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## Report of the Development Department

### Outer East Area Committee

Date: 12<sup>th</sup> December 2006

Subject: Update on the Local Development Framework, East and South East Leeds Area Action Plan – EASEL AAP

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**Electoral Wards Affected:**  
All East Wards

**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

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## 1.0 Executive Summary

1.1 This report sets out an update on the EASEL Area Action Plan (AAP).

## 2.0 Purpose of this report

2.1 This report is to update the Outer East Committee on the current position of the EASEL AAP, setting out a summary of the public consultation undertaken this summer on the “Alternative Options – Looking to the Future” and next steps.

## 3.0 Background Information

### AAP context

3.1 The EASEL area contains the communities of Harehills, Burmantofts, Gipton, Seacroft, Halton Moor, Osmondthorpe and Richmond Hill and includes a population of 79,000 people living in 36,500 households. Over 40% of housing in EASEL is social rented stock, a significant proportion of which is non-sustainable (in terms of quality of stock and cost of repair). Many households face economic and social problems such as higher than average unemployment, low educational attainment and lower than average income. 17 Super Output Areas (SOA's) are within the 3% most deprived in the country.

- 3.2 The broad role of the AAP is
- To complement the wider regeneration of the area by providing a co-ordinated approach to the spatial planning of neighbourhoods within the EASEL Regeneration Area.
  - To help to provide a framework for the achievement of sustainable communities in this part of the city.
  - To assist with the delivery of the regeneration objectives of the City Council, the Local Strategic Partnership, Leeds East Homes and Leeds South East Homes.

#### Early Issues

- 3.3 The “Early Issues for Consultation” (Regulation 25) was published July 2005. This involved attendance at District Partnership, Area Committees, local forum and tenants meetings to raise awareness and scope the issues.

### **4.0 Alternative Options – Looking to the Future**

- 4.1 The Alternative Options – “Looking to the future” (Regulation 25) was published June 2006. The document sets out 3 Options – 3 different futures for the EASEL area, outlining the type of regeneration activity that could take place over the next 15 -20 years. The 3 Options presented “minor change”, “moderate change”, and “transformational change”. The Options were presented to stimulate debate about the future of the area and to show people what the changes might look like in plan form. The Options were produced in conjunction with other Departments of the City Council, (particularly colleagues in the Department of Neighbourhoods and Housing) and LEH and LSEH, Education and Highways.

#### Public Consultation

- 4.2 The Consultation period on the “Alternative Options” lasted for eleven weeks, starting on Saturday 3<sup>rd</sup> June 2006 and finished on Monday 21<sup>st</sup> August 2006.
- 4.3 The consultation material was made available on the Councils website (along with an electronic comments form). Notices were placed in two local papers, The Yorkshire Evening Post and the Leeds Weekly News. In addition, leaflets and posters were used to advertise the consultation events and broadcasts were made on East Leeds FM radio.
- 4.4 Approximately 5,000 letters were sent out to owners/occupiers in the EASEL area to inform them of the proposals and invite them to the consultation events.
- 4.5 Over 1,200 consultation documents were sent out, including copies sent to libraries and One Stop Centres in EASEL area.
- 4.6 Two free standing exhibitions were held at:
- East Leeds Family Learning Centre, Seacroft
  - Resourcing the Community (RtC), Harehills (2 weeks from 3<sup>rd</sup> July)
- 4.7 The consultation was undertaken and manned by officers from Leeds City Council Development Department and Neighbourhoods & Housing Department in partnership

with Leeds East Homes and Leeds South East Homes (ALMOs). There was a core group of 15 staff involved with occasional additional support.

4.8 Leeds City Council also worked in partnership with Yorkshire Planning Aid to focus more in depth consultation within the Black and Minority Ethnic communities of Harehills, which have traditionally had low levels of involvement in the planning process. The Planning Aid events used a “hands-on” approach with “interactive” maps which enabled direct questions to be asked about specific sites in the Harehills area.

4.9 The following consultation events/ meetings were held:

- Sat 3<sup>rd</sup> June Gipton Open Day (10-3pm)
- Mon 12<sup>th</sup> June Harehills Housing & Environment Working Group
- Thurs 15<sup>th</sup> June District Partnership (Presentation)
- Sat 17<sup>th</sup> June Seacroft Open Day (10-3pm)
- Sat 24<sup>th</sup> June Seacroft & Killingbeck Gala (12-4pm)
- Mon 26<sup>th</sup> June Burmantofts/ Richmondhill Open Day (4-7pm)
- Wed 28<sup>th</sup> June Leeds Tenants Federation Meeting (Westminster Bldg 11am)
- Thurs 29<sup>th</sup> June Osmondthorpe & Halton Moor Open Day (4-7pm)
- Sat 1<sup>st</sup> July Planning Aid: Harehills Sub area 1 (10-4pm)
- Mon 3<sup>rd</sup> July Planning Aid: Bangladeshi women’s event (9.15-11.15am)
- Thurs 6<sup>th</sup> July Planning Aid: Harehills sub area 4 (9.30-5pm)
- Fri 7<sup>th</sup> July Planning Aid: Shantona elderly women’s luncheon club (11-12pm)
- Sat 8<sup>th</sup> July Gipton Gala (11-4pm)
- Sat 8<sup>th</sup> July Planning Aid: Harehills sub areas 3&7 (10-5pm)
- Tues 11<sup>th</sup> July Planning Aid: Harehills sub areas 5&6 (9.30-8pm)
- Tues 11<sup>th</sup> July Planning Aid: Harehills Youth – Bankside Primary School
- Wed 12<sup>th</sup> July Planning Aid: Pakistani women’s event (9.15-11.15)
- Wed 12<sup>th</sup> July Planning Aid: Harehills Youth – Hovingham Primary School
- Sat 15<sup>th</sup> July Planning Aid: Harehills sub area 2 (10-5pm)
- Sat 22<sup>nd</sup> July East Bank Fun Day (1-4pm)
- Sat 22<sup>nd</sup> July Phoenix Family Fun Day, Harehills (12-3.30pm)
- Thurs 27<sup>th</sup> July East Leeds Homes Board Meeting
- Sat 5<sup>th</sup> August Burmantofts Fun Day (12-4pm)
- 18<sup>th</sup> September Leeds Tenants Federation and Right to Rent Campaign (6pm)

### Responses

4.10 Leeds City Council received comments/feedback from 1,260 people:

- Completed questionnaires - 291
- Letters - 31
- Attendance of events - 938 people
  - Open days (174)
  - Galas/Fun days (201)
  - 5 Drop-in community events, Harehills (353)
  - 3 Women’s events, Harehills (53)
  - 2 Primary school sessions, Harehills (122 pupils)
  - 3 Youth/youth club activities, Harehills (35 young people)

4.11 The most frequently raised issues/questions are summarised below:

- Requests were made seeking more details on how many properties are to be demolished. Respondents raised concerns about issues surrounding re-housing, whether housing in good condition would be demolished and private occupiers be affected, would Compulsory Purchase Orders (CPO's) be used and what rights would people have?
- Residents wanted to know when the first phase was going to start and how long the overall proposals would take. Residents/landlords are worried about spending money on improving their property if their house is to be demolished.
- Residents wanted to know how much and what type of affordable housing will be provided under each Option. Many raised concerns over the cost of housing and were concerned that if their property is to be demolished they could not afford (to buy or to rent) what it is replaced with.
- The term "remodelling" raised many questions and people requested more information on what this actually means.
- Within the identified remodelling areas residents asked whether the spaces between terraces can be made more secure and put to better use - safe areas for children, bin storage etc
- The proposal for a new leisure centre at Killingbeck was strongly objected to.
- The proposal to extend Banstead Park (Option 3) was strongly objected to.
- Support was given to enhancing Wyke Beck Valley.
- Improved connectivity across York Road was seen as a key requirement.
- There was support for the Bus Rapid Transit (BRT) proposals. General need was raised for better public transport provision throughout the EASEL area
- Particular sites which received a number of objections are:
  - H31** Moresdale Lane/York Road, South Seacroft
  - H33** Foundry Lane/Ironwood Approach, South Seacroft
  - H53** Asket Drive/Boggart's, North Seacroft
  - H54** The Rein, North Seacroft
  - H70** Dog & Gun, York Road
  - H72** Osmondthorpe Recreation Ground
  - M7/M18** Eastdeans/Hansbys.

## 5.0 Next Stages

- 5.1 The submitted comments and comments received via the programmed meetings/ open days and galas and questionnaire have been drawn together and summarized in a Report of Consultation which is available on the Leeds Website. The comments received will assist in drawing up a "Preferred Options" report.
- 5.2 Officers are currently working up the "Preferred" Options and Sustainability Appraisal report. This involves internal discussions based around a series of themed meetings, particularly to address detailed technical issues such as:
- further progression of baseline information - social deprivation indicators, contamination & air quality issues, mapping of housing decency proposals, assessment of % of Council stock to be demolished, accessibility to local facilities.
  - Overseeing relevant research and technical studies e.g. town & local centre survey and interim greenspace usage audit
  - On going meetings with stakeholders.

5.3 Officers also need to complete and resolve on going technical work and issues including

- Section 106 strategy,
- Affordable housing
- Transport strategy & route for BRT proposal,
- Strategy on mixed use development sites,
- Retail Needs Assessment,
- Easel Housing Market Assessment,
- Historic character analysis.

5.4 The draft Preferred Options and Sustainability Appraisal of the Preferred Options and public consultation strategy will be drafted for December 2006. The next consultation period on the “Preferred Options” is anticipated March/April 2007.

5.5 The draft Area Action Plan is programmed for submission to the Secretary of State late 2007. This will be followed by a Public Examination (if required) in early 2008. The Area Action Plan is programmed for adoption late 2008.

## **6.0 Recommendations**

6.1 Outer East Committee members to note progress of EASEL AAP.