



Report of the North East Area Manager

North East (Inner) Area Committee

Date: 26th June 2006

Subject: Chapeltown Road Development Plan

Electoral Wards Affected:

Chapel Allerton

Specific Implications For:

Ethnic minorities

Women

Disabled people

Narrowing the Gap

Council
Function

Delegated Executive
Function available
for Call In

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

Executive Summary

The purpose of this report is to present to North East (Inner) Area Committee a draft copy of the Executive Summary and key land use recommendations of the above study, so that they have the opportunity to comment at this stage of finalising the study.

Background Information

1. Chapeltown Road Development Plan (CRDP) was commissioned by Leeds City Council in January 2006 with the objective to produce a realistic physical regeneration proposal 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 were Bauman Lyons Architect, Andy Edwards Design and JMP Highway Consultants. GVA Grimley has led on the Investment Plan and Bauman Lyons on the land use framework.

Progress of the Study

3. The study is almost complete and the consultants are currently drafting their final report. They have worked as per the agreed brief that was approved by the Regeneration Management Team of Neighbourhoods and Housing Department on 14 September 2005. The study has been informed by one to one contact with principal land owners and service providers in the area. The residents have also been consulted through a "day long consultation" and through the elected Members of the area.
4. There has also been a "half-day" stakeholder consultation session, presentations to the District Partnership's IMPaCT group and a public meeting looking at branding and marketing of the Chapeltown Road area. The local media has covered the study several times generating significant public interest in the study.

Executive Summary and Key Recommendations

5. The Chapeltown Road Development Plan will incorporate a Land Use Framework, Investment Plan (drafts attached) and later a Public Document. 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.
6. The Land Use Framework is a physical land use document, led by design in setting out proposals for key sites on Chapeltown Road. The Investment Plan provides the context for the Land Use Framework and sets out 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.
7. 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.
8. 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.

9. 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.
- 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 integrated 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.

10. These recommendations form part of the draft report for Area Committee comments. They will also be submitted for comment to the District Partnership Executive and the IMPaCT group, as well as the Chapeltown Consultative Forum. The report will then be finalised and its recommendations presented to the Council's Executive Board.

Recommendations

11. The North East (Inner) Area Committee is asked to note and comment on the contents of the draft summary and key land use recommendations produced by the consultants as part of Chapeltown Road Development Plan.