



Report of the North East Area Manager

North East (Inner) Area Committee

Date: 5th February 2007

Subject: Chapeltown Road Development Plan

Electoral Wards Affected:

Chapel Allerton

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

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

Executive Summary

This report asks the Area Committee to consider and approve the final draft report of the above study.

Background

1. Chapeltown Road Development Plan (CRDP) was commissioned by Leeds City Council in January 2006 with the objective of producing a realistic physical regeneration plan for Chapeltown Road.
2. A consortium of consultants led by GVA Grimley was awarded the contract using Leeds City Council's Regeneration Framework contract. The other consultants in the consortium are Bauman Lyons Architect, Andy Edwards Design and JMP Highway Consultants. GVA Grimley has led on the Investment Plan and Bauman Lyons on land use framework.

Final (draft) Report

3. The District Partnership considered an Executive Summary of the Study and its key recommendations on 26 July 2006 and made a number of comments and observations. Comments have also been received from members of the Officers' Steering Group, North East (Inner) Area Committee and from Asset Management Group. The comments received from these consultees have been incorporated in the final draft version that is available for Area Committee Members on the confidential link supplied. Members of the public may be excluded from this item as the (draft) plan has commercially sensitive information contained in it and therefore remains confidential and not for public publication at this point.
4. Chapeltown Development Plan will contribute to the Leeds Regeneration Plan 2005-2008 by helping to attract investment from both private and public sector for the regeneration of Chapeltown Road. This will in turn help Leeds Initiative to achieve its overall objective of "narrowing the gap between the most disadvantaged people and communities and the rest of the city".
5. This (draft) plan has also been informed by the North East Leeds District Partnership Action Plan 2005-2008. It will be used by the Partnership Board in guiding their work in the Chapeltown road area.

Key Recommendations

6. Chapeltown Road Development Plan will incorporate a Land Use Framework, Investment Plan and an Executive Summary (which is being currently drafted by the consultants). Together, these documents will set out proposals for the physical regeneration of Chapeltown Road, delivery options and means of attracting both public and private sector support in the sustainable regeneration of the area.
7. In addition to that a Public Document on CRDP will also be published which will exclude market sensitive information and figures but will clearly set out the regeneration objectives. This public document will also be used as an awareness and marketing tool for the area, for mobilising the local property owners to act and for attracting external developers.
8. The Land Use Framework is a physical land use document, led by design and sets out proposals for key sites on Chapeltown Road. The Investment Plan provides the context for the Land Use Framework and includes recommendations for delivering the sites to foster wider regeneration of the area. The Public Document will explain

the proposals and be produced in a readily accessible form to attract investment and engender enthusiasm for the area.

9. Chapeltown Road is the local service centre for the Chapeltown community and offers a localised opportunity to address certain aspects in the creation of a sustainable community. The area has been damaged by negative stereotyping and the presence of a number of undeveloped sites and buildings in a poor state of repair.
10. The Development Plan identifies a number of key sites which, if acquired by the Council, would contribute significantly towards regeneration of the area. The Land Use Framework sets out mixed use proposals for these sites that would bring existing buildings back into use wherever possible and provide the opportunity for modern, striking and high quality new build on cleared sites.
11. The following key recommendations are proposed:
 - The Chapeltown Conservation Area is extended to include the entire length of Chapeltown Road. This will secure the long term viability of a number of buildings of historical merit as well as bringing about environmental improvements in the locality.
 - Recently secured funding from Townscape Heritage Initiative (THI) through the Heritage Lottery Fund is also closely aligned with regeneration of Chapeltown Road as recommended in this plan.
 - Development briefs should be prepared and adopted by the Council for each of the key sites identified in the Land Use Framework.
 - A marketing campaign is run to improve the image of the area. A strong brand will help to re-launch Chapeltown as it enters a new and positive phase of regeneration.
 - Advantage is taken of the LCC highways improvements to secure tailor made designs for bus shelters to create a sense of place and celebrate the diversity of the area.
 - Chapeltown Road is included into the Leeds Renaissance Plan to secure support and connections to wider city strategies.
 - A liveability audit will measure perceived and actual change in the local environment for the community and this is vital to the holistic regeneration of Chapeltown.
 - A full review of the present provision of community centre is undertaken with a view to encouraging joint working, mergers and sharing of space.
 - The sustainable regeneration of Chapeltown Road is dependent on a private sector led approach to delivery.

Next Steps

12. The District Partnership Executive Board have considered the final draft report of the Chapeltown Road Development Plan and agreed its recommendations. In addition to

these, they have requested that consideration is given to the development of a mechanism for the delivery of these proposals. It is expected that the report will be submitted to the Council's Executive Board in March 2007.

13. This final draft report with an Executive Summary (to be drafted by the consultant) will also be presented for support/ adoption to:

- Asset Management Group
- Corporate Management Team
- Executive Board

The Executive Summary will be forward to the Area Committee when it is available.

14. Once adopted by the Executive Board, this Plan will be used:

- as a tool for future bids for external funding.
- to guide and inform a local Area Action Plan to be produced by the Development Department.
- to help the Council in resolving its asset management issues and develop a Compulsory Purchase Order (CPO) strategy for the area.
- as a policy/strategy document by North East Leeds District Partnership.

Recommendations

15. Members are requested to consider and approve the contents of the final (draft) report produced by the consultants as part of the Chapeltown Road Development Plan.