



Report of West Leeds Area Manager

Inner West Area Committee

Date: 19 October 2006

Subject: West Leeds Gateway Consultation

Electoral Wards Affected:
Armley
Farnley and Wortley

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

Delegated Executive
Function not available for
Call In Details set out in the
report

Executive Summary

The purpose of this report is to present to Area Committee members the attached Issues and Options paper for the regeneration of the West Leeds Gateway Area Action Plan and to inform members of the consultation process.

The report sets out the role of the Area Action Plan, the key objectives and the guiding principles. Details of the issues and options are provided, with a summary of the three options of intervention, minor, moderate and major (transformational) change.

Consultation on the options will take place during October and November. Details are included in the report. The next steps following the consultation are to analyse the results and use them in preparation of developing a preferred option. Further consultation on the preferred option is expected to take place in June/July 2007. The draft Area Action Plan is programmed for submission to the Secretary of State in March/April 2008 and for adoption in June 2009.

Members are asked to note the arrangements for the consultation and to consider the options and issues identified and offer their views on the alternative options presented in the consultation paper.

1.0 Purpose Of This Report

- 1.1 The purpose of this report is to present to Area Committee members the attached Issues and Options paper for the regeneration of the West Leeds Gateway and to inform members of the consultation process.

2.0 Background Information

- 2.1 The West Leeds Gateway Area Action Plan (AAP) is being formulated as part of the the new Development Plan for Leeds, the Local Development Framework (LDF).
- 2.2 The LDF will guide development over the next 10 – 20 years and has identified 4 key areas in Leeds where substantial intervention is warranted through the development of Area Action Plans which focus on implementing schemes and developments. The four areas identified are the City Centre, the Aire Valley, East and South East Leeds (EASEL) and the West Leeds Gateway.
- 2.3 The West Leeds Gateway area was selected as one of these four areas because of the considerable problems facing the area, and for the huge opportunities the area presents.
- 2.4 A report was taken to Development Plan Panel (DPP) on 15th August to gain members views prior to engaging in public consultation on the issues and options. Members at DPP asked for consultation to be as wide as possible and to make every effort to engage with those so-called 'difficult to reach groups.' They also asked us to make sure that venues for consultation events were close to where the relevant communities lived, and that we consult carefully with Education Leeds re: the changes to High Schools in this part of Leeds.

3.0 Main Issues

3.1 Role of the Area Action Plan (AAP)

The broad role for the AAP is essentially to:

- Provide a co-coordinated approach to the sustainable regeneration of the area, including its spatial planning within the context of Leeds and its Region;
- Establish a statutory planning framework for the implementation of the West Leeds Gateway, to guide development and change 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.

3.2 Key Objectives

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 by traffic management measures.

3.3 Guiding Principles

- 3.3.1 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 economic growth of the whole of West Leeds, hence the name for the regeneration area, the West Leeds Gateway.
- 3.3.2 The key guiding principle is that the regeneration plans in West Leeds Gateway will be led by private sector investment with some “pump-priming” by the City Council, through the regeneration of sites in its ownership.
- 3.3.3 Co-coordinated and integrated services are at the heart of this regeneration proposal. 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. Local public service targets will provide an initial focus to drive service improvements to help to

reduce unemployment and crime, create cleaner and safer streets, enhance the quality of greenspace and the environment, improve health services provided to local communities and raise educational attainment.

3.3.4 The future of the area will fundamentally affect the lives of local people. It is important that consultation on the Action Area Plan 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 mechanisms.

3.4 Issues and Options

3.4.1 An issues and options document has been prepared which is based on the study carried out by Atkins consultants. This document proposes, as options for public discussion, three levels of intervention:

<p>Option 1 Minor Change</p>	<p>Here, the emphasis would be on cosmetic improvement, including New Wortley, improved linkages, the reinforcement of existing employment areas, development of existing sites and improvement of Armley Town Street Shopping Centre.</p>
<p>Option 2 Moderate Change</p>	<p>In this option more substantial improvement of Town Street is proposed to be undertaken. The Canal side Area, Armley Mills, Ledgard Way/Canal Road and Oldfield Lane are promoted as areas of significant change and development. Parts of New Wortley housing estate are subject to selective demolition and rationalization with new development and improved areas of greenspace and internal pedestrian and cycle routes.</p>
<p>Option 3 Major Change (Transformational)</p>	<p>With this option, Armley Town Centre is subject to major development to the north and south with improved green links and pocket parks, there is a major emphasis on the redevelopment of the Canal Road corridor and a major development is promoted at Ledgard Way. In this option, the Canal side Area, it is suggested, has potential for redevelopment/refurbishment to accommodate modern employment uses and the possible introduction of some housing, with strategic links creating a 'green bridge' (a landscaped pedestrian bridge) from New Wortley into the Canal side area. Parts of New Wortley, including the tower blocks, could be cleared under this option and be redeveloped for housing of mixed types and tenures. Re-modelling the Armley Gyratory to accommodate a major mixed use scheme is an option for debate. Another key possibility for discussion concerns the Oldfield Lane, where the area around Netto could, it is suggested, be developed as a local centre with new shops, housing and open space.</p>

- 3.4.2 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 that is likely to emerge following public consultation is more likely to be drawn from each one – a “pick and mix” solution.
- 3.4.3 The West Leeds Gateway Issues and Options Paper is attached at Appendix 1.

3.5 Consultation

- 3.5.1 Community Involvement is a key part of the preparation of the Area Action Plan, and a timetable for community consultation has been prepared in accordance with the requirements of the planning legislation.
- 3.5.2 During October and November a series of exhibitions and meetings are planned to engage with the public, and provide them with the opportunity to consider the options and offer their views on what should be the preferred option. The leaflet providing details of the exhibitions is attached at Appendix 2.
- 3.5.3 Consultation will also be carried out with those local and national organisations that the Council thinks will be affected by, or will have an interest in the proposals.

3.6 Sustainability

Finally there is the overriding principle of sustainability. This entails achieving environmental, economic and social objectives at the same time. 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.

3.7 The Next Steps

Following the public consultation responses will be analysed and work will commence on developing the 'Preferred' option which is expected to be the subject of further public consultation in June/July 2007. The draft Area Action Plan is programmed for submission to the Secretary of State in March/April 2008. The Area Action Plan is programmed for adoption in June 2009.

4.0 Implications For Council Policy and Governance

Consultation will be carried out in accordance with the Council's Statement of Community Involvement (SCI).

The Regeneration of the West Leeds Gateway contributes to the regeneration and renaissance objectives of the City Council and the Strategic Partnership – the Leeds Initiative.

5.0 Legal and Resource Implications

The Consultation Process is being resourced through the Council's Development Department (Local Plans), Area Management, and Leeds West Homes.

6.0 Conclusions

- 6.1 This report sets a brief summary of the Issues and Options which are to be considered in the preparation of the West Leeds Gateway Area Action Plan and the next stage of informal public consultation with a range of stakeholders. Once completed this will conclude the Regulation 25 stage of the process, and the preparation of drafting a preferred option will be undertaken.

7.0 Recommendations

- 7.1 That members note the arrangements for the consultation.
- 7.2 That members considered the options and issues identified and offer their views on the alternative options presented in the consultation paper.