site on Tong Road.

Canalside

- Existing business is retained and support given to environmental improvements and better access to the Canal



OPTION 2 - MODERATE CHANGE

Armley Town Centre

- Encouragement of more substantial retail development on Town Street and creation of link through to the Tesco/Wilkinson/Yorkshire Linen site on Stanningley Road
- The Gelder Road units could be incorporated in a larger site to include the Theaker Lane maisonettes
- Carr Croft Foundry site is redeveloped as mixed use as part of Armley Town Centre

Mixed Use Development

- Ledgard Way development site is promoted for a mixed use scheme

Canalside

- Canalside Area –Canalside Mills converted to mixed use, if they become vacant. If sites are proposed for development by their owners, the promotion of mixed use development for housing, office and studio type space. Opportunities for the creation of strategic linkages through the area will be investigated as part of any development scheme.

Linkages

- Improved linkages between the Canalside Area and the rest of the area via a Green Bridge across Canal Street, the bridge will provide a pleasant environment to walk and cycle across.
- Improvements are made to the general environment of the canal towpath.
- The Oldfield Lane Local Centre incorporates improved foot and cycle linkages, Greenspace and pocket parks and general environmental improvement of Oldfield Lane.

Armley Mills

- Armley Mills to be improved to provide a café/bar and venue for events to link it better into the community and wider area

Residential Development

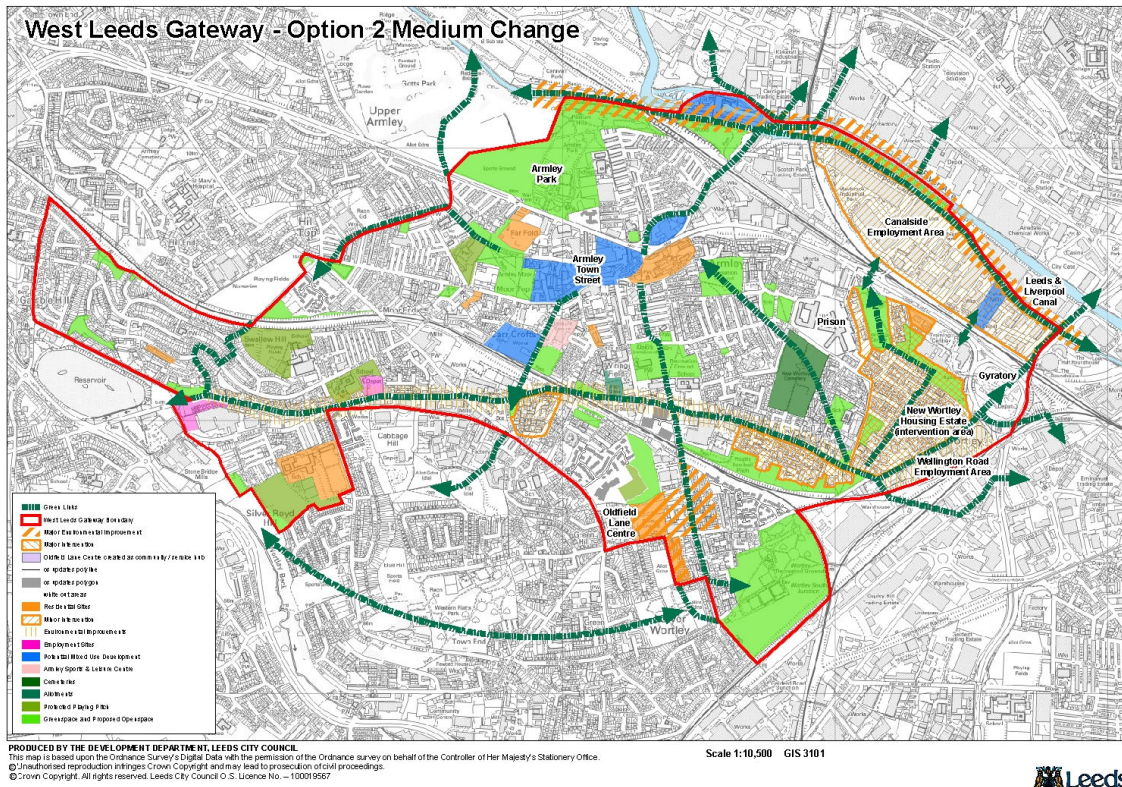
- A variety of housing types are developed in and around the New Wortley Estate, following selective demolition and amenity space and greenspace is improved and reconfigured to create a network of formal greenspace and pocket parks and development opportunities.

Employment Development and Relocation

- As Option 1.

Oldfield Lane Centre

- One option for discussion is to create a new Local centre around the Netto store on Oldfield Lane with a cluster of community uses and new housing including the Sports Ground Site, Highfield Gardens and also the Malmesburys and Amberley Road. Such a centre could incorporate improved linkages, greenspace and pocket parks and general greening of Oldfield Lane. However, this option needs to be considered against a desire to underpin Armley town centre as the main focus for shopping and leisure activities in the area. If Oldfield Lane is not considered suitable for a new local centre, development could be limited to residential use with related Greenspace improvements.



OPTION 3 - MAJOR CHANGE

Armley Town Centre

- Residential uses introduced to the Town Street area with major development to the north and south of Town Street including green links and pocket parks
- Replacement of the existing Leisure Centre with a modern facility

Canal Road

- Major emphasis on developing the Canal Road Corridor as a “gateway” into the area.
- Major development on the Ledgard Way island site.

Canalside

- Canalside Area to be considered for more significant redevelopment to create modern business premises and perhaps residential uses overlooking the Canal.
- Accommodate the Green Bridge to create a strategic link

New Wortley

- Housing and tower blocks on the New Wortley estate to be redeveloped to provide a new site for housing of mixed tenures and types.

The Gyratory

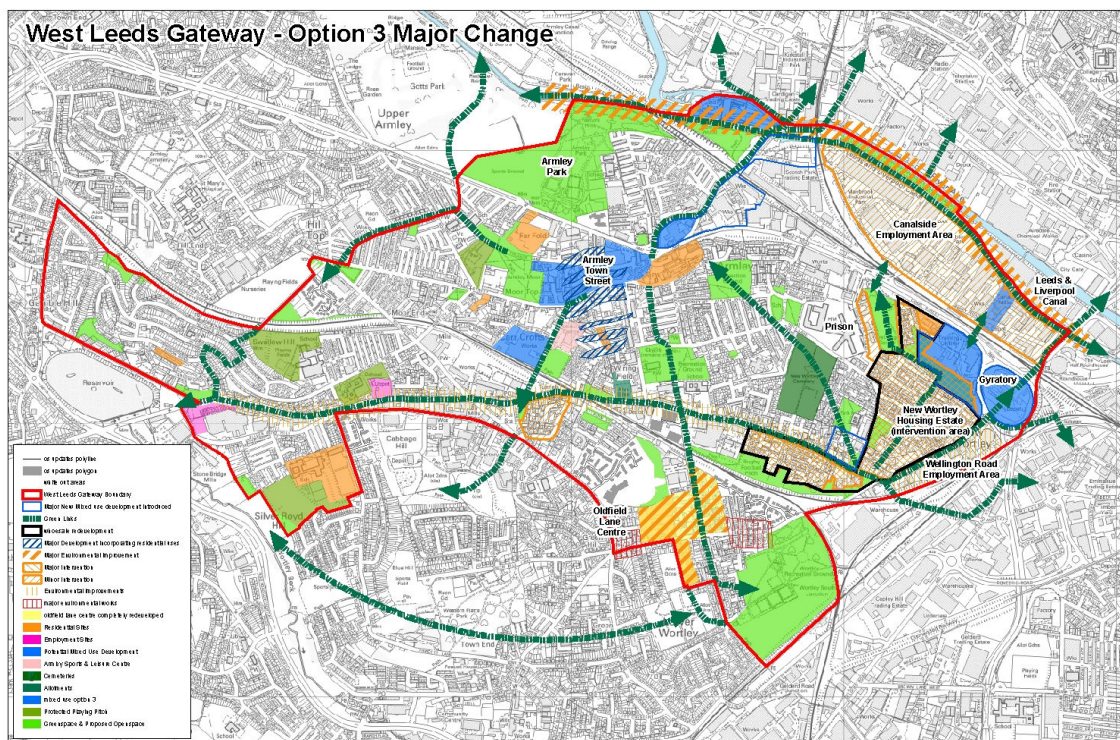
- The use of the land within the Armley Gyratory is considered for new uses whilst retaining current traffic flows. Provide Improved pedestrian and cyclist circulation, making it safer and easier for people to get from A to B. This should be an integral part of any development proposals for the gyratory site. Landscaping and other environmental works could further reduce the visual impact of the Gyratory.

Tong Road/Green Lane Centre

- Consolidation of the Tong Road/Green Lane centre with new development and Greenspace.

Oldfield Lane Centre

- As in Option 2, a potential development of a new local centre based around the Netto store and the Malmesburys, with new housing based around this and greenspace links to provide a sustainable community. Again, this needs to be considered in the context of improving Armley town centre and a judgement will need to be made about the potential effects such a proposal would have on Armley



9. NEXT STEPS

- 9.1 This document is intended to stimulate a debate about the future of West Leeds. A number of core aims and objectives have been set out which will underpin the approach to any future work. However, the degree of change, as set out in the options described above, is open for discussion. It is important to note that it is not simply a question of choosing Options 1, 2 or 3. In reality, a preferred course of action is likely to be drawn from each one – a “pick and mix” solution.
- 9.2 At this stage the Council is carrying out informal consultation on the Issues and Options. There is a need to consult with a number of organisations that the Council thinks will be affected by, or will have an interest in, the proposals. However, it is vital that the views of local people, community bodies and businesses are obtained. The Council has prepared a Statement of Community Involvement (SCI) which advises on who and how the Council will consult on documents such as this. The SCI sets down lists of people or groups who may need to be consulted, including those who are often excluded from the planning process. Based on the SCI, the following list of organisations, bodies and community groups (“stakeholders”) has been assembled, including those who are considered to have an interest in or will be affected by the regeneration of the WLG. It is the intention that all of these will be consulted at this and all subsequent stages of AAP preparation:

Specific Consultation Bodies
Bradford City Council (adjoining Authority) English Heritage English Nature Government Office for Yorkshire and Humber Strategic Health Authority Strategic Rail Authority Telecommunications Operators The Countryside Agency The Environment Agency The Highways Agency Yorkshire and Humber Assembly Yorkshire Forward Yorkshire Water
Other Consultees
Armley Forum Armley Helping Hands British Waterways Centre for Ecology and Hydrology Chamber of Commerce; Church Commissioners Commission for Architecture and the Built Environment Commission for Racial Equality Dept for Transport

Dept of Education and Skills
Disabled Persons Transport Advisory Committee
English Partnerships
Equal Opportunities Commission
Faith Groups
Fire and Rescue Services
Freight Transport Association
Gas Companies
Gypsy Council
Health and Safety Executive
Highways Agency
Historic Buildings and Monuments Commission for England
Housing Corporation
Housing Forums in or near the WLG area;
Jigsaw Project
JobCentre Plus
Landowners/investors in the WLG area*
Learning and Skills Council
Leeds Access Advisory Group;
Leeds Civic Trust
Leeds Community Safety Partnership;
Leeds Initiative;
Leeds Older People's Forum;
Leeds Primary Care Trust
Leeds Prison
Leeds Race Equality Advisory Forum;
Leeds Voice
Leeds Voluntary Sector Learning Disability;
Leeds Voluntary Sector Mental Health Forum;
Leeds West Homes
Leeds Youth Council;
Local businesses
Local Public Transport Operators Group
Metro
National Grid Company
National Playing Fields Association
Network Rail
New Wortley Community Centre
Planning Aid
Police Architectural Liaison Officers
Rail Companies
Regional Housing Board
Road Haulage Association
Schools
Sport England
Tenants and residents Groups in or near the WLG area;
The Home Builders Federation
Together Partnership
Ward Forums in or near the WLG area*
West Leeds District Partnership;

West Leeds Family Learning Centre West Leeds Healthy Living Project West Leeds Homes West Leeds Inner and Outer Area Committees; West Leeds Primary Care Trust WLG Regeneration Board and sub-groups; Women's Advisory Group;

N.B. This list is not intended to be definitive and it is likely that the list will be added to as work on the WLGAAAP progresses.
The aim is to offer as many people as possible the opportunity to influence the overall intentions and shape of the West Leeds Gateway and to provide for the input of original thoughts and ideas.

9.3 Public consultation has already been undertaken through a series of events throughout the spring and summer of 2005, The West Leeds Area Management Team carried out a series of consultation days and a family fun day to find out the views of local people and the key issues facing the area. This work follows those events and we now want to build upon what was learned from people at that early stage.

9.4 At that time consistent concern was expressed on the following:-

- the quality of greenspace, and the need to maintain it
- increased safety and security of public spaces and routes
- traffic management measures and improvements to Armley town centre and the Gyratory.

In general terms, people wanted to see a West Leeds which is “**green, clean, safe, and secure.**” It is likely that these views will be expanded upon during this consultation period.

9.5 It is anticipated that the consultation period will run from the end of September 2006 to October 2006. Following this, the views of everyone will be considered and a “preferred option” the West Leeds Gateway will be drawn up for future discussion and comments.

