

West Leeds Gateway

Leeds Local Development Framework



Supplementary Planning Document
June 2010



Seeking Independent Advice and Support

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Have Your Say

Leeds City Council is proposing to approve the West Leeds Gateway Supplementary Planning Document (SPD) to support the area's regeneration and to guide the determination of planning applications. Prior to the Council's adoption of the SPD, a final period of public consultation is now being undertaken to ensure that everyone with an interest in the area has the opportunity to comment on it. If you wish to make any comments about this document, they must be made during the 6 week period starting at 12.00 noon on 15 June 2010 and closing at 12.00 noon on 27 July 2010.*

This document reflects the Council's consideration of earlier consultations on the plan and, having been refined and amended, it is now subject to a further 6 week period of consultation prior to its approval.

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 and follow the link for the West Leeds Gateway Supplementary Planning Document within the Local Development Framework. Paper copies of the document can be requested from the address below.

All comments should be sent in writing to the Head of Forward Planning and Implementation (Reference West Leeds Gateway), City Development Department, Leonardo Building, 2 Rossington Street, Leeds, LS2 8HD or you can email ldf@leeds.gov.uk.

Comments may also be made on line by following this link www.leeds.gov.uk/ldf

* The West Leeds Gateway SPD replaces the West Leeds Gateway Area Action Plan. The Council's original intention was to produce a formal Area Action Plan - as defined under the Planning and Compulsory Purchase Act 2004. However, at its meeting on 10th March 2010, the Council's Executive Board decided that a Supplementary Planning Document was the preferred way forward. This document falls within the 2004 Act and provides site specific themes and proposals which will support the objectives of the West Leeds Gateway. Following this period of consultation, all comments on the SPD will be reported to the Council's Development Plan Panel prior to it being recommended for approval to the Council's Planning Board and/or Executive Board, (with any amendments considered necessary following consideration of comments made during this consultation stage).

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Whingate Junction



Cedar Place

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View over West Leeds area



Armley Moor

1. Introduction

Purpose and Vision of the Plan

1.1

The overall vision of the West Leeds Gateway Supplementary Planning Document (SPD) is to help create a sustainable, successful and healthy community; creating a place the local community can be proud of and where people have access to good quality housing, attractive greenspaces and a vibrant economy which provides local jobs.

1.2

The SPD 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, recreation and travel and transport, consistent with the wider principles of sustainable development. It complements other initiatives taking place in the area, aims to build on the many positive aspects of the area and promotes action to alleviate its problems.

1.3

The SPD cannot be used to allocate sites for development. However, once adopted, it will inform both the emerging Core Strategy and a future Site Allocations Development Plan Document as well as complementing the existing adopted UDP Review (2006). A key aim is to support the regeneration of West Leeds and to guide the determination of planning applications.

1.4

The area has its own unique character and a strong sense of community but it needs to be better integrated into the wider community. Historically, the area played an important role in the development of Leeds as a successful industrial city but in some important respects it has not benefited from the broader renaissance of the city in more recent times.

1.5

The Council considers that an agreed planning framework (SPD) is needed to stimulate regeneration and provide a coherent approach for positive action which will be shared by the Council and its partners.



1.6

The key purpose and objectives of the SPD are to:

1. 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.
2. Improve the vitality and viability of Armley Town Centre.
3. Improve the built environment, through promoting high quality design and by preserving and enhancing the area's heritage to reinforce its distinct identity and sense of place.
4. Help to rejuvenate Armley Mills (Leeds Industrial Museum) as a visitor destination, supported by complementary uses, which will be a focus of local pride, incorporating improved pedestrian and cycle links to the Cardigan Fields Leisure complex in Kirkstall.
5. Improve the quality and usability of greenspace for the enjoyment and improved health and well being of the local community.
6. Contribute to raising educational achievement and employment skills.
7. Maintain a variety of employment opportunities.
8. Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play.
9. Support the provision of accessible neighbourhood facilities, including health care provision, education, training and leisure opportunities.
10. Support the improvement of the existing housing stock, especially the New Wortley Estate, and provide opportunities for the provision of new housing.
11. Improve accessibility for pedestrians, cyclists and public transport users through traffic management measures and links to green corridors. A key aim is to improve linkages to adjoining areas, including the City Centre. The Canal corridor should become the key artery for walking and cycling to the City Centre, and to Kirkstall and the West Leeds Country Park to the West.

1.7

The delivery of these objectives will help to create a more vibrant and successful community which is better connected into the life of the city and where its industrial and cultural heritage is recognised and appreciated by the city as a whole.

1.8

The word “Gateway” in the title of this SPD reflects the fact that the area occupies a pivotal position as both a gateway to the City Centre and to the rest of West Leeds. As such, it signals the Council's longer term aspirations to spread regeneration activity beyond the boundary of this area, and to link up with similar initiatives taking shape in the Bradford district. It is intended that opportunities to strengthen the links with Bradford along this corridor will be addressed in both Council's emerging Core Strategies.

Description of the Area

1.9

The SPD area (shown on Diagrams 1 and 2) 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; Lower Wortley; Upper Wortley; the Aviaries; Armley Park; and Wortley Recreation Ground. Overall, it is a mixed area of older private housing, existing and former public sector housing, maisonettes and tower blocks with significant business activity concentrated along Wellington Road, Tong Road and the area to the north of Armley Road.



Armley Gaol



View towards Bridgewater Place, Leeds City Centre

1.10

The area also contains the Industrial Museum (Armley Mills) and HM Prison - Armley Gaol, 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).

1.11

The SPD area forms the first section of the corridor between Leeds and Bradford. Within this corridor both local authorities are working on a joint agenda, supported by the Regional Spatial Strategy, which focuses on bringing forward the investment and regeneration opportunities that this area presents.

1.12

The Baseline Report which supports the SPD sets out in detail the social, economic and environmental characteristics of the area and can be found at www.leeds.gov.uk/ldf.

Strategic Background to Regeneration in Leeds

1.13

Regeneration activity in the city is detailed in the Leeds Strategic Plan 2008-2011 which is overseen by the Leeds Initiative, the body that represents the public and private sector partnership approach in the city.

1.14

This regeneration activity is in line with the Vision for Leeds (see para 2.7 below), and one of the key aims of this 'vision' is to narrow the gap between the most disadvantaged people and communities and the rest of the city, as well as attracting additional investment and furthering the success of Leeds.

1.15

The regeneration strategy seeks a holistic approach to regeneration, in that it combines physical re-development in some communities with social regeneration, such as improving access to good quality services and promoting employment and training opportunities, to ensure that the benefits of a prosperous, vibrant and attractive city are available to all the people in Leeds. Regeneration activity is therefore targeted in the most deprived neighbourhoods with the aim of creating mixed sustainable communities, where people have a good quality of life.

1.16

This regeneration activity is also guided and supported by the work of the Renaissance Leeds Partnership, (a collaboration between Leeds City Council, the Homes and Communities Agency, Yorkshire Forward and the Leeds Initiative – see para 2.11) which aims to maximise public and private sector confidence and investment in the regeneration of Leeds. The focus of the partnership is 'city shaping', looking at the connections between different areas of the city and understanding development opportunities that link these areas.

1.17

The Council has therefore identified key regeneration projects for the city in order to narrow the gap and enable the people living and working in these neighbourhoods to enjoy the benefits of success in the city and also to promote the image of Leeds neighbourhoods as being sustainable places to live and work.



Holdforth Place, New Wortley



Gelder Road

Why West Leeds is a Priority Regeneration Area

1.18

Within the strategic context set out above, the need to deliver positive change in West Leeds is compelling. The Baseline Report sets out the underlying reasons which justify intervention by the Council and partner agencies in this area. It is clear from this that 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. However, despite such challenges, the area offers considerable potential for improvement.

1.19

The need for multi-agency action to regenerate this part of Leeds was first officially recognised in April 2004 when Leeds Initiative, the Local Strategic Partnership, approved the establishment of a 'West Leeds Gateway Regeneration Area' in order to help:

- Narrow the gap between the poorest areas of the city and the rest
- Assist Leeds in realising the city's full economic potential as a regional capital

1.20

The prioritisation of West Leeds for regeneration has been subsequently recognised in reports to the Executive Board (May 2005), Vision for Leeds (2004-20) – the Community Strategy, Leeds Regeneration Plan (2005-8), West Leeds District Partnership – Strategy for Success (Action Plan 2005-8) and the Council Plan (2007-8).

1.21

However, the case for prioritising the regeneration of West Leeds lies not only in its levels of deprivation, but also in the realistic opportunities for sustainable intervention by the Council and other agencies. The area's locational and physical assets that offer opportunities for real progress to be made may be summarised as follows:

- A strong sense of community and local identity
- close proximity to the City Centre and opportunities for improved connectivity
- a key location within the Leeds-Bradford corridor where there is a joint regeneration agenda between the two cities (ref: Policies LCR1 and LCR 2 of the Regional Spatial Strategy)
- a compact town centre in Armley
- key 'landmark' sites with potential for striking, transformational redevelopment
- a valuable built heritage, including Armley Mills, Leeds Prison and St. Bartholomew's Church
- an abundance of greenspaces and networks which provide spaces for recreation and the opportunity to facilitate healthy lifestyles.
- A thriving local economy
- A good variety of housing

1.22

Producing the SPD has been a collaboration between the Council, local communities, businesses and other local organisations. Ongoing joint working between these agencies is continuing to help create a strong sense of place and give spatial expression to the aspirations of the wider community.



Community Consultation



Armley One Stop Centre

How the Plan has Been Prepared

1.23

Work on a regeneration plan for West Leeds started in 2005 with a process of community consultation to help identify key challenges and drivers for change. This culminated in the production of an ‘Issues and Alternative Options Paper’ in Autumn 2006 which set out broad options for the future of West Leeds, which were dependant upon different levels of intervention.

1.24

The local community and other stakeholders were consulted over a 6 week period on these options and the comments received were used to prepare a ‘Preferred Options’ document which was published for comment over a 6 week period between February and April 2008.

1.25

The SPD has therefore evolved and the Council believes that it addresses the key issues that were identified at the outset. The public consultation process and the outcomes (including changes made to it) have been drawn together in a “Consultation Statement” (Supporting Document 2).

1.26

A key objective running through the whole of the SPD is to ensure that the proposals which emerge are inherently sustainable and represent the best choice for people, the environment and the local economy. The baseline study justifies how the proposals in the SPD are best suited to addressing the key issues and opportunities for the area that were identified at the outset. The Baseline Study is available on request or can be found online at www.leeds.gov.uk/ldf.

1.27

The supporting documents to the SPD are listed below:

Supporting Documents

1. Baseline Study
2. Consultation Statement
3. PPG 17 Study – Needs Assessment
4. PPG 17 Study – Children’s & Young People’s Consultation Report (2008)
5. New Wortley Community Plan (2009)
6. Armley Conservation Area Appraisal



Oldfield Lane



Leeds Liverpool Canal



Wortley High School

2. Planning Context

National Policies

2.1

In shaping the SPD, account has been taken of:

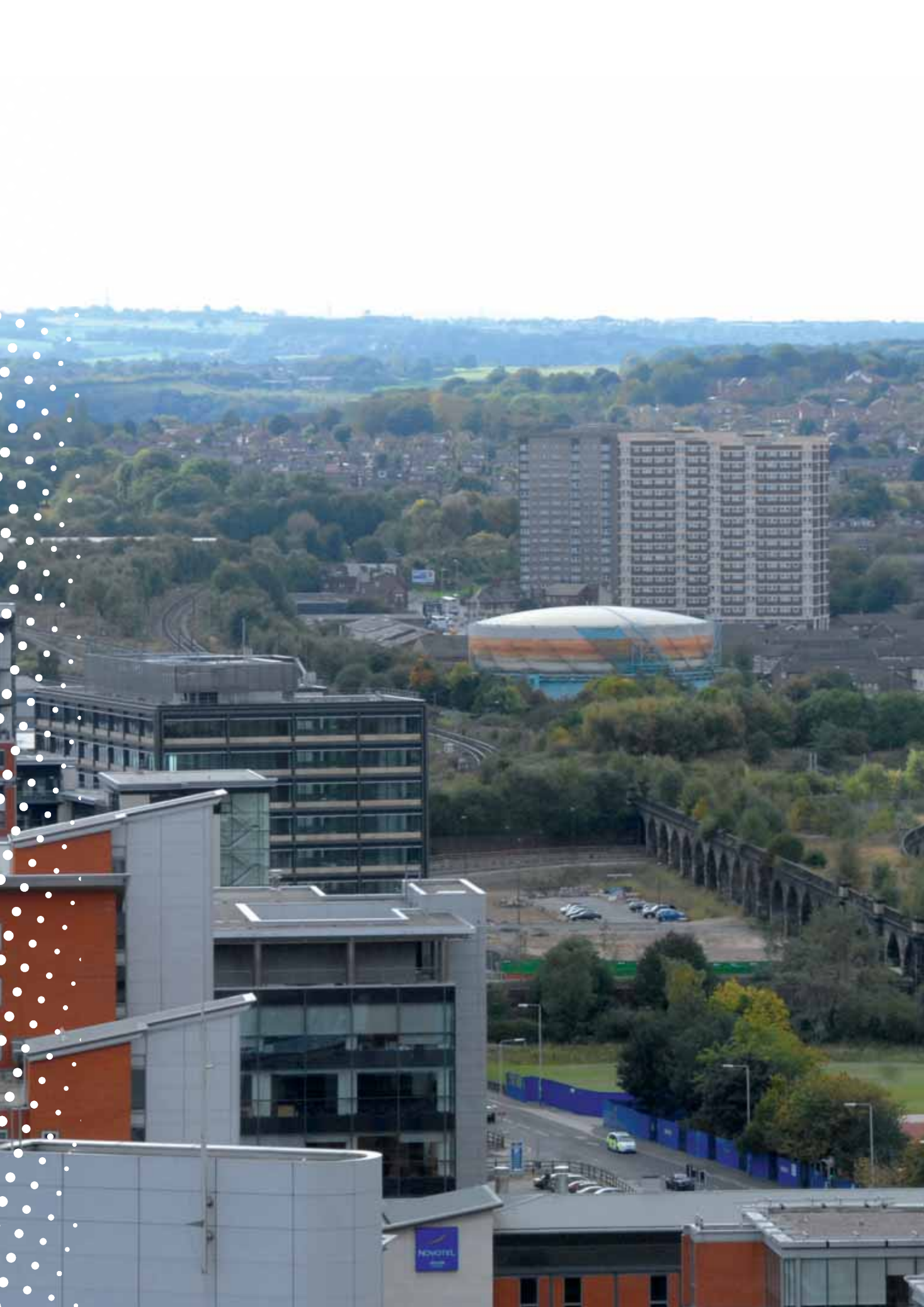
- Planning Policy Statements (PPS's)
- Planning Policy Guidance Notes (PPG's)
- Government Circulars

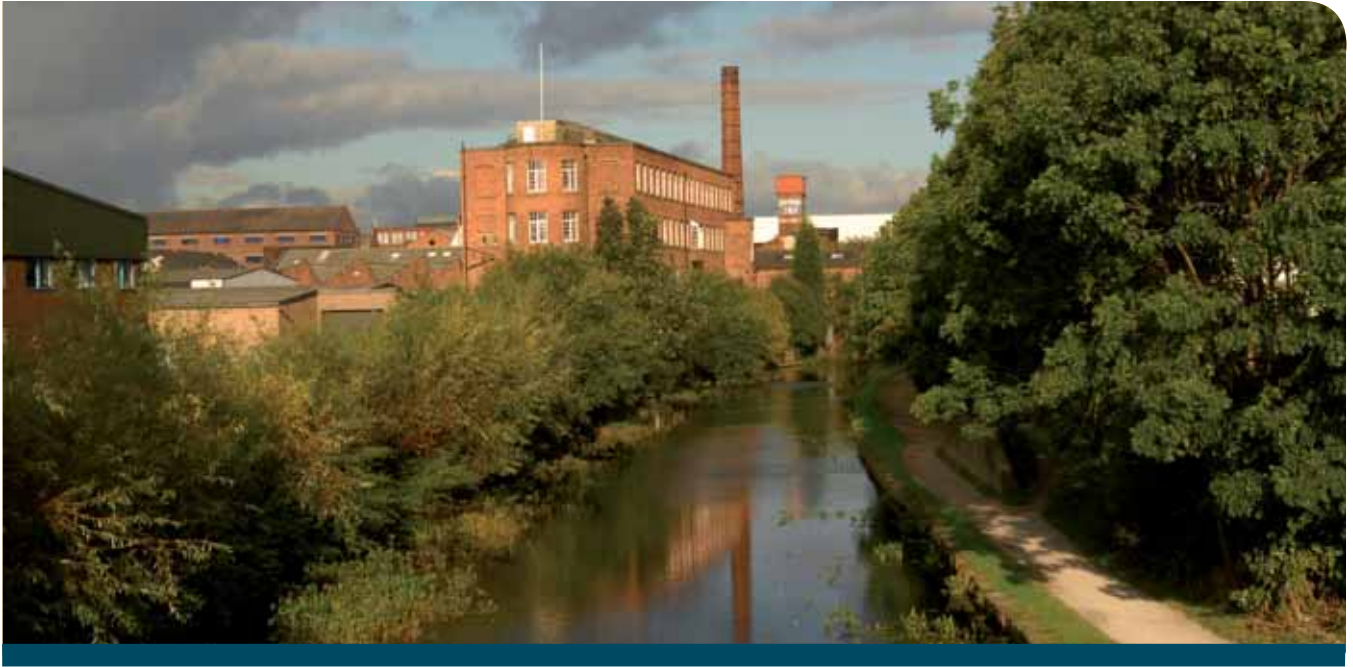


2.2

Of particular relevance is the Government's Sustainable Communities agenda which is a 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.



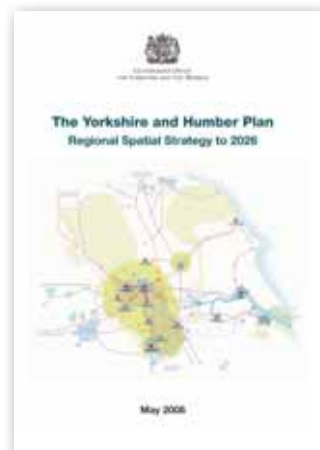


Castleton Mills and Leeds Liverpool Canal

Regional Policy

2.3

The Regional Spatial Strategy (RSS) was adopted in May 2008 and now forms part of the Development Plan for Leeds. The RSS sets out a number of policy objectives relating to housing growth, the environment, the local economy and transport, reflecting the role of Leeds at the heart of the city region. It has an important role in providing a strategic policy context for planning at a local level.



2.4

The RSS identifies Leeds as a ‘Regional City’ (Policy YH4 of RSS) which should be the prime focus for housing, employment, shopping, leisure, education, health and cultural activities in the region. Amongst other aims, Policy YH4 states that plans, strategies and investment decisions should ‘develop a strong sense of place with a high quality public realm’, ‘create new and improve existing networks, corridors and areas of greenspace’, ‘strengthen identity and roles of city and town centres as accessible and vibrant focal points for high trip generating uses’ and increase opportunities for walking and cycling.’

The West Leeds Gateway is an area where these aims are being brought together to be applied as part of a coherent plan at a local level.

2.5

The potential of the Leeds-Bradford corridor is recognised in the RSS as a ‘regeneration and investment opportunity’ (Policies LCR1 & LCR2). The corridor stretches for nine miles between the city centres of the first and third largest economies in Yorkshire and the Humber and the RSS policy expresses the following priorities:

- to support site assembly
- improve the quality and capacity of public transport links along the corridor
- invest in housing market renewal
- training programmes to improve access to employment opportunities

2.6

In addition, The Leeds City Region Investment Plan (2010-2014) sets out the investment programme(s) for the Homes and Communities Agency and other complementary public sector funding to deliver city-region housing and regeneration strategic ambitions. Within this broad Investment Plan, the Leeds-Bradford Corridor is seen as a strategic theme for urban renewal. The key aim is to facilitate cross-boundary collaboration to accelerate investment activity and to make the Leeds-Bradford Corridor a leading example of collaborative place making in the UK.

2.7

To help deliver these strategic objectives, and in order to meet the RSS emphasis on the wider regeneration/transformation agenda, a partnership between the two local authorities has been established. This seeks to build on the current strengths of Leeds and Bradford through joint working and to use the economic growth of the respective city centres to benefit the deprived urban areas that lie between them. The area covered by the SPD represents the easternmost section of this corridor and will provide a catalyst for regeneration and improved transport links within the broader corridor.

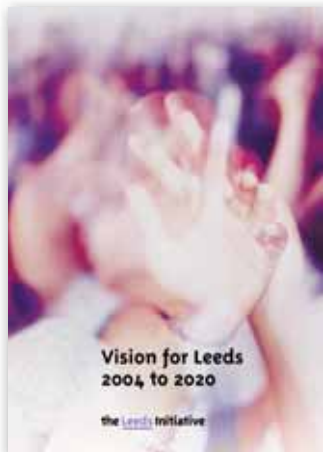
Local Policy

Vision for Leeds

2.8

The Community Strategy for Leeds (Vision for Leeds 2004 to 2020) has 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.



2.9

The SPD has the potential to contribute to all three aims of the Community Strategy:

- *going up a league* – creating a sustainable living and working environment which raises the image of the area;
- *narrowing the gap* – enabling local people to take advantage of the opportunities presented

by the regeneration of the area and its improved integration with adjoining neighbourhoods;

- *developing Leeds as a regional capital* – the proximity of the area to the city centre and 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 Leeds Strategic Plan

2.10

The Leeds Strategic Plan (2008 to 2011) sets out the strategic outcomes and improvement priorities which have been agreed following extensive consultation with councillors, stakeholder groups

and the public across the city. The Leeds Strategic Plan is also the Local Area Agreement for Leeds, a formal agreement with central government about how to improve outcomes on shared priorities. The contents of the Strategic Plan are aligned with the Vision for Leeds (2004 to 2020) and can be seen as the delivery plan for the Vision for Leeds.

2.11

At the heart of the Leeds Strategic Plan is the ambition to transform the quality of life in Leeds to see:

- people happy, healthy, safe, successful and free from the effects of poverty;
- young people equipped to contribute to their own and the city's future well being and prosperity;
- local people engaged in decisions about their neighbourhood and community and helping to shape local services;
- neighbourhoods that are inclusive, varied and vibrant offering housing options and quality facilities and free from harassment and crime;
- an environment that is clean, green, attractive and above all, sustainable; and
- a city-region that is prosperous, innovative and distinctive enabling individuals and businesses to achieve their economic potential.

The Renaissance Leeds Strategy

2.12

The Renaissance Leeds Partnership, a collaboration between the City Council, Yorkshire Forward, the Homes and Communities Agency and the Leeds Initiative, was formed in 2005 in order to oversee the physical and spatial development of the city. An earlier Renaissance Leeds report¹ published by Leeds City Council and Yorkshire Forward in 2004, saw West Leeds as one of the “spokes” – driven by the growth of the city centre – but ‘dis-connected’ from it and not sharing in the wealth it creates.

2.13

The SPD area is specifically described as forming part of a “Rim of Disconnectivity,” (see diagram 3) owing to the way in which the community has been severed from the city centre and other communities by motorways, other road systems and railways. The overall effect is poor connectivity and an absence of a good quality public environment which undermines the area's identity and character.

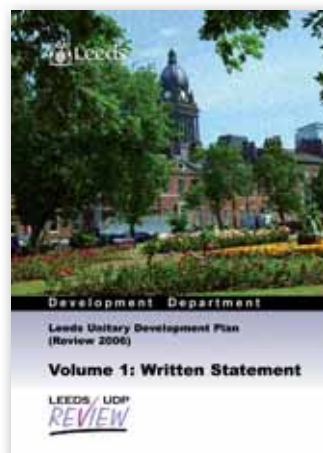
2.14

The SPD addresses the above issue by seeking to increase the permeability of the area, connecting it into the wider “rim” around the city centre and to the city centre itself.

Unitary Development Plan

2.15

The Revised Unitary Development Plan (2006) forms part of the Development Plan for Leeds and remains an important policy context for this SPD. The SPD effectively translates the regeneration objectives contained in the adopted Leeds Unitary Development Plan Review (2006) into delivery on the ground.



2.16

As a consequence of changes to the Development Plans system introduced by the Planning & Compulsory Purchase Act 2004, the Secretary of State has agreed that the majority of UDP Policies can be saved until they are replaced by new policies in an adopted Development Plan Document, prepared under the Local Development Framework.

2.17

The schedule of UDP Policies which are ‘saved’ and which will continue to apply to the West Leeds Gateway area can be viewed at www.leeds.gov.uk/UDP.

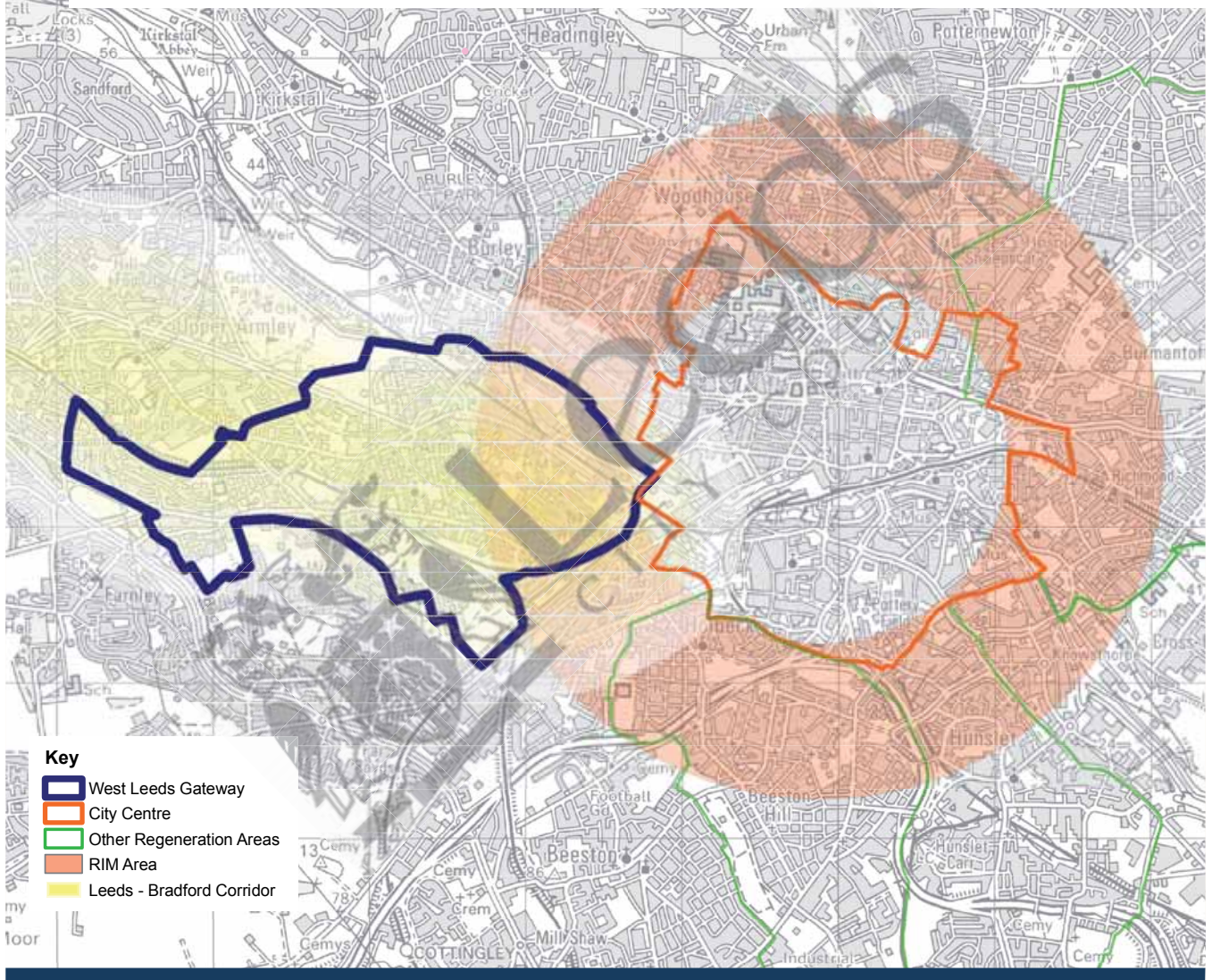
The Core Strategy

2.18

The emerging Core Strategy sets out the vision for the future of Leeds over the next two decades and provides broad policies to shape development. All other documents prepared as part of the Local Development Framework, including this SPD, have to fit with the Core Strategy and contain policies and proposals which support its strategic vision. The SPD has therefore been informed by the emerging Core Strategy at every stage.



Diagram 3: Extract from the RIM study (Renaissance Leeds)



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2.19

The SPD aims to tackle environmental, economic and social issues in an integrated way and contribute to the delivery of the Core Strategy by:

- enabling a deprived neighbourhood to share in the success of the city and increase prosperity
- contributing to a wider urban renaissance
- creating an attractive place which is good to live and work in
- helping to create a well-connected city
- developing a healthy local economy and a successful town centre
- Raising the quality of greenspaces to help improve people's health and well being.

Links to other Regeneration Areas

2.20

Diagram 4 shows the SPD in relation to the other priority regeneration areas in Leeds. It is proposed that opportunities will be taken to improve links with the Kirkstall Renaissance Area, the City Centre, the City Centre Rim and Holbeck Urban Village.

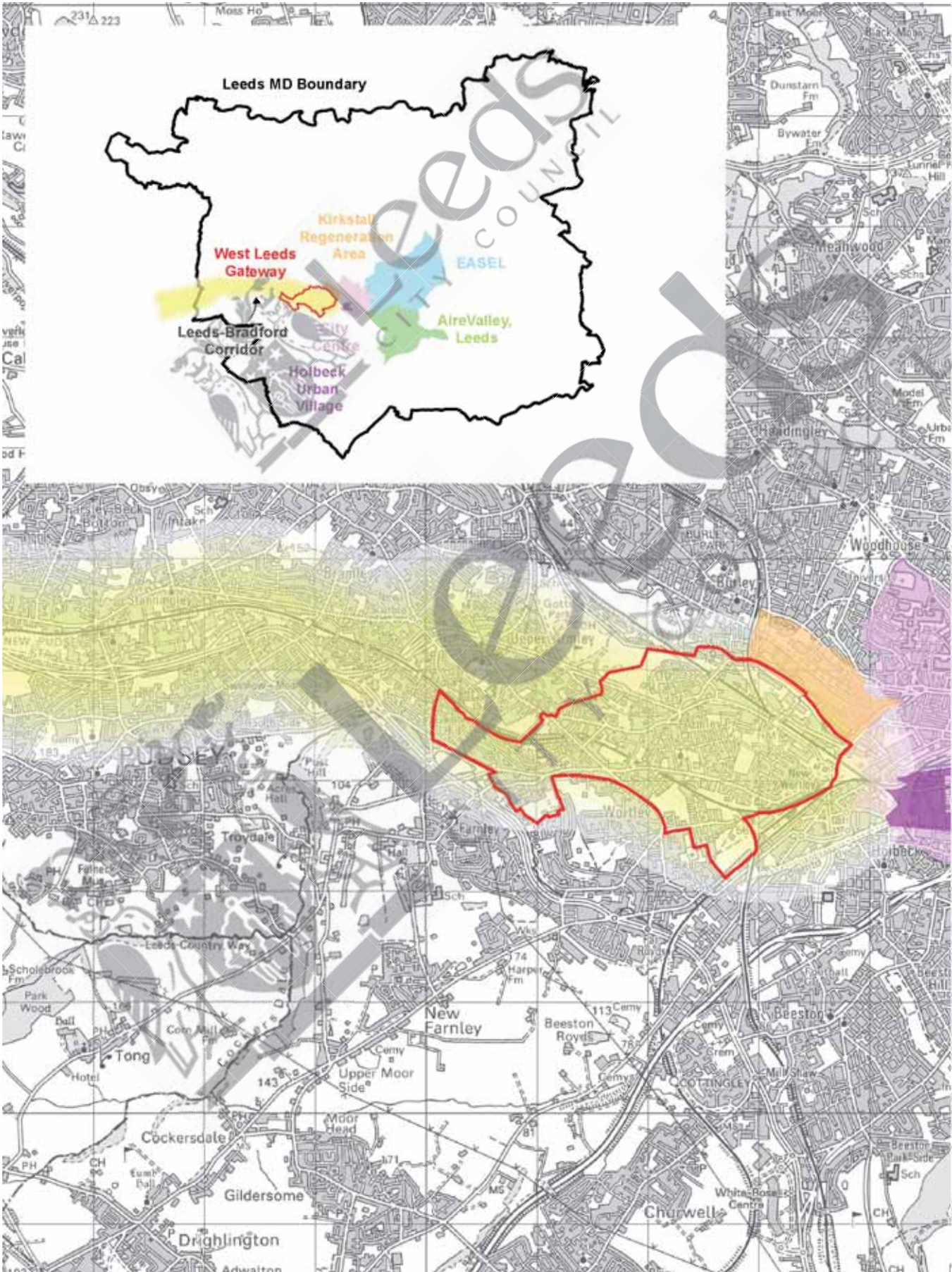
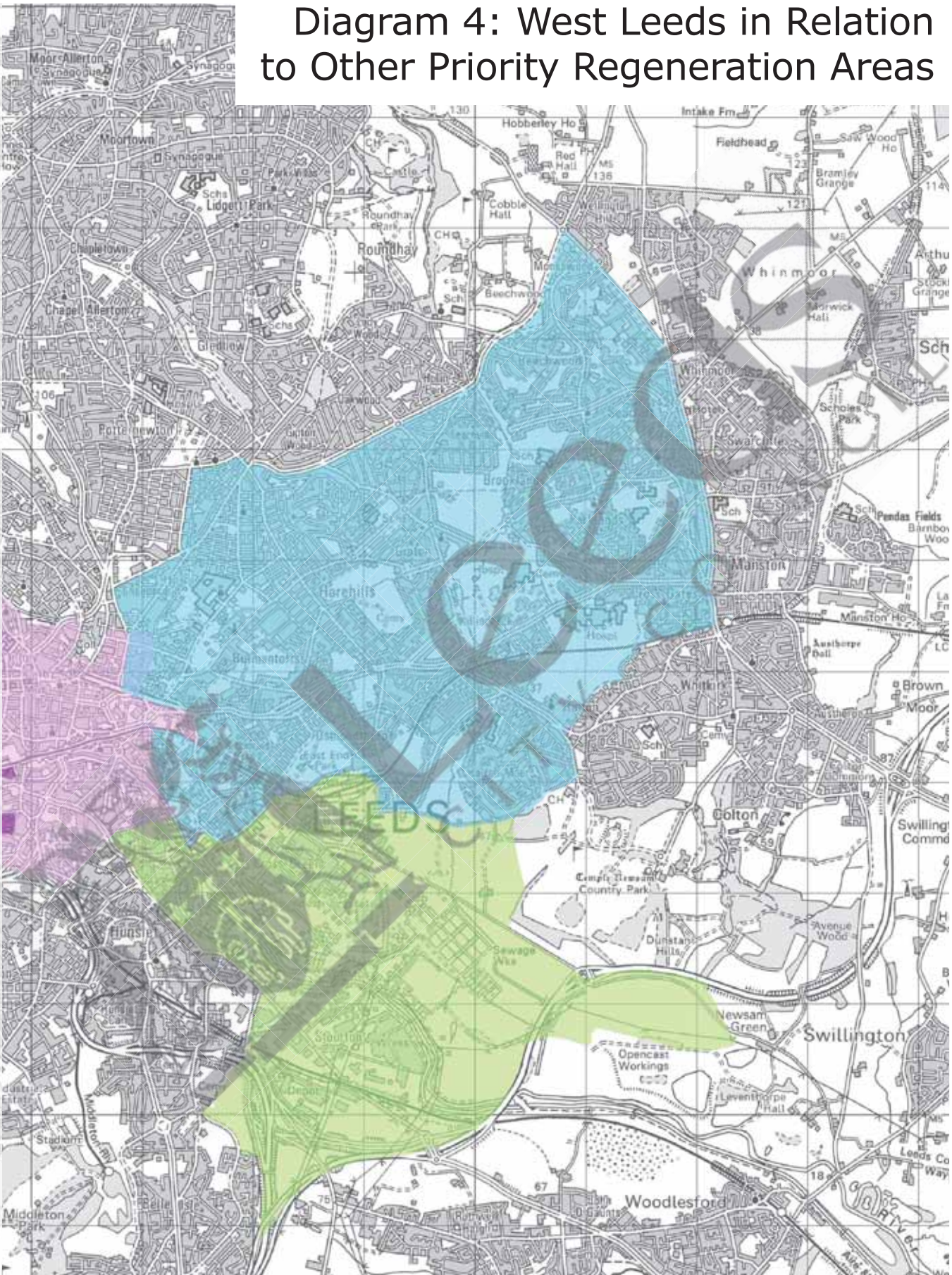




Diagram 4: West Leeds in Relation to Other Priority Regeneration Areas





New Wortley Estate



Armley Library

3. The 5 Strategic Themes

3.1

3.1 Central to the Council’s approach in moving towards the achievement of the long term objectives described in para.1.6 above, is that the principles of sustainability are fully integrated into the Plan. There is a particular emphasis on areas of change where policies and proposals are designed to provide long-lasting benefits to the area with the objective of creating a vibrant neighbourhood and providing opportunities to access employment and community facilities.

3.2

Within the context of higher level principles of sustainability is the desire to take practical action at a local level. The following five strategic themes for action have therefore been identified which address the key issues of specific relevance to West Leeds. The themes are:

- West Leeds – A Place to be Proud of
- A Green and Healthy West Leeds
- A Well Connected Area
- Vibrant Town and Local Centres
- An Attractive Place to Live





Aerial View c1963 of Armley



Corner of Canal Road and Pickering Street 1964

3.3 West Leeds - A Place to be Proud of

History - the factors that have helped to shape West Leeds

3.3.1

The historic legacy of the area, particularly its listed buildings and Conservation Areas, should play an important role in the area's regeneration, increase tourism and be a source of local pride which is equally valued by the city as a whole.

3.3.2

The built form of the area still reflects the origins of Armley as a village and its rapid growth during the industrial expansion of Leeds from the late 18th Century. This expansion was largely as a result of the 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, and at one time the world's largest woollen mill.

3.3.3

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 the most important transport link for the movement of wool and other goods. The railways also left their mark on the area and remain significant features. At one time there were two stations in Armley with significant sidings and connections to local industry. 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.

3.3.4

To house the significant influx of new workers, there was a massive expansion of terrace houses between 1861 and 1932. Much of this housing remains, although many areas were cleared in the post war period and were replaced with high rise blocks, such as 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.

3.3.5

The 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) and stretches 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.

3.3.6

Reflecting 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 for central Armley focussing around Armley Town Street was designated on 19th October 2007.

Conservation Areas

Central Armley

3.3.7

A Conservation Area Appraisal was adopted in October 2007 by the City Council as non-statutory planning guidance and this explains its special character and attributes, highlighting particular areas for enhancement. In addition, a management plan has also been drawn up for the area which sets down measures to maintain and enhance that special character. Both these documents are complementary to saved UDP policies (policies N14-22 of Volume 1 and BC1-9 of Volume 2).

3.3.8

It is important that buildings which make a positive contribution to the Conservation Area are retained in accordance with the considerations at para. 3.19 of Planning Policy Guidance Note 15. 'Positive' buildings which contribute to the special character or appearance of the Conservation Area are identified in the Armley Conservation Appraisal. New development is encouraged in the Conservation Area as long as it does not detract from its special character or appearance. In this respect, new buildings do not have to slavishly copy existing buildings but there should be a respect for fundamental spatial and architectural characteristics.

3.3.9

A key objective in the Conservation Area is to retain traditional shop fronts and to take opportunities to re-instate those which may have been 'modernised' so that they are appropriate to the building. Signage applied to the shop fronts is also important to the character and appearance of the Conservation Area. New signage should therefore avoid cluttering the street scene.

"We endorse the identification of the area's rich heritage as one of the key opportunities which can assist in the area's Regeneration" (English Heritage)



WL 1

Proposals for development within the Armley Conservation Area should reflect the following principles:

- (i) 'positive' buildings should be retained unless it can be shown that it is not viable or the replacement preserves or enhances the Conservation Area.
- (ii) new development should respect the form and character of spaces. Therefore, the infilling of gardens and other open spaces will only be permitted if it preserves or enhances the character or appearance of the Conservation Area.
- (iii) the replacement of traditional shop fronts will be resisted and their repair encouraged.
- (iv) new buildings should respect the siting, massing, form, proportions and materials of adjoining buildings.

To make West Leeds a place to be proud of, celebrating its industrial heritage and architectural quality

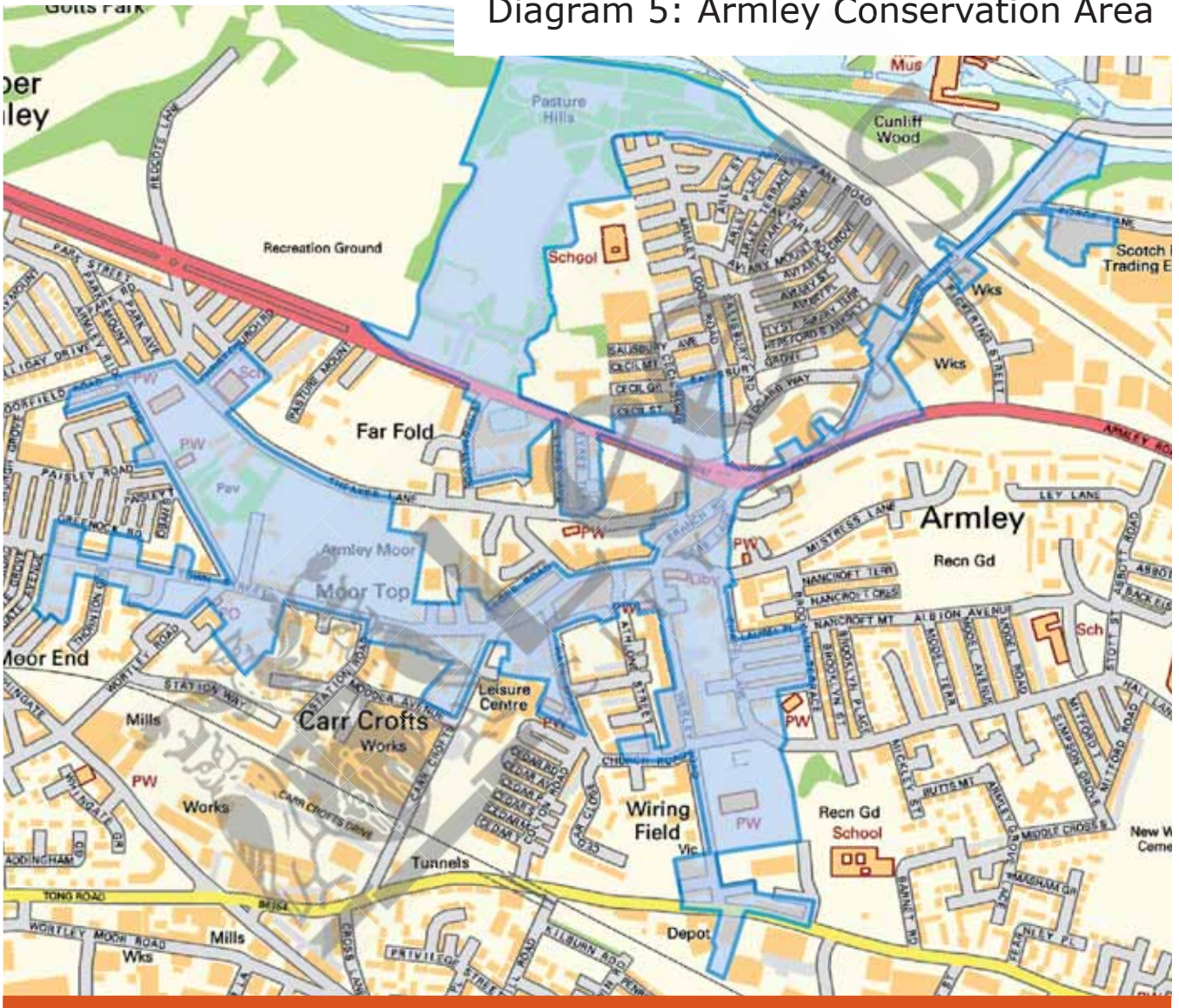
3.3.10

The elevated position of Armley and the location of important buildings in prominent positions mean that views into and out of the Conservation Area are important. For example, St Bartholomew's Church is a landmark building which is important to the image and identity of Armley. It is recognised that development both within and immediately adjacent to the Conservation Area could potentially have a harmful effect. Therefore every effort should be made to enhance these views, including long distance views, and avoid visual harm to its setting. Key views are identified in the Armley Conservation Area Appraisal (**supporting document 6**).

3.3.11

The public realm (highways and other publicly owned spaces) provides the setting for historic buildings and it is important that every effort should be made to keep traditional materials and reinstate appropriate high quality materials and street furniture. Therefore, the siting and design of road signs and street furniture in the Conservation Area should be sympathetic to the area's historic character and have regard to the current 'Streets for All' guidance.

Diagram 5: Armley Conservation Area



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To breathe new life into the industrial museum at Armley Mills and improve its physical links with Cardigan Fields Leisure complex

Armley Mills

3.3.12

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.



The museum should be developed to include a possible shop and cafe and made more accessible

3.3.13

The Mill has great potential due to its close proximity to the City Centre and unique position on the Leeds Liverpool Canal (part of National Cycle Network Route 66) and the River Aire. It is only 800m from Armley Town Street, yet the Mill does not connect well with the Armley area generally due to poor pedestrian links. Equally, it is also poorly connected into the Cardigan Fields Leisure Complex which lies immediately to the north across the river. There would be clear mutual benefits in having stronger pedestrian links between the two complexes.



Armley Mills Industrial Museum

3.3.14

To the rear of the Museum car park is Dunkirk Hill, an area of greenspace which is managed by the Council. This was originally laid out as a picnic area and whilst it offers good views of Leeds from its summit, its design and purpose is now outdated and it has become a focus for anti social behaviour. The consequence of this is that the main approach to the Museum is unattractive and uninviting.

3.3.15

However, despite these negative features, visitor numbers to the Museum are improving in response to new events and exhibitions and it is considered that there is further scope for improvement.

3.3.16

Parts of the overall complex are now in need of investment and in order to maintain and further improve the Museum's attractiveness and long term future, the following actions should be considered:

- accommodating a complementary use(s) in part of the Mill complex
- improving the adjoining greenspace at Dunkirk Hill
- improving the car park and by providing an attractive 'gateway' or entrance feature which would give the Museum a higher profile
- improving the pedestrian link with the Cardigan Fields Leisure complex to the north of the River Aire.

3.3.17

The suggestion of accommodating an ancillary use(s) at the Museum is designed to help underpin the Museum's long term future as a visitor attraction, and this is under investigation. Creating space for such uses would need to be done by consolidating and relocating some of the Museum's collections within the Mill complex to free up space. If this is possible, the emphasis would be upon introducing uses which would complement the Museum's role and help to strengthen it as a visitor attraction. This

will be done in the context of improving other waterfront attractions along the Aire Valley.

3.3.18

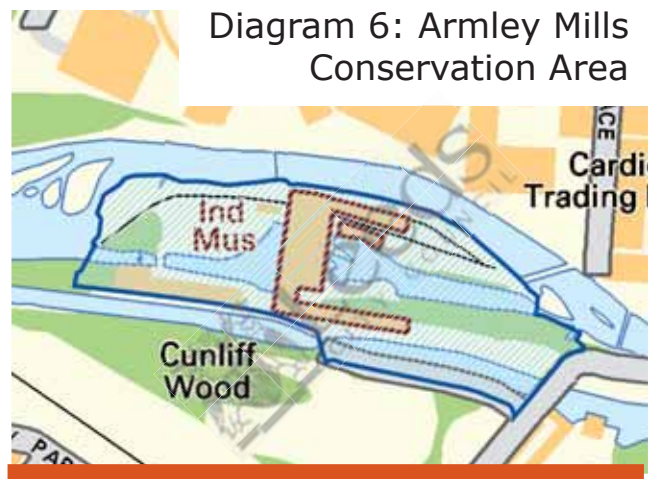
A long term solution to the future of the area in which the Museum is located is needed and a comprehensive approach, developed through a planning brief, will guide any further development.

WL 2

The City Council will, in consultation with the Environment Agency and British Waterways (and as necessary other agencies), prepare a planning brief to promote the regeneration of the Armley Mills complex, including the adjoining Dunkirk Hill in order to:

- (i) take account of the Leeds Flood Alleviation Scheme objective of reducing flood risk to the Armley Mills site and adjoining properties
- (ii) facilitate improved pedestrian connectivity between the Mills and Kirkstall Leisure Complex at Cardigan Fields;
- (iii) support the rationalisation of museum floorspace to facilitate the occupation of complementary uses;
- (iv) improve the adjoining Dunkirk Hill as an area of greenspace and a more attractive entrance to the museum
- (v) improve car parking to support the museum and other potential uses
- (vi) improve access to the Canal
- (vii) improve biodiversity across the site
- (viii) explore the utilisation of low or zero carbon energy sources at the Mill complex, to include solar, wind and water power.

Diagram 6: Armley Mills Conservation Area





Strawberry Lane / St Bartholomew's Churchyard



Armley Park

3.4 A Green and Healthy West Leeds

3.4.1

The poor condition of greenspace in West Leeds and the need to improve it was a key issue raised by people during early consultation. Consequently, a key aim is to create well designed, safe (e.g. overlooked), high quality and accessible greenspaces which will give the area a strong sense of place which local people can enjoy and use for active or informal recreation. As well as being a source of community pride and attracting new investment, improved greenspaces will make a positive contribution to raising the quality of life for all sections of the local community and encourage healthier lifestyles.

3.4.2

In 2008/9 the Council carried out an 'Audit' of greenspace in Leeds and a 'Needs Assessment' under the guidelines contained in Planning Policy Guidance Note17 (PPG17). The primary purpose of this study is to inform the emerging Core Strategy for Leeds and other local development documents, as well as this SPD. **Supporting Document 3** explains the methodology employed in carrying out this work and the way in which the Leeds district was sub-divided for the

purposes of the study into 10 geographic areas, including 'West Inner' which covers the SPD area. The following conclusions for this area are summarised below.

3.4.3

Compared to the district-wide position, the views of West Leeds residents were that there are not enough:

- natural areas
- children's play areas
- allotment gardens
- tennis courts

3.4.4

A key finding across 'West Inner' in common with other parts of Leeds, was that the majority of respondents have a strong preference for being able to walk to a range of facilities: parks & gardens, amenity areas, children's playgrounds, teenage facilities and grass pitches.

Consulting Children and Young People

3.4.5

In order to obtain the views of young people within the area, the Council worked alongside Leeds Primary Care Trust to consult children and young people in West Leeds in order to better understand how they felt about their local environment and to identify changes that could be introduced to improve their health and well-being. This included their use and access to greenspaces and the routes they use to move around the area. The 'Children & Young People's Consultation Report (2008)' is **Supporting Document 4**.

3.4.6

The key findings of that study were as follows:

- the major concerns of young people when moving around their local community were traffic, the people they meet and the buildings they have to walk past. They thought that marking out safer routes, including the best road crossing points, and telling pupils through school assemblies about these routes was a good idea.
- The same concern was expressed about getting to and from Parks, making sure everyone knows about the best and safest routes which are shared by everyone, not just children.
- Traffic was a major concern, with children commenting that many drivers speed and do not slow down in areas where children and young people are, e.g. schools, parks, leisure centres
- Parks need to be improved as many had broken or no equipment. More exciting equipment and other additions are needed to make them more attractive. Teenagers were often cited as those responsible for vandalism. However, when asked, teenagers identified young adults as those responsible and felt threatened by them, preventing them using facilities such as Multi-Use Games Areas.
- Children and young people thought that parks were only accessible if local, within a reasonable walking distance and on a safe route. Parents would not allow their children to go to parks if they had to go through an unsafe area or they felt the park was in an unsafe area.
- Children and young people recommended that:
 - a) equipment should be provided for all age groups in separate areas, but that these should be visible and not hidden away.
 - b) equipment and activities should include traditional and non-traditional, e.g. swings, skate parks, youth shelters, benches, mini golf, multi-use games areas, things to climb, bins, flowers, ponds, toilets and refreshments,
 - c) parks should be cleaner and looked after.

"Areas of open land and other small patches of underdeveloped land, if developed as formal greenspace, could provide welcome green in the midst of dense housing".



Protecting greenspaces in West Leeds

3.4.7

The PPG17 Audit of greenspace provision is nearing completion (May 2010) and revised standards of greenspace provision will be formulated for the whole of the Leeds Metropolitan District at the conclusion of this study. However, the PPG17 Audit is clearly showing that some of the area's greenspaces are poorly maintained, unattractive and not fully used or appreciated.

3.4.8

Within the SPD area, 21 greenspaces, covering a total area of 44 ha. are already protected under 'saved' Policy N1 of the UDP. Some of these areas continue beyond the SPD boundary and the total area (gross) extends to 92 ha. which are accessible to the local community. The SPD proposes the addition of 11 sites of over 0.2 ha. to those already protected under UDP Policy N1. It is proposed that these additional sites will eventually be incorporated into Leeds' Site Allocations Development Plan Document, which will replace/update the land use allocations in the current Unitary Development Plan. The sites are:

- i) Land adjacent to the railway at Moor End and at College Lawn (0.6 ha)
- ii) Area to the south of Wortley Heights and Towers along the side of the railway line (2.8 ha), which has the potential to become a green link and already forms an integral part of the Leeds Core Cycle Network.
- iii) Open space adjacent to Five Lanes Primary School, an area of public open space laid out as part of the development of the school (0.94 ha).
- iv) Land between the Canal and River Aire, (part of Yorkshire Chemicals Site) (1.2 ha).
- v) Churchyard at St Bartholomew's Church (0.89 ha).
- vi) Allotments adjacent to the Mosque at Hall Lane and Brooklyn Terrace (0.2 ha).
- vii) New Wortley Cemetery (2.3 ha).
- viii) Land between Canal Road, the railway and Armley Park Road (1.0 ha)
- ix) Land adjacent to Phil May Court, New Wortley (0.4 ha)
- x) Ledgard Way/Salisbury Grove (0.8 ha)
- xi) Armley Mills (0.6 ha)

WL 3

The greenspace sites listed above are identified on the proposals map and will be protected from development in addition to those already protected under Policy N1 of the UDP.

Improving greenspaces

3.4.9

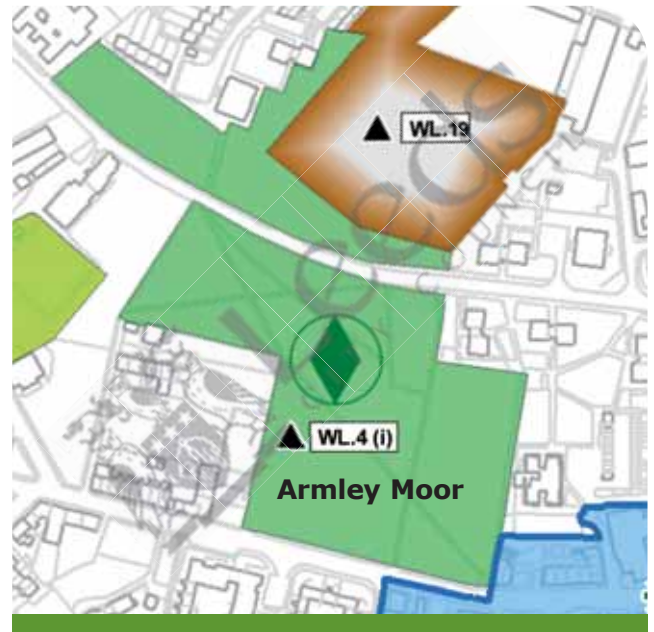
In addition to continuing to protect greenspaces, an important aim of the SPD is to improve their overall quality and attractiveness so that more local people will use them for active or passive recreation. Armley Park is a key local asset which also serves a wider area of West Leeds. The Council will continue to invest in raising the quality of this Park in order to achieve 'Green Flag' status. Achieving high quality greenspaces is a key part of successful 'place making' and will address the concerns expressed by residents about their poor condition compared with parks and greenspaces in other parts of the city. Based on the PPG17 Audit and upon the wider potential regeneration benefits of particular sites, a number of priorities for improvement have been identified. Some of the areas are managed 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 WL 4. These are:

1. Armley Moor

Armley Moor is an informal greenspace centrally located adjacent to Armley Town Centre. The Armley Conservation Area Appraisal considers Armley Moor to be the most important open space in the Conservation Area and highlights the need



for investment in order to restore it to its former glory. However, the site's overall management is poor, with inappropriate and unauthorised horse grazing, poor infrastructure (such as seats, litter bins and paths) and a generally unwelcoming environment.



2. Ley Lane

Ley Lane is another area of greenspace which is very accessible to the local community. However, it performs a different function to Armley Moor in that it caters for active sport. The site scored poorly in the PPG17 audit and could benefit from signage, improved facilities on site and better maintenance.



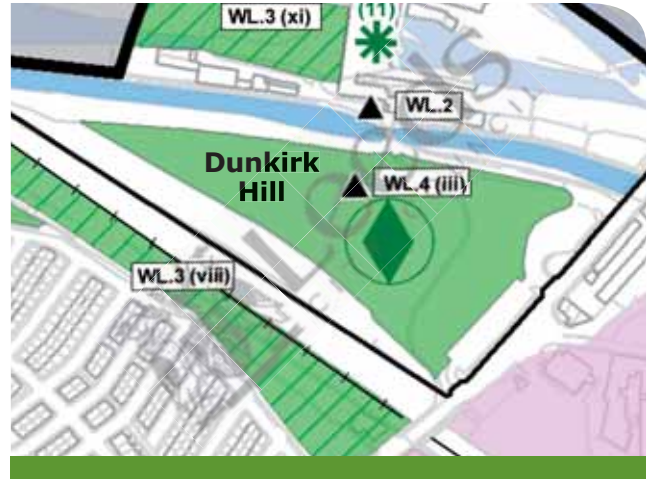


3. Dunkirk Hill

Dunkirk Hill is a ‘semi-natural’ greenspace which is located adjacent to Armley Mills. Unfortunately, management issues have led to the site gaining a negative reputation. The site has therefore been prioritised for improvements which may consist of opening up the site visually, improving security and surveillance and the creation of an improved entrance to Armley Mills. Detailed proposals will be brought forward as part of a comprehensive scheme for the improvement of the whole Armley Mills complex (refer to WL 2).



To improve the quality of greenspaces making them more attractive for people to use, adding to the attractiveness of the area generally and improving people’s sense of well-being



4. Area to the south of Wortley Heights and Towers

This is a green corridor which forms part of the West Leeds Country Park route through the area. The corridor follows the railway line westwards through informal greenspace and past rugby and football pitches. This area of greenspace has the potential to be a very attractive route through the area but requires significant investment to improve its accessibility and usability.



5. Wortley Recreation Ground

Wortley Recreation Ground is a valuable community park but it requires significant investment in order to bring it up to 'Green Flag' standards. In addition to improvements to the formal and informal parkland areas, the playing pitches require drainage improvements in order to make them more useable throughout the year.



WL 4

The protected greenspaces shown on the SPD Plan which have an additional dark green 'diamond' notation, will, subject to monitoring and review, be given priority in spending programmes in order to raise their quality and attractiveness to the local community and facilitate better connectivity within the SPD area and neighbouring communities. The sites identified are:

- i) Armley Moor
- ii) Ley Lane
- iii) Dunkirk Hill
- iv) Area to the south of Wortley Heights and Towers
- v) Wortley Recreation Ground

3.4.10

The provision of new or improved 'greenspace' (or improvements to public space generally) will also be sought in commercial developments where this provides an opportunity to link up or improve access to nearby greenspaces.

Health & Well-Being

3.4.11

Evidence² shows that the West Leeds area suffers from higher levels of sickness than the District average and the spatial planning for the area therefore seeks to provide the infrastructure to encourage healthier lifestyles, such as safe routes for walking and cycling as well as better quality greenspaces. There is clearly a strong relationship between the protection and improvement of greenspaces and the opportunity to contribute to improved health and a sense of well being in the community.

3.4.12

It is important to appreciate that issues relating to good health are cross-cutting and are therefore relevant to a number of policy areas in the SPD, especially the promotion of walking and cycling and the broader aim of improving connectivity. One of



Jaily Fields, New Wortley



Armley Ridge Allotments

the Government's objectives is to build physical activity more into all people's lives, i.e. walking to the shops, to school and to work. Policy TR1 (Transport & Movement) and 'saved' Policy T2 of the UDP Review promote walking and cycling and ensure that developers take full account of the need to facilitate access to local facilities on foot, by bicycle or by public transport.

3.4.13

The evidence² that demonstrates a strong link between a good quality environment, with safe and attractive opportunities for recreation and good health is growing. However, it is not just important to a person's physical health as evidence also suggests that exposure to natural spaces has a restorative benefit with regards to mental health and a general sense of well-being.

3.4.14

This SPD provides a real opportunity to deliver these aspirations as part of its 'place making' role, promoting social well being and delivering a safe, healthy and attractive place to live.

River Aire and Leeds-Liverpool Canal Corridor

3.4.15

The canal and river form the northern boundary of the SPD and are important unifying features which are not only valuable, as a cycling and walking route (on the canal towpath), but also as a 'green' link which is of significant nature conservation value (the canal is a Site of Special Scientific Interest). However, the links to the Canal from the rest of the area need to be improved in order for local people to benefit from the opportunities it provides (see WL 10).

3.4.16

The aim is to enhance the attributes of the river and canal corridor and avoid developments which may have a harmful effect, either directly in the immediate area or indirectly (upstream or downstream) on neighbouring areas. The Biodiversity and Waterfront Development Supplementary Planning Document (SPD) 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.



Leeds Liverpool Canal

3.4.17

Any developments should also have regard to the Leeds Waterfront Strategy, (SPG21), which aims to add vitality to the waterways and waterfront through good planning and design. 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.

3.4.18

Flooding is not a major issue in the SPD area. Only a small part of the area is affected, at Armley Mills Industrial Museum, which has a high probability of flooding (Flood Zone 3a ii). The emerging plans for the Mill complex include the possibility of introducing complementary uses and these plans will be informed and guided by the Flood Alleviation Strategy for Leeds.

WL 5

Development proposals adjacent to and nearby the river and canal corridor will be subject to a sequential test and a comprehensive flood risk assessment in consultation with the Environment Agency.

WL 6

The council will also seek, either directly or through developer contributions, to enhance the historic interest of the canal environment by environmental improvements, directional signage and visitor information.

West Leeds Country Park

3.4.19

This initiative promotes the use of greenspace and footpaths in the wider West Leeds Area. The area contains opportunities to enhance access to the countryside through the rights of way network and by linking up existing parks and recreation grounds. The provision of improved signage and information panels at key points will also help to improve the area's identity.

3.4.20

The Country Park is important in separating the urban conurbations of Leeds and Bradford. Starting at Granary Wharf in Leeds City Centre, a 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.

3.4.21

The SPD aims to strengthen these and other footpath and bridleway links in the area to improve the accessibility and attractiveness of the nearby countryside and greenspace for local people to enjoy.

Linkages

3.4.22

Connectivity between the greenspaces and routes in the area needs improvement. The SPD therefore aims to not only preserve and enhance existing greenspace but also create better links between them. This will include the identification, promotion and signposting of a pedestrian link from the area to the City Centre.

WL 7

The City Council will, as opportunities arise, directly and through developer contributions, provide better links between greenspaces, and along routes identified on diagram 7 (Greenspace & Green Links) to promote walking and cycling. Particular priority will be given to the improvement of links to the West Leeds Country Park, the City Centre and to the canal.



River Aire, West Leeds Country Park



Jaily Fields

Playing Fields

3.4.23

Playing fields, pitches, courts and bowling greens perform a special function for formal outdoor sport and recreation, allied to that of greenspace. A total of 5 playing pitch sites in the area, covering a total area of 9.9 ha. are already protected under ‘saved’ Policy N6 of the UDP. However, the SPD proposes the deletion of one site (Oldfield Lane –refer to Policy WL 22) for future housing use and the addition of five sites to those protected under UDP Policy N6. It is proposed that these changes will be incorporated into Leeds' Site Allocations Development Plan Document, which will replace/update the land use allocations in the current Unitary Development Plan. These additional areas are at:

- (i) Wortley High School (extending an existing protected pitch)
- (ii) Castleton Primary School
- (iii) Whingate Primary School
- (iv) Five Lanes Primary School
- (v) Bowling Green at Armley Liberal Club

WL 8

The playing pitch sites listed above are identified on the SPD Plan and will be protected from development in addition to those already protected under Policy N6 of the UDP.

3.4.24

For clarity, the approach in the Unitary Development Plan and supported in this SPD is that where the public has full access to a playing field (for example within a park), the playing field has been included within the broader protected greenspace designation (Policy N1) on the UDP Proposals Map. Elsewhere,

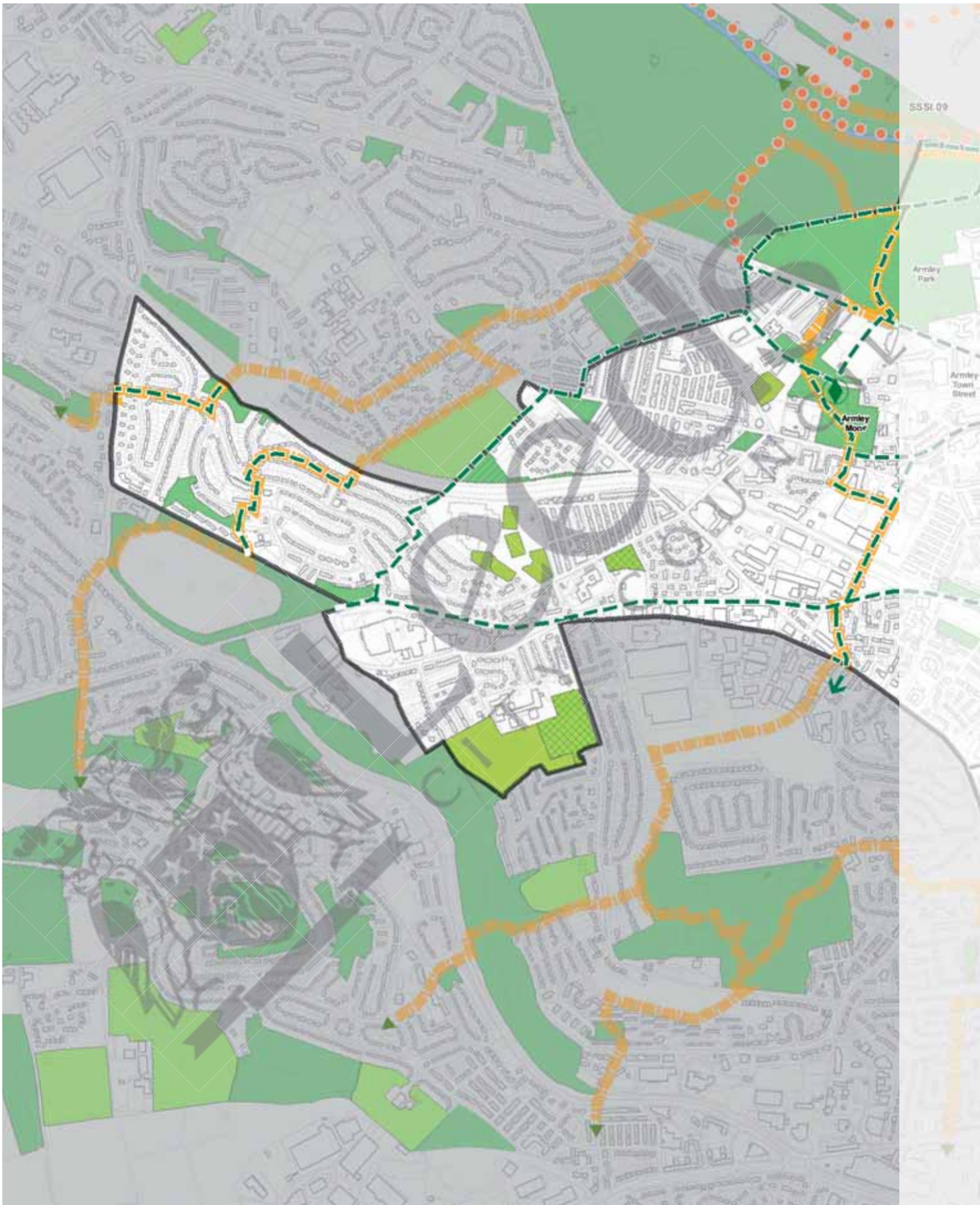
playing pitches without full public access, including private playing fields, have been identified with a separate notation as Protected Playing Fields on both the UDP Proposals Map and this SPD.

3.4.25

Given the nature of the demand for playing pitches and people/teams willingness to travel to facilities, the need to protect pitches from inappropriate development cannot be considered solely within the boundaries of the SPD. Therefore such a wider view will be taken in the event of any development pressure on protected pitches in line with the guidance contained in PPG17.

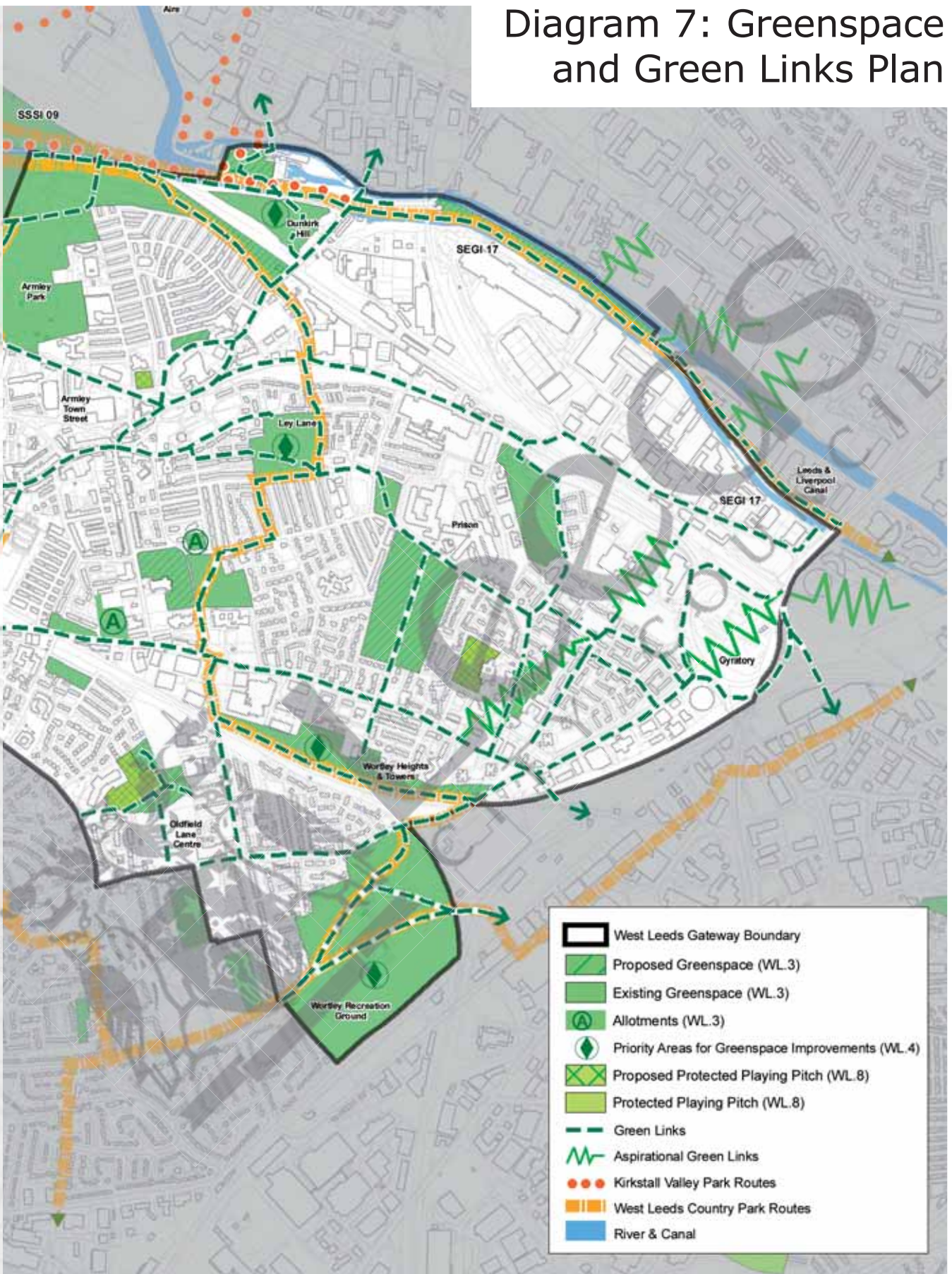


Playing pitches, Armley Park



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Diagram 7: Greenspace and Green Links Plan





Footway and Railway at Armley Gyratory



Canal locks and towpath

3.5 A Well Connected Area

Background

3.5.1

How people move into, out of, and around the area has an effect on its economic, social and environmental well being. During public consultation, improvements to transport and movement were identified as essential to changing the area for the better. The ability of people to access employment, education, retail and other community facilities is directly linked to quality of life. It is therefore essential that this plan promotes safe and attractive walking and cycling routes to enable easier access to such facilities.



Wellington Road

3.5.2

The SPD area benefits from a more sustainable pattern of travel than the Leeds average, with over half of 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, the area does not suffer particularly from congestion or ‘rat running’ and it is well located in terms of accessibility to the motorway, and inner and outer ring roads. However, the poor connectivity to the City Centre is a key issue, with the railway, roads, canal and river acting as physical barriers.

3.5.3

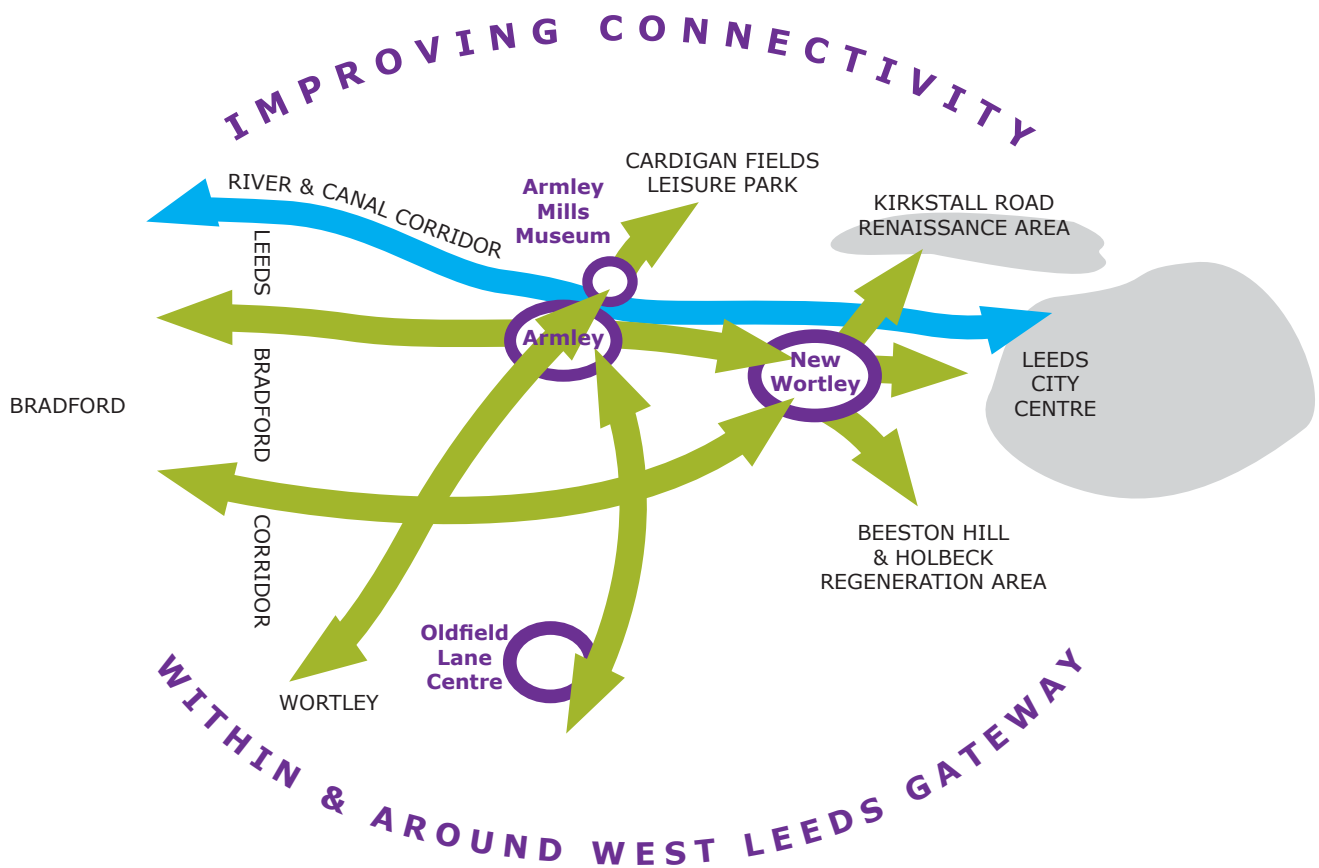
The need to provide safe and attractive routes from Armley to Kirkstall and the City Centre is widely recognised. Consultation with Leeds Involvement Project³ emphasised the importance of mobility for all sectors of the community, including people with disabilities and older members of the community, to enable people to engage in a full spectrum of activity. Improved access to the canal towpath was particularly seen as important as this is one of the closest “natural” spaces which also provides a well surfaced and flat route.

3.5.4

Improving access for all sections of the community; pedestrians, cyclists and public transport users through traffic management measures will therefore be pursued. This will include the widening of pavements, and improved and safer pedestrian and cycle routes, traffic calming, bus priority lanes or the use of High Occupancy Vehicle Lanes (HOV). Enhancing the use of the river and canal corridor as key pedestrian and cycle routes will also be pursued.

To promote better links between the West Leeds area and adjoining neighbourhoods, including the City Centre, Holbeck Urban Village and the Kirkstall Road area

Diagram 8: Connectivity



Public Transport

Bus Transport

3.5.5

Public Transport to and from the area is considered to be good with landmark schemes like the FTR (FTR = future) 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.



3.5.6

Support is given for a number of improvements to transport infrastructure in the West Yorkshire Local Transport Plan 2 (LTP2) - West Yorkshire's strategic transport planning alliance between METRO and the 5 West Yorkshire District Councils. Schemes provisionally allocated funding include:

- Carriageway/footway Improvements to Tong/Road Wellington Road corridor
- A647 Quality Bus Initiative (Programmed)
- Phase 1 – Bus Priority Measures – Construction due to start April 09
- Phase 2 – Armley Road High Occupancy Vehicle Priority Lane (between ‘Mike’s Carpets’ and the Gyratory) – currently on hold pending the identification of funding

Potential schemes to be brought forward:

- Copley Hill / Oldfield Lane / Tong Road Junction signalisation

Rail Transport

3.5.7

Armley has previously been identified as a possible location for a new rail halt in the Passenger Transport Executive's Rail Plan 5. However this option was not identified as a priority in Rail Plan 6 – which covers the life of the LTP 2 (2006-2011) and a site has yet to be identified. There are inherent physical and other site constraints to be overcome before a rail halt in Armley can be realised, including signalling and timetabling issues. However as part of a longer term vision to provide an alternative to private car use beyond the life of the LTP 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, timetabling or passenger comfort (crowding).

3.5.8

The two Leeds to Bradford rail links are being examined as part of a Leeds-Bradford corridor study: the Calderdale Line and Airedale line. The study will examine the possibility of separating express and stopping traffic on these two lines. This may have the effect of allowing greater flexibility in the timetabling between Leeds and Bradford on the Airedale line where a train station for Armley may be located. The City Council will maintain partnership work with the Department for Transport, Metro and Bradford Council to conclude this feasibility work.

WL 9

The City Council will maintain partnership work with the Department for Transport, Metro and Bradford Council to further investigate the feasibility of delivering improved connectivity on the rail network between Leeds and Bradford to benefit local communities.

Pedestrian and Cycle Access

The River Aire and Leeds Liverpool Canal Corridor

3.5.9

This corridor is important as a level and well surfaced route which can be enjoyed by all sectors of the community. It is already well used as a cycling and walking route (the canal towpath is a National Cycle Network route). However, there is clearly an opportunity to promote the canal as a key pedestrian and cycle artery to the City Centre and to the West Leeds Country Park as it is a level well surfaced route which is suitable for people of all abilities. The aim is to facilitate easier level access to the canal from the SPD area and avoid developments which may impede this. In particular, the opportunity will be taken to strengthen the link from Armley Mills and Cardigan Fields Leisure Complex onto the canal towpath as part of any redevelopment proposals.

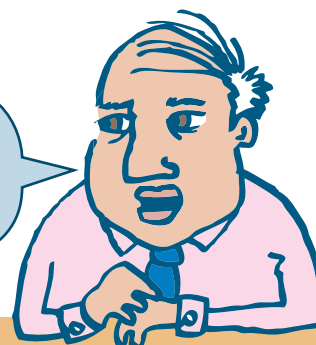
WL 10

The City Council will, in partnership with British Waterways, promote the use of the canal as a pedestrian and cycle route, linking West Leeds to the City Centre and the West Leeds Country Park. Safety, environmental and access improvements will be promoted to ensure that the route will be accessible for all members of the community, including the less physically able.

3.5.10

In addition to the main east-west artery of the canal towpath and linked routes, the provision of safe and accessible walking and cycling routes throughout the area will promote more active and healthy lifestyles and reduce reliance on the car. These links are identified on Diagram 7 (Greenspace and Green Links Plan).

"Improved access to the canal towpath is a major issue, particularly for the disabled".





Footbridge across Armley Road / Canal Street



Subway to Sutton Street

To make it easier and safer for people to move around the area on foot and by cycle, including those members of the community that are less physically able.

WL 11

The City Council will, as resources permit, promote improvements to key highways within the area in order to improve pedestrian and cycle access and enable people to move through the area to key facilities and beyond to neighbouring communities. These are to be focussed on, but not limited to, the following areas in the consideration of development proposals:

1. Canal Road
2. Tong Road/Wellington Road, including a link from the south of Tong Road to Armley Town Street
3. Armley Town Street, Branch Road and Crab Lane
4. Armley Mills to Cardigan Fields/Kirkstall Road
5. Armley Gyratory, in particular access to the City Centre and the Canal from the West Leeds area.
6. Green Lane
7. Amberley Lane

The emphasis will be on creating routes in safe and attractive environments for all members of the community, including the less physically able pedestrians and cyclists.

Armley Road to Kirkstall Road Renaissance Area

3.5.11

The Kirkstall Road Renaissance Area lies immediately to the north east of the SPD area between the River/Canal and Burley Road. It comprises of 37 ha. of land which is due to undergo a major mixed use redevelopment in accordance with an agreed Planning Brief. The Brief for the area incorporates new public spaces north of the River and pedestrian bridges to link the site up with the Canal towpath. Although the part of the SPD area south of the Canal does not present any current opportunities to connect into the Kirkstall Road Renaissance Area, it is a long term aspiration to achieve this as part of any future redevelopment in order to improve the north-south connectivity between New Wortley and Kirkstall Road.

WL 12

Any future redevelopment proposals along Armley Road should address the need to integrate proposals with the Kirkstall Road Renaissance Area by an appropriate design and layout, including the potential of providing a bridge over the canal which is suitable for pedestrians and cyclists.

"I walk along the canal often but it could be made more inviting with the addition of lighting and clearing the rubbish. The canal is very difficult to access from Armley".



"While pedestrian and cyclist links are important, improvements should not be at the expense of biodiversity".



ftf bus on Armley Gyratory



Amberley Lane

Armley Road/New Wortley

3.5.12

The bridge between the New Wortley Estate and Armley Road provides a pedestrian access across Canal Street. However, it is not attractive to use and the possibility of replacing it with a ‘Green Bridge’ to create a more inviting pedestrian route will be explored during the plan period. Armley Road forms part of a pedestrian route into the City Centre from New Wortley but due to its industrial character it is devoid of trees and greenery. To improve the walking environment, a landscape scheme will be sought to accompany all new planning applications for development proposals along Armley Road.

WL 13

Proposals for new development along Armley Road must be accompanied by a landscape scheme which is specifically aimed at improving the general environment for all members of the community.

Amberley Lane

3.5.13

Amberley Lane is a straight, wide road which is also devoid of any trees or attractive landscaping. This creates an unattractive setting for the houses and properties adjoining the road and measures will be taken to address these negative characteristics. The Council will, by its own efforts and through developer contributions, seek to introduce environmental improvements along Amberley Lane.

Car Parking – Armley Town Centre

3.5.14

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 does not mean excluding the car. Vehicular access and parking within Armley Town Centre is a key issue for traders and it is recognised that additional short stay parking and improved directional signing is required to support the town centre and local businesses (see para. 3.6.10).

Developer Contributions – Public Transport

3.5.15

Developers will be expected to contribute to improved physical infrastructure and improved public transport services. Any development proposal will therefore be assessed in accordance with the guidance contained within the City Council’s SPD “Public Transport Improvements and Developer Contributions,” August 2008. This assessment will establish whether or not a developer contribution will be required to secure enhancements to public transport infrastructure in order to help address the travel impact of the proposed development.

3.5.16

Development proposals also need to include a Travel Plan prepared in accordance with the guidance contained within the City Council’s draft SPD “Travel Plans”, May 2007 (adopted for development control purposes from 1st June 2007 onwards).

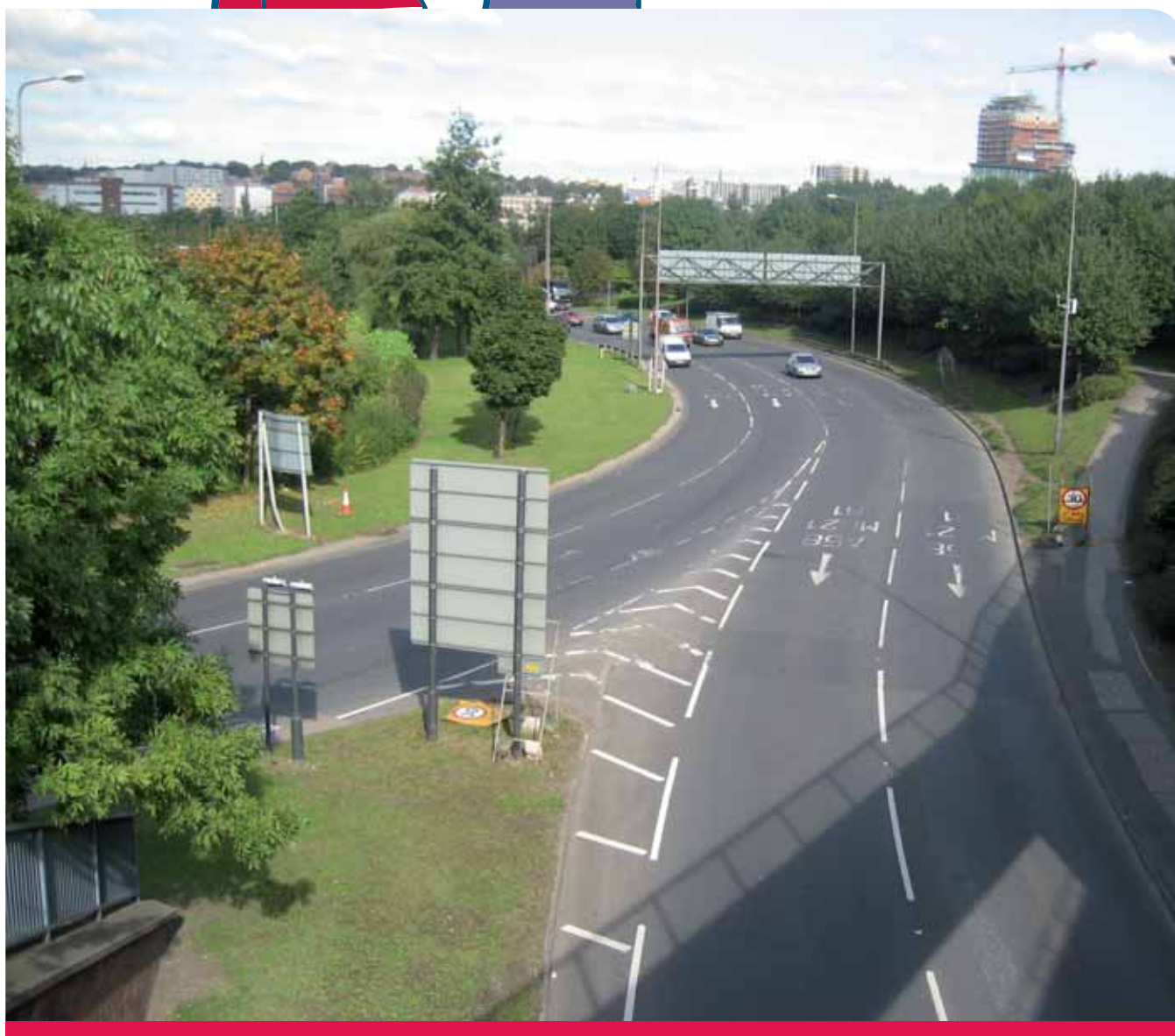
"Linkages to the city centre for pedestrians and cyclists via the gyratory need significant improvements as presently it is a very unattractive and unsafe route".

"The access point on to the gyratory for vehicles from Wellington Road is dangerous".

Armley Gyratory

3.5.17

The Gyratory is a busy strategic roundabout which has a negative impact on the surrounding environment as a result of traffic noise and air pollution. In particular, the pedestrian route around it from New Wortley into Leeds is uninviting and any future reconfiguration of the Gyratory should make it easier for people to cross, (see WL32 which seeks a re-configuration of the Gyratory should the land become available for development in the future).



Armley Gyratory



Armley Town Street



Armley Moor Health Centre

3.6 A Vibrant Town Centre & Local Centres

Armley Town Centre

3.6.1

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.

3.6.2

Town Street is the commercial focus and hub of the area and its success is considered to be fundamental to the regeneration and prosperity of the wider West Leeds area. The SPD therefore puts forward a range of policies which are intended to make a positive contribution to this long term aim.

3.6.3

Armley is important in the history of Leeds and there are many buildings remaining which date back to its industrial past as a centre of textile production. The town centre's status as a Conservation Area will be an important tool in protecting Armley's heritage and increasing investment in the appearance of "positive" buildings.

3.6.4

There has been a significant amount 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 has been built and new residential developments are underway, including the conversion of the listed Winker Green Mills to form apartments. A new leisure centre, replacing an older one, has also recently been constructed in the town centre.

3.6.5

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 outdated 1960s buildings, vacant units and the proliferation of unauthorised signs. There is conflict between vehicles and pedestrians and on-street parking management needs to be improved.

3.6.6

Whilst there are two small supermarkets present, the town centre is affected by strong competition from elsewhere. The image and appearance of the centre needs to be improved in order to increase its viability and attractiveness to shoppers and other town centre users. It is believed that enhanced facilities may also contribute to healthier lifestyles (see 3.4.11 to 14 above).

To strengthen Armley Town Centre and the local centres of New Wortley, Oldfield Lane and Whingate for shopping and other services, improving their general attractiveness, car parking, signage and pedestrian environment.

3.6.7

Saved Policy S2 of the adopted UDP seeks to protect the vitality and viability of the town centres, including Armley, and the City Council will continue to control and steer development to in-centre locations, consistent with national planning policy (Planning Policy Statement 4). A key objective is to ensure that Armley fulfils its true potential and remains the principal location for retail and other appropriate town centre services for local residents.

Town Centre Boundary

3.6.8

Although the former leisure centre was located within the town centre, its replacement has been built on a site which currently falls just outside of the town centre boundary. It would therefore be appropriate to redraw the town centre boundary, to reflect this recent development.

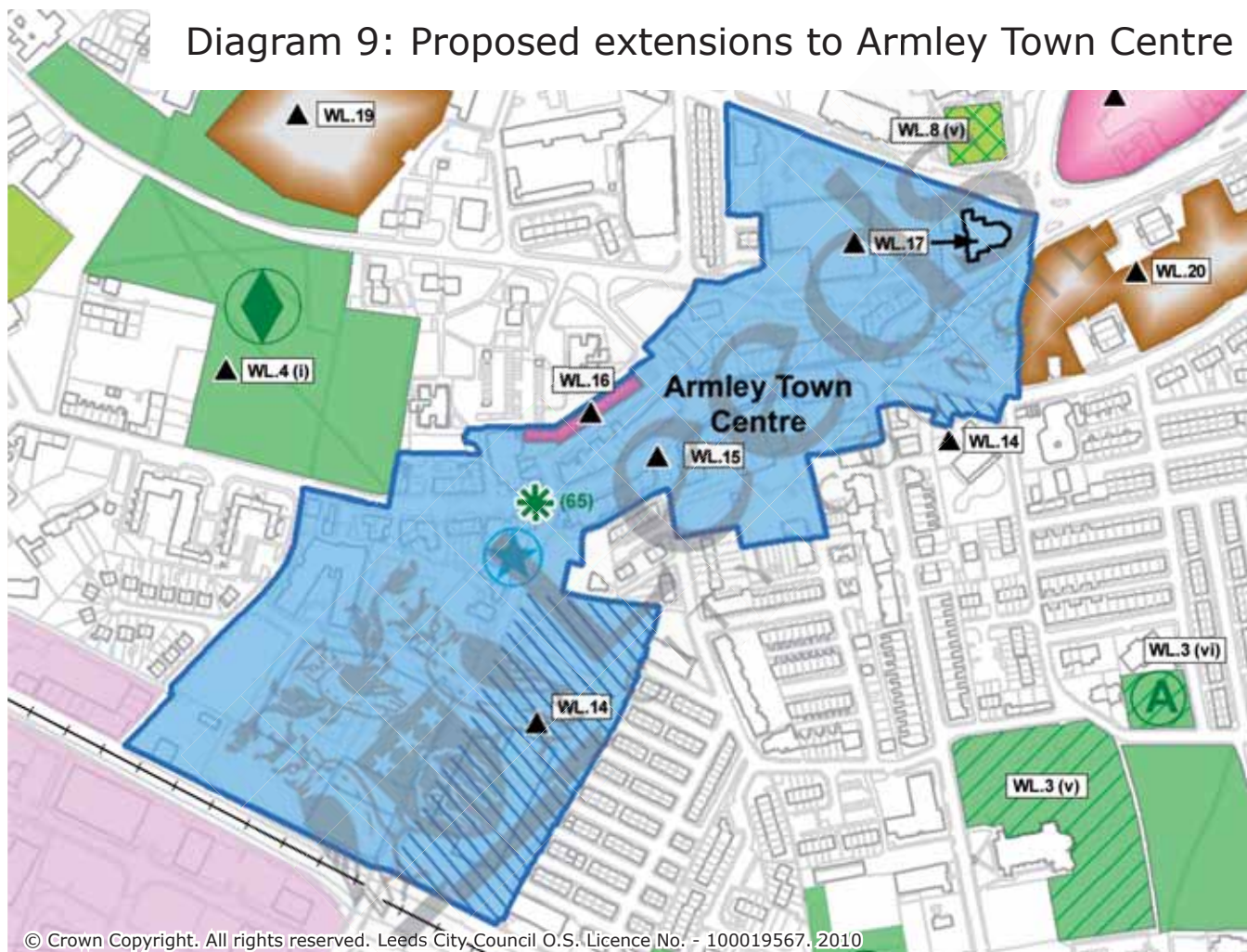
3.6.9

The Armley One Stop Centre also lies just outside the designated town centre boundary. To reflect its important role within the town centre, it is logical to revise the boundary from that shown in the UDP, to include the building within the town centre area. It is proposed that this change will be incorporated into Leeds' Site Allocations Development Plan Document, which will replace/update the land use allocations in the current Unitary Development Plan.

WL 14

The town centre boundary should be extended to include the area of the new leisure centre and the One Stop Centre, defined on the SPD Plan.

Diagram 9: Proposed extensions to Armley Town Centre



Traffic Management and Parking

3.6.10

The existing arrangements for on-street parking in the town centre area has led to a large amount of long stay and all-day parking on adjoining streets, which impacts on shoppers. It is recognised that better management of parking, including designated short stay parking, would encourage greater usage of the shopping and other facilities in addition to improving pedestrian safety. Although there are very limited opportunities to provide additional off-street parking in the town centre, the new leisure centre provides additional car parking which will be available for town centre users. In addition, the site at Gelder Road (see WL 16) may also have potential for additional short stay parking.

Town Centre Improvement

3.6.11

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. The City Council has therefore programmed improvements to Armley Town Centre through the 'Town and District Centre Regeneration Scheme' in order to improve public areas and the street scene. This is designed to make visits to the town centre a more pleasant experience and help to underpin its commercial success. This work is to include resurfacing the pavements in Yorkstone, replacing the existing street furniture with new heritage-style railings, seating and lighting columns and introducing public art. It is hoped that individual property owners will support this initiative by bringing forward improvement schemes for their business premises.

WL 15

The City Council will improve the visual and general environment of the town centre by implementing an improvement scheme by the end of 2010 which will include the following work:

- Resurfacing of footpaths and kerbs from Armley One Stop Centre to Armley Moor in Yorkstone and granite
- Install black heritage-style lighting columns
- Re-paint the CCTV masts in black to match the new street lighting
- Introducing matching heritage-style street furniture, in black; steel benches, litter bins, cycle racks and pedestrian guards
- Introduce artwork to include a historic timeline, in the form of a series of 14 keystones at intervals on town street, noting historic events and people, a compass in stone and granite depicting distances and directions to towns and cities around the world.

Beyond 2010, the council will, in partnership with the local business community and others, continue to support improvements to the town centre which will help to maintain its viability and attractiveness.



Armley Town Street looking East

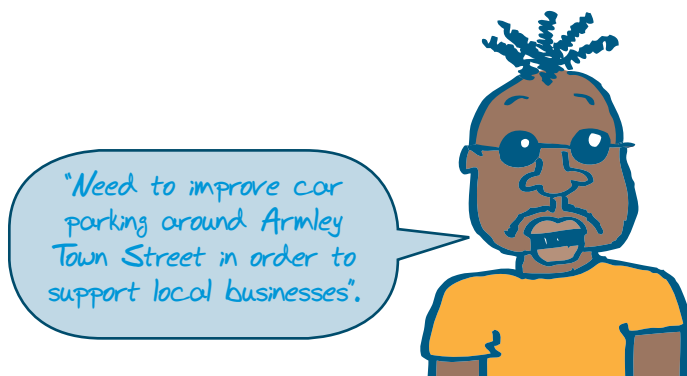




Illustration of Branch Road Gateway

3.6.12

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. Whilst retailing uses would be acceptable, given their location to the rear of the main shopping area, it is considered that this area may be better suited to managed workshop units, offices or even car parking.

WL 16

The council will encourage the refurbishment or redevelopment of the Gelder Road commercial units for either retail, leisure, office or workspace for small businesses or start up units. The site is also suitable as a car park to serve the town centre.

3.6.13

The town centre is adjoined by a large resident population and pedestrian and cycle access will be encouraged both within and from outside

the centre through the provision of safe, convenient and attractive links (See WL 11).

3.6.14

Armley Moor is located immediately on the edge of the town centre but its potential as a recreational area and an important pedestrian route is not fully realised. The site has therefore been prioritised for improvement under WL 4 in order to make it a distinguishing feature of Armley town centre and a space that people will find attractive to use.

3.6.15

The City Council has successfully applied to the Heritage Lottery for funding under the Townscape Heritage Initiative Scheme (THI) following designation of the Conservation Area in central Armley. Grant aid will be made available to owners of historic property on Branch Road and Town Street to carry out appropriate repairs, reinstatement and work to bring vacant space back into use. The THI will also match fund the public realm improvements which are programmed to be completed in 2010, ensuring that high quality natural materials are used.



Mike's Carpets, Branch Road

3.6.16

One of the priorities for improvement is No.2 Branch Road, (known locally as Mike's Carpets). This is a former chapel and a Grade II Listed Building which lies in a prominent gateway location at the junction of Branch Road and Stanningley Road. The building suffers from unsightly unauthorised signage and its fabric is in a poor state. The building therefore needs significant investment and an alternative use would ensure a sustainable future for the building and create a positive entrance to Armley Town Centre.

WL 17

Number 2 Branch Road, a listed Grade II former chapel, occupies a prominent gateway position to Armley Town Centre. The City Council will take action to remove unauthorised signage and work towards securing an alternative use which would ensure a sustainable future for this important building.

Local Centres

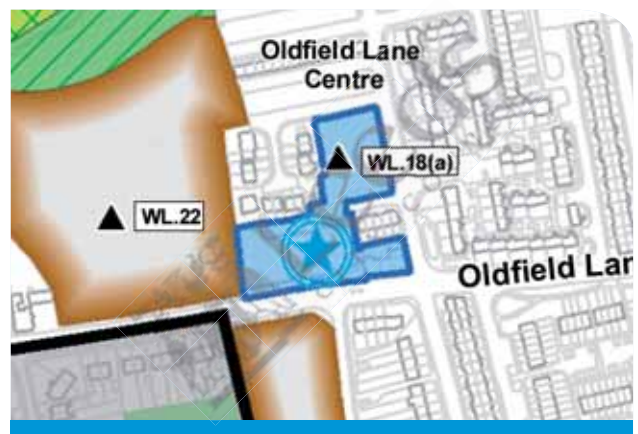
3.6.17

Three local centres fall within the SPD area: Oldfield Lane, New Wortley and Whingate. These local centres are vital in being able to offer easily accessible day-to-day shopping and other community facilities to meet resident's needs. As the centres are located at the heart of the communities they serve, they are the most sustainable means of grouping and accessing shopping and local services. The centres are shown on the SPD Plan and are intended to be formally carried forward into the proposed Site Allocations Development Plan Document.

Oldfield Lane Local Centre

3.6.18

The Local Centre consists of a supermarket, associated smaller stores and car park, together with three shops located close to the junction of Oldfield Lane and Amberley Road.



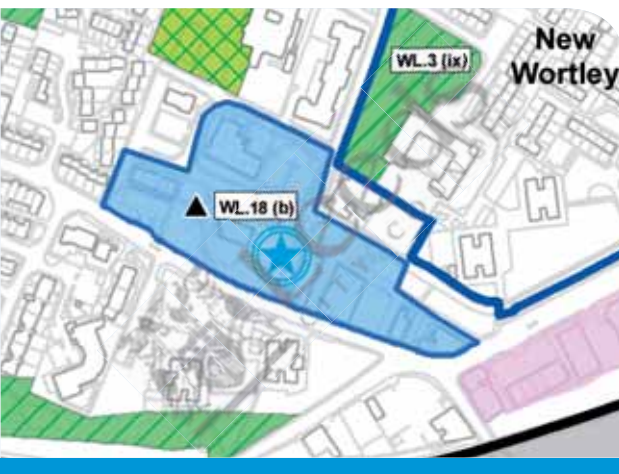
3.6.19

Although it is an important facility, its physical appearance and poorly surfaced car park has a negative impact on the surrounding area. The entrances to the centre are functional but unwelcoming. The supermarket frontage to Oldfield Lane also presents an unattractive view along the streetscene.

New Wortley Local Centre

3.6.20

New Wortley Local Centre is recognised as an important local facility which acts as a focal point for the surrounding community. The Council's aim is to strengthen its function as a local centre through traffic calming, landscaping, the introduction of better quality street furniture and improved pavement surfaces to promote a unified image.



Whingate Local Centre

3.6.21

This is a loose collection of shops centred on the Whingate, Upper Wortley Road and Tong Road junction. The Council's aim is to maintain the local centre as a sustainable location providing the local community with accessible day to day shopping, services and community facilities.



WL 18

The City Council will seek to protect and enhance the attractiveness and identity of the following local centres:

- A) Oldfield Lane
- B) New Wortley
- C) Whingate

In order to maintain them as a focus for shopping, local services and other community facilities to improve their long term vitality and viability.



View of The Heights from Farnley



Laurel Terrace / Brentwood Terrace

3.7 An Attractive Place to Live and Work

Land Suitable for Housing

3.7.1

The context for housing land release is contained in the Regional Spatial Strategy (RSS) and the adopted UDP Review (2006). The key approach in the RSS is that Regional Cities, such as Leeds, should be the prime focus for housing development and that this focus is based on the major need to achieve urban renaissance and increase urban renewal. The West Leeds Gateway clearly falls into the category where housing development of the right quality will contribute to such an urban renaissance in a sustainable location close to the City Centre.

3.7.2

RSS Policy YH7 sets out that sites should be allocated by giving first priority to the re-use of previously developed land and buildings and the more effective use of existing developed areas and second priority to other suitable infill opportunities. The third priority is given to urban extensions. The main thrust of RSS policy is therefore to support urban transformation in places like West Leeds and to ensure that such growth is sustainable.

3.7.3

Within this strategic context, the SPD identifies a number of sites which would be suitable for housing and which are described below. In line with the RSS and the UDP, priority is given to re-using previously developed land. Although the SPD cannot allocate land, it is intended that the approach set out in this SPD will inform the Leeds' Site Allocations Development Plan Document (DPD) which will replace/update the land use allocations in the current Unitary Development Plan. Prior to the adoption of the Site Allocations DPD, the Council would be minded to support planning applications which are in conformity with this SPD and saved policies in the UDP Review.

3.7.4

In addition to promoting sites for new housing, West North West Homes is embarking on a major programme of housing improvement work on the New Wortley estate in order to bring homes up to the required 'decency standard'. This work has now commenced and once completed will have a positive impact upon the quality and energy efficiency of the existing housing stock.

3.7.5

The Council is also looking at options for the improvement of older private housing stock in the area. This will include group repair and face-lift schemes to improve the external fabric of properties, gardens and yards. Currently the options are being considered with a view to making an initial bid to Leeds City Region in 2010 for funding from 2011 onwards. If successful it is hoped that this would be the first round of a number of bids to allow the continual long term improvement of the older private stock in West Leeds as part of the comprehensive approach to the regeneration of the area.

Sites suitable for housing

3.7.6

Twelve sites which would be suitable for housing development have been identified in the West Leeds Gateway area, with a total estimated capacity of 784 dwellings. Subject to their future allocation, these would contribute to the RSS target of 4,300 annual average net additions to Leeds' housing stock between 2008-2026 (Table 12.1 of RSS). A schedule of these sites indicating site capacities and timing for their likely development is given in the attached Delivery Plan. Of these sites, 9 are brownfield and are therefore able to contribute to housing supply immediately, contributing approximately 594 dwellings. Three sites are 'greenfield' and will contribute approximately 190 dwellings. However, the release of these greenfield sites will be aligned with the Phase 2 greenfield housing sites identified in the UDP Review (2006). The conditions relating to their release for development is explained in para. 7.2.10 of the UDP Review.

3.7.7

Saved UDP Policy H4 will also apply for residential proposals not identified for that purpose in the UDP Review or this SPD.

3.7.8

Two of the sites which would be suitable for housing, at Farrow Road and Highfield Gardens, would be developed through the Council's 'Affordable Housing Strategic Partnership'. Consequently, the Council's Affordable Housing Policy⁴ will apply to the remaining identified housing sites at Far Fold, Mistress Lane, the 'Island Site', Oldfield Lane, Amberley Road, Evelyn Place, Tong Road and at New Wortley, in addition to any 'windfall' development. The targets for the delivery of affordable housing in this area are between 15% and 30%. The Strategic Delivery and Implementation Plan details the affordable housing requirement for each site.

3.7.9

In assimilating these sites into the fabric of the existing built up area of West Leeds, careful consideration will need to be given to design issues (including appropriate densities of development) in accordance with saved UDP Policies (N12 and N13 in particular) and as advised through Supplementary Planning

Guidance 'Neighbourhoods for Living' (SPG 13). The Council is also intent on making a step-change in the sustainability of new housing and will apply the approach in the emerging Supplementary Planning Document (SPD) on Sustainable Design and Construction to new development proposals. The gateway sites at Mistress Lane, the "Island Site" and the British Gas site and Armley Gytratory provide the opportunity to promote exemplar sustainable development schemes.

3.7.10

In order to assist with improving the quality of the greenspaces listed in WL 4, and other areas as needed over the life of the Plan, the Council will, through the application of saved UDP Policy N4, continue to secure developer contributions in place of on-site provision, where this is acceptable in the overall design of each scheme.

Far Fold, Armley

3.7.11

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 which will need to be replaced. The loss of greenspace should be replaced within the development site in addition to normal on-site greenspace required for residential development, under saved UDP Policy N4. The resultant area of greenspace should form an attractive green link to enable pedestrian access from Armley Moor through to Armley Park.

WL 19

(Far Fold – 1.31 Ha.)

Land at Far Fold is suitable 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 must be replaced within the site. A green link, incorporating new pedestrian and cycle access through the site, connecting Armley Moor with Armley Park will be developed.

Mistress Lane, Armley

3.7.12

The Mistress Lane development site is owned by the City Council. It is located at the entrance to the Town Centre in a prominent position. The site lies adjacent to two tower blocks, Westerly Croft and Westerly Rise. Redevelopment schemes for the site must provide 40 car spaces for these retained flats. In bringing forward a development scheme, the opportunity should be taken to improve the visual attributes of the tower blocks and create a strong frontage to Armley Road and Crab Lane, producing a striking but sympathetic building which wraps around this prominent corner site. Development on the Mistress Lane frontage should be lower scale and more in keeping with existing residential properties. Given that it will be difficult to provide useable on-site greenspace on this site, a commuted sum in lieu of on-site provision would be acceptable in order to enable the Council to invest this in raising the quality of nearby greenspaces.

WL 20

(Mistress Lane – 1.19 ha)

Mistress Lane is suitable for residential use. Redevelopment of this gateway site is expected to retain the two existing tower blocks and be designed to create a prominent frontage to Armley Road and Crab Lane as well as respect the character of Mistress Lane.

The 'Island' site

3.7.13

To the south of Canal Road the City Council has identified a site which presently detracts from the streetscene, but which has the potential to offer major improvements of benefit to the wider area if it is developed in an appropriate manner. The site incorporates two public houses and a historic lifting tower which have architectural merit and 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 a comprehensive redevelopment of the whole site, while maintaining the positive features referred to, would greatly enhance the character of the area and provide

an opportunity to create an attractive pedestrian route towards Armley Mills. It is envisaged that the predominant use will be residential. Given that it will be difficult to provide useable on-site greenspace on this site, a commuted sum in lieu of on-site provision, would be acceptable in order to enable the Council to invest this in raising the quality of nearby greenspaces.

WL 21

(The 'Island Site' – 0.86 Ha.)

The City Council will prepare a planning brief for 'the Island Site' in order to promote a comprehensive and high quality development for this gateway site, which is regarded as suitable for predominantly residential use.

Oldfield Lane

3.7.14

Just to the east of the existing supermarket and to the north of Oldfield Lane is a disused playing field which is partly owned by Leeds Schools Sports Association (LSSA) and partly by the City Council. This site has been disused for several years as it was no longer 'fit for purpose' for the LSSA to use for exhibition matches and as the home of Leeds City Boys. The pitch has never been in general community use and retaining this single pitch is not consistent with the Council's strategy for playing pitches. The site is now being made available for housing development. This proposal is on the basis that the developer would need to replace the pitch elsewhere within Leeds and fund improvements to the playing pitches at the nearby Wortley Recreation Ground in order to raise their quality and playability.



Mistress Lane Site

3.7.15

In addition, and as an integral part of any residential scheme proposed for this site, an area of new informal greenspace should be provided on the site in order to extend the existing greenspace to the south of the Five Lanes Primary School and create a green link from this enlarged greenspace through to Oldfield Lane.

WL 22

(Oldfield Lane – 1.70 Ha.)

The disused Leeds Schools Sports Association site is suitable 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.

Highfield Gardens, Wortley

3.7.16

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.

WL 23

(Highfield Gardens – 0.88 Ha.)

Land adjacent to Highfield Gardens is suitable for residential development.



Tong Road

Evelyn Place

3.7.17

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 suitable for residential use as it relates well to existing housing nearby. Given that it will be difficult to provide useable on-site greenspace on this site, a commuted sum in lieu of on-site provision, would be acceptable in order to enable the Council to invest this in raising the quality of nearby greenspaces.

WL 24

(Evelyn Place – 0.30 Ha.)

Land adjacent to Evelyn Place is suitable for residential development.

Tong Road Corridor

3.7.18

Two sites have been identified as suitable for residential development in the Tong Road Corridor. One is a disused and derelict scrap yard adjacent to Whingate Primary School. If it is not possible to achieve site assembly by agreement with the site owner, the Council will consider the use of compulsory purchase powers to secure its development. The second site is the City Council cleared site at Farrow Road which is currently temporarily grassed over. Given that it will be difficult to provide useable on-site greenspace on these sites, a commuted sum in lieu of on-site provision, would be acceptable in order to enable the Council to invest this in raising the quality of nearby greenspaces.

WL 25

(Tong Road – 0.53 Ha.)

Land at Tong Road adjacent to Whingate Primary School is suitable for residential development. 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.

To improve the quality and choice of housing for local people and promote a more sustainable approach to development.

WL 26

(Farrow Road – 0.42 Ha.)
Land at Farrow Road is suitable for residential development.

New Wortley Estate

3.7.19

New Wortley is 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, particularly Armley Gyratory and the railway. New Wortley is a predominantly residential area which has a small local centre with a range of facilities, including shops, a health centre, community centre, church and primary school.

3.7.20

The estate is characterised by low density ‘Radburn - Style’ system-built housing and a number of low rise flats (T-blocks) which have a deteriorating fabric, high voids and a history of anti-social behaviour. The ‘Radburn Style’ 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 which lack natural surveillance. Reconfiguration of this open space, rationalising the network of routes

and creating better circulation, together with a more imaginative approach to the design of open space will encourage use by the local community and help to prevent crime and anti social behaviour.

3.7.21

Overall, tenancy stability is very good and early public consultation revealed a strong desire for residents to stay in the area. However, most residents recognised that improvements were needed, supporting an approach which would bring about a gradual improvement of the area whilst retaining the established community. The aspirations of New Wortley residents has been expressed in a ‘Community Plan’, prepared by the residents with the help of Yorkshire Planning Aid and published in June 2009 (supporting document 5). This document provides important background information for the SPD and the community's priorities for improvements to be made to the estate.


3.7.22

Whilst some residents do not wish to see any demolitions, it is considered that an approach based upon the limited clearance of the worst properties in New Wortley to facilitate new development and environmental improvement works, complemented by a broader housing decency programme on the majority of the estate, is consistent with the community's aspirations for the area.

3.7.23

West North-West Homes are undertaking decency works to the majority of the stock in the area.

However, a total of 36 properties are proposed for demolition by the Council, these being 5 (of the 6) T-blocks plus 6 adjoining houses. These properties are listed in the Strategic Development & Implementation Plan (Appendix 1).



"Include residents in planning and making improvements for the area".

"The Greenspace within the (New Wortley) estate should be protected and environmental improvements undertaken".



New Wortley Residential Estate



Holdforth Place

3.7.24

It is considered that the retention of these 36 properties would have a detrimental impact on the redevelopment opportunities currently being considered by the Council, e.g. the Leeds Affordable Housing Programme, future Private Finance Initiative (PFI) schemes and other complementary long term regeneration proposals, such as the opportunity to integrate development of the adjoining Centrica site and Gassy Fields with the existing estate. These redevelopment opportunities have the potential to create a strong neighbourhood focus and to incorporate pedestrian and cycle movement between Hall Lane and the Gyrotory and also from New Wortley Local Centre to the centre of the estate along Green Lane/Hall Lane.

3.7.25

It is acknowledged that there are short to medium term challenges to redevelopment owing to the current economic climate. However, the Council is committed to bringing forward short term environmental solutions in the area, especially in the area proposed to be cleared in order to complement the West-North West Homes' housing decency programme. Building in the 'Radburn - Style' led to large expanses of featureless car parking areas, courtyards and unattractive grassed areas which lack facilities for passive or active recreation and which, overall, detract from the appearance of the estate.

WL 27

The City Council will, in partnership with the local community, regenerate the New Wortley Estate, through selective demolition, redevelopment of vacant sites, new housing, refurbishment of existing properties, and reconfiguration of open spaces and courtyards.

Under this policy redevelopment should contribute to the appearance and amenity value of existing and proposed green links and aspirational routes identified on the green links plan (diagram 7).

To secure the future of New Wortley as a vibrant community

3.7.26

Within New Wortley, the sites listed below and indicated on the SPD Plan are considered to be suitable for residential development. The Council would prefer these sites to be brought forward in a comprehensive and integrated manner but if they are developed individually, they must contribute to the Council's overall vision to create a strong sense of place in this community. In order to support the community's aspirations to create a well designed, high quality residential environment in this 'gateway' location, the provision of attractive greenspaces will be integral to any development solution and succeed in linking new development with existing housing.

3.7.27

A mixture of housing types and tenures will be sought. In the case of Gassy fields any residential development proposals must take the Blast Safety Zone of the operational gas holder to the south-east into consideration.

WL 28

(Former Liberal Club site – 0.49 Ha.)
The former Liberal Club site is suitable for residential development, possibly in conjunction with Gassy Fields (see WL 29), to make up a single development opportunity.

3.7.28

At Gassy Fields, 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 its replacement within the same community area.



New Wortley Estate

WL 29

(Gassy Fields – 2.4 Ha.)

The City Council would give favourable consideration to the reconfiguration of Gassy Fields to accommodate residential development, subject to:

- Replacement greenspace being provided elsewhere within New Wortley; or
- Improvement being carried out to improve the quality and accessibility of existing greenspace within New Wortley.

3.7.29

Following the proposed demolition of the 36 properties in Holdforth Place, (see paras 3.7.23 and 24 above), the Council will promote new housing development alongside landscaping improvements and footpaths to improve the pedestrian environment.

WL 30


(Holdforth Place – 0.85 Ha)

The City Council will promote new housing development on the area which will be created following the demolition work at Holdforth Place. An integral part of any new development will be a landscaping scheme to improve the environment and facilitate pedestrian movement through the area.

Shared Areas

3.7.30

The 'Radburn' type properties were designed with large areas of hard surfacing for car parking. A maze of alleyways gives access to the residential property on the estate. However, these can also be used for anti-social activities and any design solutions for this area should address this particular problem. In consultation with the community the City Council will investigate the possible closure or access restrictions to these alleyways and



carry out environmental improvements in the form of ‘Shared Areas’, i.e. shared surfaced areas for car parking, walking and cycling, landscaping and play.

WL 31

The City Council will consult with the local community to develop a network of shared areas and courtyards to ensure appropriate parking provision and an improved environment. Consideration will also be given to the closure of, or restricting access to, the alleyways within the New Wortley estate.

British Gas Training Centre

3.7.31

The British Gas Training Centre (Centrica), located adjacent to Canal Street with its associated car parking on the Gyratory, is a significant employer within the area. However, it is anticipated that the training centre may be relocated during the life of the plan. In such circumstances it is considered that the site could be successfully developed for a mix of uses, with individual uses being configured within the site to ensure that they would be compatible with existing neighbouring uses in and around the New Wortley estate.

3.7.32

The location of the site is strategically important and presents an opportunity to create a ‘Gateway’ development at the entrance to the West Leeds area. High quality design is therefore of paramount importance, as is the need to respect the scale of existing development nearby. Any new development would also need to provide accessible and safe routes for pedestrians and cyclists through the site to improve links between New Wortley and the City Centre.

Armley Gyratory

3.7.33

The Armley Gyratory is a key junction linking the motorway network to Leeds City Centre. It currently experiences significant peak hour queuing, causing congestion, delay and related air quality problems. It also has a poor accident history. The Gyratory is also a major physical barrier between West Leeds and the

City Centre for pedestrians and cyclists. Vehicles accessing the junction from Tong Road in the peak hours also have significant difficulties.

3.7.34

Therefore, any future development of the British Gas Training Centre and Gyratory site would have to address these issues. The clear objective is to find a more efficient highway layout that improves connectivity between New Wortley and the City Centre and provides a convenient, accessible and safe route for pedestrians and cyclists. The opportunity to connect into the planned ‘green viaduct’ (a proposed high level pedestrian route), which runs from the eastern side of the Gyratory into Holbeck Urban Village should also be considered as part of any planned improvement.

3.7.35

The City Council will therefore work in conjunction with the landowner to overcome site constraints and guide future alternative uses of the sites should they become available for development.

WL 32

The City Council will support the redevelopment of the British Gas site and the Gyratory as a gateway development for a mix of uses to include residential and employment which;

- Promotes the strategic location as a gateway site to the West Leeds area
- Is of a high quality design which respects the scale of surrounding development
- Improves links for pedestrians and cyclists between New Wortley and the City Centre by providing accessible, safe and logical routes through the site.
- Provides high quality useable greenspaces which are designed to integrate new development with existing houses
- Replaces the existing highway gyratory system with a more efficient highway layout that also reduces the barriers to accessibility between West Leeds and the City Centre.



Wellington Road



Solk House

Land for employment

Land and premises

3.7.36

In the SPD, ‘employment uses’ are defined as Class B1(b) – research & development, studios, laboratories and higher technology; Class B2 – general industry; Class B8 – storage & distribution. Offices (Class B1(a)) are classed as a town centre use and should be located in Armley town centre in line with national guidance (Planning Policy Statement 4). However, offices which are ancillary to the employment uses as defined above may be acceptable outside of the town centre.

3.7.37

Only one site, land at Chelsea Close is identified for continued protection (saved Policy E4:32 in the UDP). However, the area has many established businesses and employment areas and the fact that a high proportion of people both live and work within the area is a positive attribute which needs to be supported and strengthened. Therefore it is important that existing employment areas are protected and supported in recognition of the sustainable characteristics the area portrays in order to prevent their loss to other uses.

Wortley

3.7.38

The area of derelict land off Chelsea Close shall retain its allocation for employment use. The land has good access to the road network and 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. WL33 supplements saved UDP policy E4:32.

WL 33

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 design standard and incorporate a quality landscaping scheme.

3.7.39

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.

The Canalside (Armley Road, New Wortley)

3.7.40

‘Canalside’ is a thriving area of employment 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. Two buildings are listed, Castleton Mill and 66-68 Armley Road. Two of the locks on the nearby 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, no. 1 Canal Place and Canal Mills within the Castleton Mills complex. This SPD aims to retain this stable employment area.

3.7.41

The tight boundaries of this area defined by the Leeds-Liverpool Canal, the railway and the Gyratory, together with associated noise and activities from existing industrial uses 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 land remains available. If any redevelopment proposals for employment-led uses do come forward in the plan period, WL12 above seeks to ensure that the opportunity is taken, through careful design, to create a visual link into the Kirkstall Road Renaissance Area and waterfront area. In order to improve the north-south connectivity, development proposals should also explore the feasibility of a physical pedestrian link by bridging over the Canal.

Tong Road/Wellington Road Corridor

3.7.42

Long stretches of Tong Road are taken up by business uses which provide an important source of employment for local communities as well as making an important contribution to the wider Leeds economy.

3.7.43

The City Council will therefore seek to retain existing employment land and support business growth where it would not unduly compromise other planning and highway matters.

WL 34

The City Council will seek to retain existing employment land and premises in the key employment areas defined on the SPD Plan, including along Armley Road, Stanningley Road and Tong Road.

Helping the local community to access jobs

3.7.44

The provision of land and premises is only one part of a much wider ranging set of initiatives to support the local economy and get people into jobs. This includes the West Leeds Family Learning Centre which aims to provide local residents with the skills and training courses needed, and by working with local businesses.

To protect employment areas which provide local jobs. e.g. along Armley Road, Stanningley Road and Tong Road



Armley Road



New Wortley High School



Leeds West City Learning Centre

3.7.45

Similarly, discussions will continue to be held with the Leeds Local Enterprise Growth Initiative (LEGI), to establish what additional support measures could be introduced in the West Leeds Gateway area to address the needs of individuals and enterprises, to promote innovation, enterprise and creativity over the life of the Plan.

Education & Training

3.7.46

Education Leeds is the champion for learning in the city and, building on the achievements of the last five years, is now promoting new community based learning centres. This includes a major review and change to both the 14-19 curriculum and the organisation of learning opportunities. As part of this exercise the former Wortley and West Leeds High Schools merged in September 2009 and relocated to a completely new school on the current West Leeds High School site. The new School has been named Swallow Hill Community College.

3.7.47

Although it is likely that for 2 years following 2009, the vacated Wortley High School site will be used to accommodate a transitional surge in pupil numbers, the site should be protected from being redeveloped for alternative uses, such as residential, until its potential for alternative community/ educational use has been thoroughly investigated.

3.7.48

An Enterprise Centre is one such potential use. The need for this in West Leeds has been identified due to high levels of unemployment, low levels of self-employment and high levels of benefit dependency. The Centre will encourage the creation and growth of businesses to provide employment for local people and provide space for businesses with a wide range of requirements, giving

on-site independent support and advice to help companies establish and grow. Development of an Enterprise Centre for West Leeds will complete the vision of the Leeds Local Enterprise Growth Initiative for a network of centres providing a single access point for enterprise support right in the heart of local communities. This initiative is therefore a key component of the Council's strategy to address deprivation in the Plan area.

WL 35

The City Council will safeguard the site of the former Wortley High School from development to enable a feasibility study to be carried out into its potential future use for new community or educational facilities to serve the West Leeds community. Subject to the site not being required for community or education use, the preferred alternative use will be residential. Any use of the site would be subject to the continued protection of the school playing pitches, either for their current use or as alternative greenspace.

Outdoor Advertising

3.7.49

In terms of its effect on visual amenity, the area suffers from too much unsightly advertising, particularly on shop fronts, hoardings and billboards, giving a poor impression of it as a place to live, work and invest. Much of the advertising pays little respect to the architecture or historic attributes of buildings.

To de-clutter the area of unsightly adverts and introduce better coordinated signage to give the area an improved appearance and identity

3.7.50

It is proposed that unauthorised advertisements should be removed or brought under control. For those advertisements which are authorised, their impact on the image of the area will be reviewed.

3.7.51

Advertising on the main roads in the area gives not only a bad impression of West Leeds but also the City as a whole. Away from the main roads, other advert hoardings also give a poor impression to people moving around the area. It is therefore proposed that a strategy is adopted to control the level of advertising more effectively in the future.

WL 36

The City Council will, as resources permit, undertake an audit of outdoor adverts including those on shop fronts, billboards and hoardings within the SPD area by the end of 2011. Priority for improvements 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;

The planning status of advert hoardings will be reviewed and their visual or other impact on the local environment assessed. 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 2007 (SI no. 783. Circular 03/07).

Signage and Identity

3.7.52

It is considered that the image and identity of the area could be significantly improved through better signposting and information boards to direct people around the area. A unified design for signage could help raise the area's image and help to make shops, open spaces and car parks more identifiable and accessible.

3.7.53

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

3.7.54

Council funding will be directed towards these objectives, with a particular focus on Armley Town Centre and the area immediately around it (see WL15).

WL 37

The City Council will improve directional signage in the area utilising a locally consistent design that will help build on the identity of West Leeds and improve its accessibility to pedestrians, cyclists and car users. Where appropriate, developers will be expected to contribute to or provide appropriate signage on their site/buildings to complement the Council's actions.



Hoardings on Stanningley Road



4. Delivery and Monitoring

4.1

Appendix 1 – The Strategic Delivery & Implementation Plan - sets out how the Council will address and resource the short to medium term regeneration priorities in the area. It also clarifies anticipated timescales and which lead agency will be responsible for implementation.

4.2

It is clear that this SPD 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. A multi-agency West Leeds Gateway Programme Board has therefore been established to coordinate action and monitor progress.

4.3

Whilst the SPD 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 West Leeds are encouraged and supported following the adoption of this document.

4.4

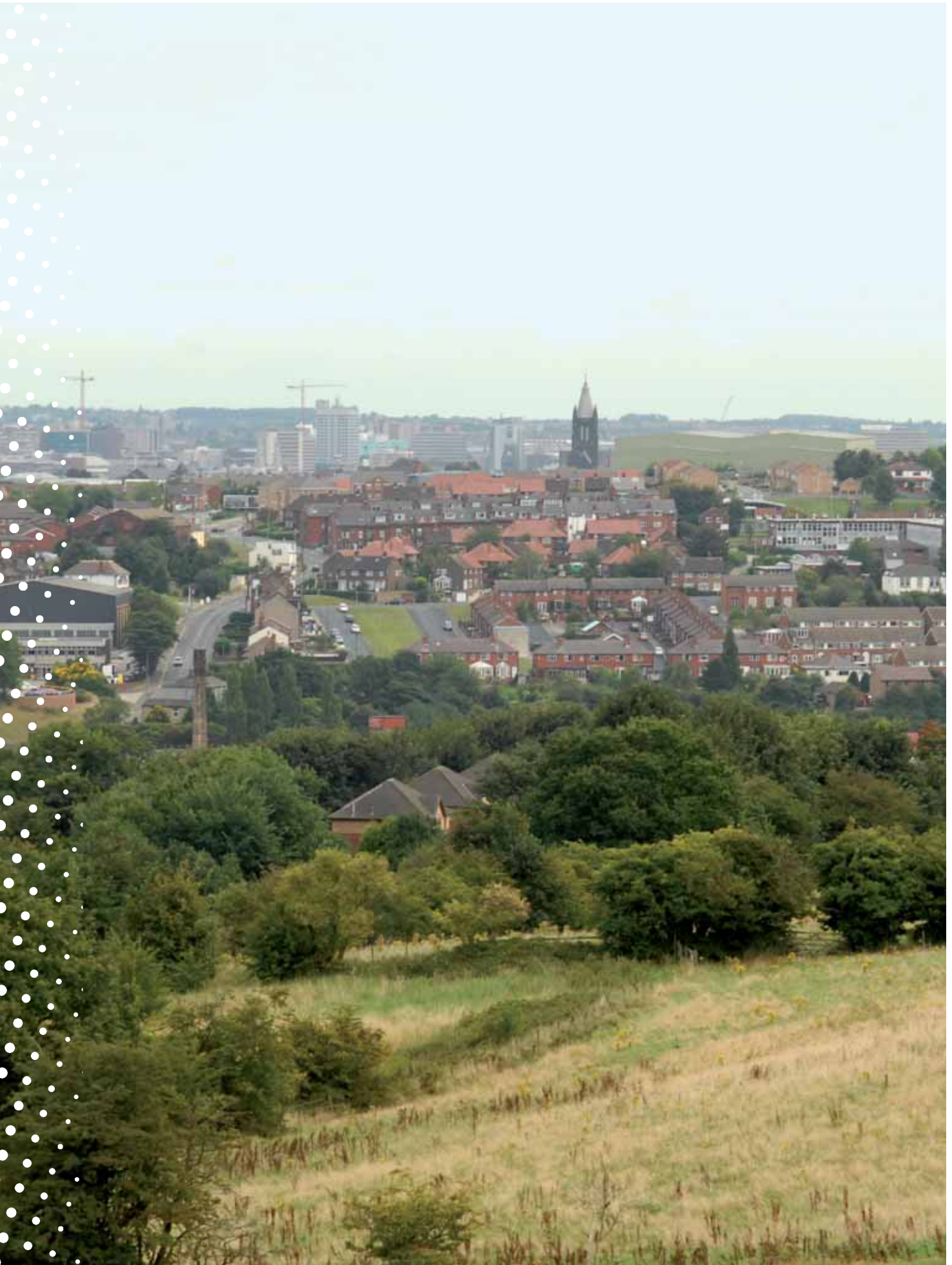
Regular monitoring is an important part of the new planning system. Enabling the City Council to respond quickly to changing priorities and circumstances. Monitoring will be vital to reviewing how effective the SPD is.

4.5

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

4.6

A number of proposals in this SPD look ahead to the preparation of the Core Strategy for Leeds and a subsequent Site Allocations Development Plan Document. It is intended that proposals in this SPD influence and inform the preparation of these higher level plans in order that the regeneration of the West Leeds Gateway is supported and maintained in the longer term.





Strategic Delivery and Investment Plan

A1. The achievement of the West Leeds Gateway vision and objectives and the delivery of the SPD proposals is a priority for the City Council. This is recognised within the Councils Strategic Plan (2008-2011) and sister document, the Council Business Plan (2008-2011). These documents identify the outcomes and priorities agreed with Leeds's partners to help deliver the long term aspirations for the city as set out in the Vision for Leeds 2004 to 2020.

Our Approach

A2. Table 1 below follows the order of the five strategic themes and proposals, as set out in earlier chapters. It identifies which of the following 11 objectives each proposal is linked to:

1. 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.
2. Improve the vitality and viability of Armley Town Centre.
3. Improve the built environment, through promoting high quality design and by preserving and, where appropriate, enhancing the area's heritage to reinforce its distinct identity and sense of place.
4. Help to rejuvenate Armley Mills (Leeds Industrial Museum) as a visitor destination, supported by complementary uses, which will be a focus of local pride, incorporating improved pedestrian and cycle links to the Cardigan Fields Leisure complex and Kirkstall immediately to the north of the river and canal corridor.
5. Improve the quality and usability of greenspace for the enjoyment and improved well being of the local community.
6. Contribute to raising educational achievement and employment skills
7. Maintain a variety of employment opportunities.
8. Make the West Leeds Gateway Area a safer and more attractive place in which to live, work and play.
9. Support the provision of accessible neighbourhood facilities, including health care provision, education, training and leisure opportunities.
10. Support the improvement of the existing housing stock, especially the New Wortley estate, and provide opportunities for the provision of new housing to provide a variety of tenure types.
11. Improve accessibility for pedestrians, cyclists and public transport users through traffic management measures and links to green corridors. The aim is to improve linkages within the area and also to adjoining areas, including the City Centre. The Canal corridor should become the key artery for walking and cycling to the City Centre and to Kirkstall and the West Leeds Country Park to the west.

Lead Partners

A.3 The SPD sets the planning and spatial framework within which council departments and external partners will work together to deliver a co-ordinated approach to regeneration in West Leeds. The aim is to create a sustainable, successful and healthy community, a place the local community can be proud of which has good quality housing, attractive greenspaces and a vibrant economy. To secure the infrastructure and delivery of the SPD proposals it will be necessary for the Council to work with a wide range of stakeholders and funding providers. The key partners working along side Leeds City Council will include:

- The Government Office for Yorkshire and the Humber (GOYH)
- Yorkshire Forward (YF)
- Homes and Communities Agency (HCA)
- West North West Homes Leeds (WNWHL)
- Leeds Primary Care Trust (PCT)
- West Yorkshire Police (WYP)
- Community and voluntary groups, e.g. New Wortley Residents Action Group
- Existing businesses and business organisations
- Landowners and potential developers
- Environment Agency (EA)
- British Waterways (BW)
- Yorkshire Water (YW)
- Metro
- Network Rail
- Department of Transport (DoT)
- Bradford City Council (BCC)

Delivery

A.4 The scale of investment required to achieve sustainable and beneficial change in West Leeds is beyond the availability of public sector resources. However, any funds arising from Council land sales will be used to spend on regeneration activity in the plan area and where public funding is available either through land holdings or partnerships, this will enable leverage for private sector investment. The proposals for new development will rely in the main on private sector investment and therefore the City Council will use its planning and development powers to proactively manage development through planning applications and related processes to make sure that new developments within West Leeds

contribute to regeneration objectives and comply with the proposals set out in the SPD.

A.5 Developer contributions towards the provision of new infrastructure (i.e. affordable housing, greenspace and public realm, education, public transport and highways) will be sought and secured through planning conditions/obligations/agreements attached to planning permissions. Contributions will include appropriate maintenance and management and will be retained for spending within the area.

A.6 In addition to developer contributions, investment in the West Leeds Gateway area will be supported by a range of actions, including:

- A programme of improvements to Armley Town Centre through the ‘Town and District Centre Regeneration Scheme’
- Investment to assist in the repair of historic properties in Central Armley through the ‘Townscape Heritage Initiative Scheme’
- The Council’s Affordable Housing Strategic Partnership
- The West North West Homes “Decency Work”
- A programme of greenspace priorities and improvements
- The Local Transport Plan – supporting and implementing a number of initiatives and schemes.
- On going enabling and guidance – providing advice and support to individuals, organisations, businesses and investors/ developers in regard to planning and other regulations.

Complementary Measures

A.7 The SDIP also provides a separate table (Table 2) showing complementary measures that are taking place in the West Leeds area. These are not direct actions/measures to deliver proposals promoted in the SPD, but are nevertheless contributing towards the regeneration objectives for West Leeds. They reflect the fact that many other opportunities for the beneficial development or improvement of land and property will arise during the plan period. The list of complementary ‘measures’ will evolve and change over the life time of the SPD, adding to and complementing a wide range of individual actions and interventions that collectively regenerate the West Leeds area. For example, the new leisure centre at Carr Crofts in Armley, provided through

the Private Finance Initiative (PFI) is underway and will be completed in early 2010. This will provide an important new leisure facility in the heart of Armley, supporting its role and function of the town centre and the health and leisure needs of the wider community.

Uncertainties and risk

A.8 At the time of publication of the SPD, the general state of the housing market and the economy in general is in decline. Given that the implementation of the SPD is mainly reliant on private investment, this raises important questions about the risks and uncertainties in the deliverability of the SPD proposals.

A.9 Although the SPD cannot allocate land, it promotes changes in the use of land which will be taken up in the forthcoming Site Allocations Development Plan Document. Even once the sites are allocated, this does not provide a guarantee that individual sites are developed. The role of the SPD is to promote land use changes and initiatives that will benefit the area and support its regeneration and provide a longer term strategy for the area, acting as a focus for resources. Having a clear long term strategy and policies in place for the regeneration of the area is more likely to attract private developer interest and secure complementary funding when the housing market becomes more buoyant.

A.10 Whilst there is uncertainty in the housing market, there will still be interventions and funding sources available to regenerate the area, as identified by the programme of additional actions underway and the complimentary measures that will continue to evolve throughout the plan period.

A.11 The amount of housing and employment cannot be prescriptive, and as such the proposals in the SPD allow for flexibility. The SDIP table below provides assumptions for new housing development in terms of site densities and capacity, but these are only a broad indication of potential development. Monitoring is therefore especially important in order to assess the effectiveness of the proposals and determine whether the SPD needs to be amended or replaced in light of changes in circumstance.

Monitoring

A.12 To ensure successful delivery of the SPD it will be necessary to review and monitor its proposals and objectives.

A.13 To support the SDIP a monitoring framework has been designed that will help determine whether the proposals in the SPD need to be amended or replaced in light of changes to national and regional policy or to reflect local changes in circumstance. The Monitoring Framework is provided in the Baseline Report.

A.14 There will also be a more detailed Working Plan, which will provide more detail for each of the three phases on the key milestones/interventions and delivery mechanisms, including costs.

Timetable

A.15 The proposals identified in the following table have been assessed against short, medium and long term deliverability targets. These broad time frames or phases reflect:

- Short term (2008–2011)
- Medium term (2012–2016)
- Long term (2017 onwards)

A.16 Many of the proposals and improvements will take place across all three phases. Therefore the table also identifies, where appropriate more specific key milestones/interventions as well as the key delivery mechanisms.

Table 1: Strategic Delivery and Implementation Plan

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
1 West Leeds Gateway Strategic Theme: West Leeds – A Place to be Proud of				
<p>Obj. 3 To improve the built environment, through high quality, sustainable design initiatives whilst preserving and, where appropriate, enhancing the area’s heritage and reinforcing its distinct identity</p> <p>Obj. 4 Help rejuvenate Armley Mills (Leeds Industrial Museum) as a visitor destination, supported by complementary uses, which will be a focus of local pride, incorporating improved pedestrian and cycle links to the Cardigan Fields Leisure Complex and Kirkstall</p>	<p>WL2: The City Council will, in consultation with the EA and British Waterways (and as necessary other agencies), prepare a planning brief to investigate the potential of Armley Mills complex, including the adjoining Dunkirk</p>	<p>Armley Mills, Dunkirk Hill & Cardigan Fields (located adjacent to the West Leeds area</p>	<p>Outline development proposals for private owned Cardigan Fields – prepared (Sep 08)</p> <p>Soft market testing development opportunities at Armley Mills – commenced (Sep 08)</p> <p>Audit of museum artefacts – completed (Jan 09)/</p> <p>Flood Alleviation proposals out to public consultation – Apr/May 09</p>	

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
Revitalised Industrial Museum	Development of a modern cultural and leisure quarter at site of Armley Mills	Wider stakeholder consultation undertaken	2008/11	LCC
		Detailed Planning and Development Brief prepared for Armley Mills (including phasing)	2008/11	LCC
		Investment (public/private) identified for Armley Mills proposals	2008/11	LCC
		Council's exploration of hydro-power utilising existing watermills concluded	2008/11	LCC
		Proposals for reorganisation of main Museum internal collections	2012/16	LCC
		Defined delivery mechanism and level of investment	2012/16	LCC
		Procurement	2012/16	LCC
		Funding secured for Fish Pass and Canoe Run at Armley Weir	2012/16	Environment Agency
		Exploration of other 'Green' energy opportunities – solar, wind, CHP etc	2012/16	LCC / Development Partner

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
2 West Leeds Gateway Strategic Theme: A Green and Healthy West Leeds				
<p>Obj. 5 To improve the quality and usability of greenspace</p>	<p>WL4: The protected greenspaces allocated on the proposals map will be given priority in spending programmes in order to raise their quality and attractiveness and facilitate better connectivity</p>	<p>i. Armley Moor Attractive greenspace not reaching its full potential as a community resource</p> <p>ii. Ley Lane Large area of greenspace laid out as a playing pitch and had a former children's play area</p> <p>iii. Dunkirk Hill Large 'natural' piece of greenspace with picnic area adjacent to Armley Mills currently subject to anti-social behaviour</p> <p>iv. Area south of Wortley Heights and Towers An important green link across the West Leeds Gateway area which currently has access and maintenance issues</p> <p>v. Lower Wortley Recreation Ground Currently not achieving Leeds Quality Park Standard</p>	<p>Improved greenspace attractiveness and usability</p> <p>Improved signage, facilities and maintenance</p> <p>Maintenance addressed</p> <p>Improvements made working towards Leeds Quality Park status. Better quality playing pitches</p> <p>Improvements made and access from the park to the canal increased</p>	
<p>Obj. 5 & 11 To enhance the green corridors of waterways</p>	<p>WL6: The council will also seek either directly or through developer contributions to enhance the historic interest of the canal environment by environmental improvements, directional signage and visitor information</p>	<p>Leeds/Liverpool Canal towpath</p>	<p>Leeds Waterfront Strategy produced by Aire Action Leeds (Jul 08). Provides a framework for key partners to develop a set of integrated projects to develop and deliver an enhanced corridor of waterways in West Leeds</p>	

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
		Developer contributions (S106) from planning applications	Across the Plan period	LCC
		Conclusion of ownership issues allowing potential for grant funding	2008/11	LCC / ACRT
Improved green space attractiveness and usability	Improved green space attractiveness and usability	Public consultation to inform design proposals	2008/11	LCC
		Design proposals developed	2008/11	LCC
Access to greenspace improved at entrances and at ground level changes. Maintenance addressed		Public consultation to inform design proposals	2008/11	LCC
		Design proposals developed (in association with Armley Mills)	2012/16	LCC / Development Partner
Access and usage of the area of greenspace improved		Public consultation to inform design proposals	2008/11	LCC
		Design proposals developed	2012/16	LCC
Funding from development of Oldfield Lane (WL28) to be directed towards pitch and drainage improvements		Public Consultation	2008/11	LCC
		Funding committed to undertake infrastructure works to include paths resurfacing, access controls, signage	2008/11	LCC
		Drainage improvements to playing pitches	2012/16	LCC
Improved access and connectivity around the waterways in West Leeds, particularly, better connectivity between the City Centre and West Leeds Country Park. and enhancements to the canal environment		Work with local stakeholders to identify and develop project proposals	2008/11	EA / LCC
		Securing developer contributions towards environmental and accessibility improvements	2012/16	EA / LCC

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
3 West Leeds Gateway Strategic Theme: A Well Connected Area				
<p>Obj. 11 To improve connectivity into and out of the area for residents and visitors taking full advantage of the area's proximity to the two major cities of Leeds & Bradford</p>	<p>WL9: The City Council will maintain partnership work with the department for Transport, Metro and Bradford Council to further investigate the feasibility of delivering improved connectivity on the rail network between Leeds and Bradford to benefit local communities</p>	<p>Improved rail transport network between Leeds and Bradford</p>	<p>Feasibility work to examine the possibility of separating express and stopping trains on the Calderdale and Airedale railway lines</p>	
<p>Obj. 5 & 11 Improve connectivity within the area and links to attractions and greenspaces with specific action required to improve pedestrian links to City Centre (via gyratory) and Kirkstall Renaissance area)</p>	<p>WL10: Promote the use of the Canal as a pedestrian and cycle route</p>	<p>Enhance existing walking & cycling routes</p>	<p>Exploration and identification of opportunities to enhance walking and cycling routes</p>	
	<p>WL11: pedestrian and cycle routes will be promoted as primary links</p>	<ul style="list-style-type: none"> i. Canal Road ii. Tong Road/ Wellington Road iii. Armley Town Street iv. Armley Mills to Cardigan Fields/ Kirkstall Road v. The Gyratory vi. The Canal and River vii. Green Lane 	<p>Feasibility work undertaken to promote a network of green routes as primary links for pedestrians and cyclists</p>	
	<p>WL12: Any future redevelopment along Armley Road for Employment uses (See WL34) should address the need to integrate proposals with the Kirkstall Renaissance area by an appropriate design and layout including the potential for providing a bridge over the canal</p>	<p>New green bridge between New Wortley Estate and Armley Road to provide pedestrian access across Canal Street</p>		
<p>Obj.11 Specific action required to improve the environment for pedestrians and cyclists</p>	<p>WL13: Environmental improvements to Armley Road</p>	<p>Improved environment and public space</p>	<p>Design work and consultation undertaken</p>	

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
Continue feasibility work beyond LTP2 to identify a suitable site for a rail halt in Armley	Development of appropriate transport improvements	Feasibility study work to be undertaken	2012/16	LCC / Bradford Council / METRO / Transport providers
Improved access to the waterfront – walking and cycling routes to increase flow of people through the area and boost attractions		Identification of proposals Public and Stakeholder consultation Detailed design	2008/11 2008/11 2012/16	LCC LCC LCC
Establishment of safer, more attractive walking and cycling routes (Phase 1)	Establishment of safer, more attractive walking and cycling routes (Phase 2) Exploration and feasibility study examining the potential for a one way system in Armley	Completion of feasibility work Develop the strategy and implementation plan Public and stakeholder consultation Detailed design development of proposals	2008/11 2008/11 2008/11 2012/16	LCC LCC LCC LCC
	Delivery of new high quality pedestrian route connecting New Wortley and nearby residential areas to Armley Road and beyond to the city centre	Submission and approval of planning application Securing developer contribution	2012/16 2012/16	LCC LCC
Improved environment created		Identification of environmental improvement priorities Public and stakeholder consultation Use of S106 greenspace contributions to assist delivery	2008/11 2008/11 2012/16	LCC LCC LCC

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
4 West Leeds Gateway Strategic Theme: A Vibrant Town & Local Centre				
<p>Obj. 2 To improve the vitality and viability of the Armley Town Centre</p>	<p>WL15: The City Council will improve the visual and General Environment of the Town Centre by Implementing a Town Centre improvement scheme by the end of 2010</p>	<p>Armley Town Centre – Townscape Heritage Initiative (THI)</p> <p>Armley Town Centre</p>	<p>Improved pedestrian environment on Town Street, complemented by enhanced bin yard areas as part of the group repair scheme.</p> <p>Conservation Management Plan approved (Dec 08).</p>	
	<p>WL16: Supporting the potential refurbishment or redevelopment of Gelder Road units for town centre uses</p>	<p>Gelderd Road commercial units</p>		
<p>Obj. 3 To create an inviting and prominent local 'gateway' to the area.</p>	<p>WL17: 2 Branch Road - Remove unauthorised signage and secure a viable future use.</p>	<p>2 Branch Road</p>	<p>Acquisition of building by LCC. Removal of signage and development of a scheme to restore the building and curtilage. New short / medium term use developed with community benefit</p>	
	<p>WL18: seek to protect and enhance the attractiveness and identity of Oldfield Lane, New Wortley and Whingate local centres</p>			

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
<p>Shop frontages improved, respecting heritage of the area and the properties</p> <p>Creation of a fully accessible, vibrant and commercially viable Town Centre with enhanced architectural and historic features</p>		<p>Public realm improvements completed (supported by Town & District Centre Scheme monies) (T&DC).</p> <p>Public art including compass and keystones installed.</p> <p>Feasibility study to deliver enhanced town centre</p> <p>Improvement of the pedestrian environment / footpath widening on Branch Road and Crab Lane</p>	<p>2008/11</p> <p>2008/11</p> <p>2008/11</p> <p>2012/16</p>	<p>LCC</p> <p>LCC</p> <p>LCC</p> <p>LCC</p>
<p>Future use of site identified</p> <p>Units improved/ redeveloped to enhance the role of Armley Town Centre</p>		<p>Public and Stakeholder consultation</p> <p>Design brief for site developed</p>	<p>2012/16</p> <p>2012/16</p>	<p>LCC</p> <p>LCC</p>
<p>Property in new beneficial use with improved/refurbished appearance.</p>		<p>Enforcement action taken on unauthorised signage</p> <p>Deliver improvements to building and curtilage</p> <p>Short – medium term use developed</p> <p>Seek developer partner</p> <p>Building in long term, high profile commercial use which secures future maintenance of the property</p>	<p>2008/11</p> <p>2008/11</p> <p>2008/11</p> <p>2012/16</p> <p>2012/16</p>	<p>LCC</p> <p>LCC</p> <p>LCC</p> <p>LCC</p> <p>LCC / Developer</p>
<p>Improvements to landscaping, traffic calming, street furniture and pedestrian surfaces</p>		<p>Securing funding and undertaking feasibility study for each local centre</p>	<p>2012/16</p>	<p>LCC/ Developer</p>

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
5 West Leeds Gateway Strategic Theme: An Attractive Place to Live and Work				
<p>Obj. 10 To improve the quality of the existing housing stock and provide opportunities for the provision of new and affordable housing across a variety of tenure types.</p>	<p>WL19: Residential use at Far Fold including replacement of existing greenspace</p>	<p>Residential development Est. capacity (47dwgs) 30% Affordable</p>	<p>Brownfield Development of new residential housing including affordable</p>	
	<p>WL20: Mistress Lane - Residential development with a prominent frontage</p>	<p>Residential development Est. capacity (236) 15% Affordable</p>	<p>Preferred developer identified</p>	
	<p>WL21: The 'Island' site - A comprehensive and high quality development</p>	<p>Mixed use redevelopment of key gateway site Est. capacity (70dwgs) 15% Affordable</p>		
	<p>WL22: Residential use at Oldfield Lane with greenspace to the north linking into existing and a green link through the site</p>	<p>Residential Development Est. capacity (61dwgs) 30% Affordable</p>		
	<p>WL23: Highfield Gardens</p>	<p>Residential development undertaken as part of the affordable housing partnership 100% affordable</p>	<p>Brownfield Completion of 42 properties for social rent and shared ownership / rent to home buy</p>	

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
		Planning approval	2008/11	LCC / Developer
		Completion	2008/11	LCC / Developer
Delivery of new housing with links to surrounding projects and Armley Town Centre		Outline proposals developed Outline proposals for a residential housing scheme to include affordable housing presented to Plans Panel (Jun 08). In light of economic conditions other development options considered	2008/11	LCC / Development Partner
		Public consultation	2008/11	LCC / Development Partner
		Planning approval	2008/11	LCC / Development Partner
		Start on site	2008/11	LCC / Development Partner
		Completion	2012/16	LCC / Development Partner
Mixed use brownfield Development including new residential housing including affordable		Site assembly options considered	2008/11	LCC / Developer
		Site assembly	2012/16	LCC / Developer
		Outline proposals developed	2012/16	LCC / Developer
		Public and Stakeholder Consultation	2012/16	LCC / Developer
		Planning approval	2012/16	LCC / Developer
		Start on site	2012/16	LCC / Developer
		Completion	2012/16	LCC / Developer
Greenfield phasing release in line with UDP Saved Policy H3		Planning approval	2012/16	LCC / Developer
		Start on site	2012/16	LCC / Developer
		Completion	2012/16	LCC / Developer
		Planning approval	2008/11	LCC / Developer
		Start on site	2008/11	LCC / Developer
		Completion	2008/11	LCC / Developer

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
5 West Leeds Gateway Strategic Theme: An Attractive Place to Live and Work				
	WL24: Land adjacent to Evelyn Place is for residential development	Residential development as part of the Pilot house build project	Brownfield Development of 12 new residential housing including 4 affordable	
	WL25: Land at Tong Road is allocated for residential development	Residential Development Est. capacity (19 dwgs) 30% Affordable	Brownfield Development of new residential housing including affordable	
	WL26: Farrow Road is for residential development	Residential development Planning application 08/05946/FU – 24 affordable units Permission granted (Feb 09)	Completion of 18 terraced and 6 semi-detached houses built for shared ownership/ rent to home buy or social rent	
	WL27: Regenerate New Wortley through selective demolition, redevelopment refurbishment and reconfiguration	New Wortley	Demolition of 5 'T' blocks and 6 houses. Remaining properties meet home decency standards	
	WL28: Former Liberal Club site is proposed for residential development	Residential Development. Est. capacity (30 dwgs) (15% affd)		
	WL29: Gassy Fields is proposed for residential development	Residential Development Est. capacity (117 dwgs) (15% affd)		

Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
		Planning approval	2008/11	LCC / Developer
		Start on site	2008/11	LCC / Developer
		Completion	2008/11	LCC / Developer
		Planning approval	2008/11	LCC / Developer
		Start on site	2008/11	LCC / Developer
		Completion	2008/11	LCC / Developer
		Planning approval	2009	LCC / Developer
		Start on site	2010/11	Developer
		Completion	2011	Developer
Redevelopment of vacant sites and enhancement of open space and courtyards		Area for demolition approved	2008/11	LCC
		Development route identified	2008/11	LCC
		Completion of outstanding works under Decency Programme	2008/11	LCC
		Design and Consultation with public and stakeholders	2012/16	LCC
	Brownfield Development of new residential housing including affordable	Outline proposals developed	2012/16	LCC / Developer
		Public consultation	2012/16	LCC / Developer
		Planning approval	2012/16	LCC / Developer
		Start on site	2017+	LCC / Developer
		Completion	2017+	LCC / Developer
	Greenfield phasing release in line with UDP Saved Policy H3. Development of new residential units.	Outline proposals developed	2012/16	LCC / Developer
		Public consultation	2012/16	LCC / Developer
		Planning approval	2012/16	LCC / Developer
		Start on site	2017+	LCC / Developer
		Completion	2017+	LCC / Developer

Regeneration Objectives	SPD Proposal	Development Opportunity	Short term 2008 - 2011	
5 West Leeds Gateway Strategic Theme: An Attractive Place to Live and Work				
	<p>WL30: Holdforth Place – New residential development following demolition of 36 dwellings</p>	<p>Residential Development Est. capacity (50 dwgs - net gain 14) (15% affd)</p>	<p>Brownfield Development of new residential housing including affordable</p>	
	<p>WL31: New Wortley - Develop a network of shared areas and courtyards to ensure appropriate parking provision and an improved environment</p>	<p>Improvements to the estate environment in New Wortley</p>	<p>Develop a strategy to deliver improvements</p>	
<p>Obj. 6 & 7 To provide and maintain an improved variety of employment and skills development opportunities</p>	<p>WL32: Redevelopment of the British Gas training site for residential and employment use</p>	<p>Est.capacity (118 dwgs) (15% affd) and 5,800sqm of floorspace</p>		
	<p>WL33: The City Council will support the development of new employment uses on land at Chelsea Close or the expansion of existing employment uses</p>	<p>Development of a new West Leeds Enterprise Centre within the wider West Leeds area</p>	<p>ERDF expression of interest submitted LEGI contribution identified.</p>	
	<p>WL35: Safeguard site of Wortley High school for potential future use for community or education use</p>	<p>Community use or residential use Retaining greenspace</p>	<p>Still in use as a school for 2 years</p>	
<p>Obj. 8 To make the area more attractive Signage and identity</p>	<p>WL36: The City Council will carry out an audit of outdoor adverts across the West Leeds Gateway area starting with priority areas</p>		<p>Audit work carried out and strategy adopted. Enforcement to be undertaken and priority improvements delivered</p>	
	<p>WL37: Aim to improve directional signage in the area utilising a locally consistent design that will help to build on the identity of the SPD area</p>		<p>Consider signage improvements and links to the Leeds / Bradford Corridor programme</p>	

	Medium term 2012 - 2016	Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
	Development of site in conjunction with other cleared sites		Development route identified Design and consultation Open space improvements	2008/11 2008/11 2012/16	LCC LCC LCC
	Improved environment delivered in conjunction with development of Holdforth Place and selective demolition		Outline proposals developed Public consultation on proposals Secure developer contributions	2008/11 2008/11 2012/16	LCC LCC LCC
		Brownfield mixed use development including residential and affordable housing subject to relocation of Centrica training centre Site to benefit from highway improvements in the gyratory area	Initial consultation on proposals for site	2012/16	LCC
	West Leeds Enterprise Centre provided in the area. (Note that this centre may not be located directly within the SPD area)		Project specification agreed and developed	2008/11	LCC
	Feasibility to identify development potential	Where appropriate development of site	Feasibility study undertaken	2012/16	LCC
			Audit work carried out and strategy adopted to control advertisements in the area	2010/11	LCC
	Delivery of signage improvements and complementary branding.	Consistent approach to signage in West Leeds and throughout the Leeds / Bradford Corridor	Develop brief	2008/11	LCC

Table 2: Complementary Projects / Improvements / Funding

Development Opportunity	Short term 2008 -2011	Medium term 2012 - 2016	
1 West Leeds Gateway Strategic Theme: West Leeds – A Place to be Proud of			
2 West Leeds Gateway Strategic Theme: A Green and Healthy West Leeds			
Armley Park		Green flag Status	
Little Moor and Charlie Cake Park	Inner West Area Committee funding used to develop design proposals for areas of greenspace	Delivery of greenspace improvements	
Historic stone steps and entrance 'arches' from Armley Park at 'Aviaries' down to canal towpath	The steps require improvements to make them more accessible and open up this route from the park to the towpath (part of the West Leeds Country Park & Green Gateways project)		
Armley Leisure Centre	New Leisure Centre provided		
Strawberry Lane Public Open Space	Lottery funding allocated to St Bartholomew's Primary school for the 'Field of Dreams' project – fencing access control gates and informal play space		
3 West Leeds Gateway Strategic Theme: A Well Connected Area			
A range of measures for the Armley area is included in the Local Transport Plan 2:			
i. Armley Gyratory	Long term proposals being developed by Highways to reduce size of roundabout and reconfigure roads	Production of detailed plans and identification of potential funding sources	
ii. A647 Bus Priority measures (Phase 1)	Construction commenced April 09	Extra capacity created on westbound carriageway at junction with Branch Road	

Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
	Continued investment in to the quality and provisions within Armley park to bring it up to and maintain "Green Flag status"	Across the whole plan period	LCC
	Proposals Developed	2008/11	LCC
	Public consultation	2008/11	LCC
	Seek funding for greenspace improvements	2008/11	LCC/ Community
	Identified within the Leeds Waterfront Strategy programme of work	2009/10	LCC
	Proposals progressed and funding committed (developer contributions, community funding)	2012-16	LCC/Community
	PFI credits in place and contractor selected to deliver a leisure centre. Work started	2008/11	LCC
	Completion	2008/11	LCC
	New centre open	2008/11	LCC
	Completion of works	2008/11	St Bartholomew Primary School
Reduced impact of the highways at the Gyratory, improved pedestrian /cycling connections to the city centre and an attractive gateway to West Leeds	Proposals for configuration of Gyratory progressed sufficiently enough for initial consultation	2008/11	LCC
	Detailed design development	2012/16	LCC
	Public and stakeholder consultation	2012/16	LCC
	Secure funding for highway improvements	2017 +	LCC
	Completion of project	2008/11	LCC

Table 2: Complementary Projects / Improvements / Funding

Development Opportunity	Short term 2008 -2011	Medium term 2012 - 2016	
iii. A647 HOV Proposals (Phase 2)	Further proposals being developed	Well designed scheme completed to provide a priority lane for high occupancy vehicles and enhanced greenspace	
iv. Bramley to City Centre cycle route (route 10)	Scheme complete		
v. Farnley to City Centre cycle route	Outline design produced	Route completed	
Green Viaduct (adjacent to West Leeds Gateway area)	Initial discussions between Highways and Planning Services to progress a 'Green Viaduct' walkway Project. (Although this project is outside the area, it will improve connectivity into and out of the West Leeds area)		
5 West Leeds Gateway Strategic Theme: An Attractive Place to Live and Work			
West Leeds Group Repair/ Facelift Scheme	Schedule of works prepared and cost agreed.	Delivery of West Leeds Group Repair Facelift Scheme	

Long term 2017+	Key Milestones / Interventions / Delivery mechanism	Year(s)	Lead Partner
	Design work undertaken	2008/11	LCC
	Public and Stakeholder consultation	2008/11	LCC
	Construction completed	2012/16	LCC
	Detail design completed	2008/11	LCC
	Implementation	2008/11	LCC
	Detail design completed	2012/16	LCC
	Implementation	2012/16	LCC
	Renaissance Leeds Partnership Board to approve development projects, potential routes and infrastructure requirements	2012/16	LCC
	Confirmation of funds from Regional Housing Board (RHB)	2008/11	LCC
	Submission of bid	2012/16	

Glossary

Acronym	Term	Explanation
	Affordable Housing	<p>Affordable Housing is housing which provides for the needs of local people who cannot afford to buy or rent on the open market. There are two main types of affordable housing;</p> <ul style="list-style-type: none"> - Social rented housing through a Housing Association or Local Authority - Intermediate Housing - housing at prices and rents above social rents but below market price or rents. Intermediate housing includes 3 main types: (i) shared equity/ownership (where you own a share of the property - get a mortgage for part of the property and pay rent on the remainder), (ii) discounted sale (where the housing association sells at a discounted price - a lease ensures it is sold on at the same level of discount) (iii) intermediate/submarket rent - rented properties where the rents are above social rent but below market rents. <p>Low cost market housing is not by definition in PPS3 affordable housing.</p>
	Brownfield land	<p>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 and allotments.</p>
	Community Strategy	<p>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 2 (2004-2020).</p>
	Conservation Area	<p>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.</p>
	Consultation	<p>A process by which people and organisations are asked their view and are able to make their comments. Consultation is carried out in accordance with the Leeds Statement of Community Involvement (SCI) which was adopted in Feb. 2007. The SCI specifies how stakeholders and communities should be involved in matters relating to planning applications and documents.</p>
DEC	Development Enquiry Centre	<p>This is the reception for the Council's City Development Department. It is located at:</p> <p>The Leonardo Building 2 Rossington Street Leeds LS2 8HD Tel: (0113) 247 8000 Minicom (0113) 247 4305, Fax: (0113) 247 4117 Email: planning@leeds.gov.uk Open: Monday to Friday 08:30-17:00, except Wednesdays 09:30-17:00.</p>

Acronym	Term	Explanation
DPD	Development Plan document	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.
	Greenfield land	Land that has not previously been used for urban development. It is normally used for agriculture, forestry, or parks.
	Greenspace	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)	Hectare	One hectare (Ha) is equivalent to 10,000 square metres (100m x 100m). This is approximately the same size as a full size football pitch.
	Index of multiple deprivation	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.
	Kirkstall Road Renaissance Area	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.
	Leeds Bradford Corridor	Partnership between the two cities to revitalise neighbourhoods, employment opportunities, environmental and transport links in the corridor.
HMA	Leeds Housing Market Assessment	This study set out a picture of the need for housing across five housing market zones in Leeds, and suggests means to deliver affordable housing to meet the housing need in the future.
LEGI	Leeds Local Enterprise Growth Initiative	The Initiative aims to promote enterprise within disadvantaged communities, support the growth of locally owned business, and attract investment into deprived areas.

Glossary

Acronym	Term	Explanation
	Listed Building	Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II).
	Local centres	Local centres provide for the day-to-day shopping needs (mainly food and household necessities) of the immediately surrounding communities.
LDF	Local Development Framework	The LDF 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 LDF will eventually replace the UDP (Unitary Development Plan) .
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) 204 2462 or email mike.dando@planningaid.rtpi.org.uk
	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 guidance on national planning policy. They will be replaced with Planning Policy Statements (PPSs) .
	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.

Acronym	Term	Explanation
PPS	Planning Policy Statement	Government statements of national planning policy. PPSs are replacing Planning Policy Guidance notes (PPGs) . 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 www.communities.gov.uk .
	Quality Bus Corridor	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, Traffic Light Priority and improvements to passenger facilities.
	Rail Plan	The strategy for the development of the rail network for the period 2006-11 and which also sets out an approach to longer term developments beyond this period towards 2030.
	Rapid Transit Route	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.
RSS	Regional Spatial Strategy	The RSS provides a framework to guide the preparation of local development documents within the Yorkshire and Humber region.
	Renaissance Leeds	A joint project between Leeds City Council, English Partnerships (now forms part of the Homes & Communities Agency), Yorkshire Forward and Leeds Initiative. It has a key role in delivering major development projects.
SDIP	Strategic Delivery and Implementation Plan	Document identifying the key actions to bring forward to objectives of the West Leeds Gateway Supplementary Planning Document, including the delivery mechanisms, key partners and timescales.
SPD	Supplementary Planning Document	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.
SEGI	Site of Ecological or Geological Importance	Site designated as being of county-wide importance for its flora, fauna, geology or landforms.
SSSI	Site of Special Scientific Interest	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.

Glossary

Acronym	Term	Explanation
	Sustainable development	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> ".
	SUSTRANS	Sustainable transport charity.
	Town Centres	Town and district centres 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.
UDP	Unitary Development Plan	The Leeds UDP 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 LDF (Local Development Framework) .
	West North West Homes	The company which manages council housing on behalf of Leeds City Council, in the West Leeds Area and beyond.

Footnotes

- ¹ Perceptions of an Evolving City, Proposals for a Well-Connected City and Principles to Guide Development of a Sustainable City (Koetter Kim & Associates and Leeds Civic Architect – Aug 2004).
- ² 1. National Institute for Health & Clinical Excellence (Physical Activity and the Environment – Jan 2008); 2. Sustainable Development Commission (Health, Place & Nature – March 2008); 3. Dept. of Health & Dept. for Children, Schools and Families (Healthy Weight, Healthy Lives: a Cross Government Strategy for England – Jan. 2008)
- ³ The aim of Leeds Involvement Project is to support people using Health and Community Care services to have more control over the services that they use, through involvement in planning and improvement processes. LIP mainly works with disabled people
- ⁴ Affordable Housing Policy - UDP Review 2006 policies H11, H12 and H13 apply with more detailed requirements outlined in Supplementary Planning Guidance (SPG3, Feb 2003 and SPG3 Annex July 2005, Revision April 2009). In addition, the Council approved an informal affordable housing policy in July 2008. Both the informal policy and adopted SPG need to be considered in applications submitted for residential development.



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CITY COUNCIL

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West Leeds Gateway

Leeds Local Development Framework

Supplementary Planning Document
June 2010