

Little Woodhouse

NEIGHBOURHOODPLAN

**Public Forum and Annual General Meeting
– Monday 6 December 2021 at 6pm online
Zoom hosted by Barbara Mitchell**

How was the public engaged?

Forum and AGM meeting with reports on progress of drafts towards the Little Woodhouse Neighbourhood Plan (LWNP).

Who engaged the public?

Little Woodhouse Neighbourhood Planning Forum (LWNPF)

How were they engaged?

Emails to members of LWNP Forum and to LWCA members and local organisations.

Where and when did the engagement take place? Online Zoom Meeting

Who was engaged? How many people were involved?

15 people (including 11 residents) attended the meeting with a further 8 apologies.

Present: Deryck Piper (DP), Barbara Mitchell (BM), Helen Graham, Philip Graham (PG), John Coates (JC), Mark Pullan (MP), Celia Hession, Ursula Klingel (UK), Sylvia Landells (SL), Garance Rawinsky (GR), Richard Scott (RS), Ian McKay (IM), Peter Baker (PB), Alice Smith (AS) (Headteacher Rosebank Primary School)

In attendance: Adam Brennan Leeds City Council Head of Regeneration Team

Apologies: Cllr Javaid Akhtar, Cllr Kayleigh Brooks (KB), Cllr Abigail Marshall (AMK), Freda Matthews, Bill McKinnon, Sue Thomas, Richard Barker, Abbie Miladinovic (Leeds City Council Planning)

Notes: Barbara Mitchell

How did the public engage?

Introductions, presentation and discussion of Kirkstall Road developments, AGM Reports and election of committee.

Circulated documents – Agenda; Minutes of last AGM 16 February 2021 (AGM due to redesignation from September 2021); Annual Report (9 months Feb 2021 to

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November 2021); Draft Minutes of last forum meeting held 10 August 2021.

1 Introduction and welcome

DP took the chair and opened meeting with explanation of the use of Zoom: there are unlikely to be interruptions.. Our three councillors were unable to attend because of a last minute call to another meeting.

Those present introduced themselves. BM provided a list of apologies.

Deryck Piper DP introduced the work of the Neighbourhood Planning Forum. The Forum had recently been redesignated for a further 5 years and work is nearing completion.

The first item of tonight's meeting will focus on **Kirkstall Road** as many new large developments are in the pipeline. These will run along the boundary of the Little Woodhouse Neighbourhood Area and therefore will have a significant impact on the Area. We are grateful to Adam Brennan Head of Regeneration Team in Leeds City Council Planning to give a presentation and lead the discussion.

2 Minutes of last Neighbourhood Planning (Interim) Forum held 10 August 2021

This item was delayed until after the presentation. The minutes were agreed as an accurate record.

3 Presentation of slides on Kirkstall Road developments – Adam Brennan

PLEASE SEE NOTES BELOW

4 Minutes of AGM held 13 May 2019

The minutes were agreed as a true and correct record.

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5 Report from the Little Woodhouse Neighbourhood Planning Forum Steering Committee Feb 2021 to November 2021

DP introduced the Report previously circulated and **attached below**. The Little Woodhouse Neighbourhood Planning Forum has been formally redesignated by Leeds City Council for a further 5 years from 1 September 2021

The meeting agreed to receive the report.

6 Election of Interim Committee

Up to 12 members can stand. The Interim Committee elected in February 2021 is as follows: Deryck Piper, Barbara Mitchell, John Coates, Freda Matthews, Garance Rawinsky, Celia Hession, Sue Thomas, Peter Baker. Freda Matthews wishes not to stand; other members are willing. No other nominations received.

Officers elected: Chair (DP), Secretary (BM), Treasurer (JC).

7 AOB

Thanks to local councillors for their ongoing support in chairing and hosting the meetings and for taking forward many of the local issues raised.

8 Date of next meeting of Little Woodhouse Community Forum meeting (Joint meeting with Little Woodhouse Neighbourhood Planning Forum – Tuesday 11 January 2022 Details to be confirmed – online zoom

End

Meeting closed at 8pm

Presentation: Kirkstall Road developments Speaker: Adam Brennan, Head of Regeneration Team, Leeds City Council

AB introduced himself and outlined the work of the Regeneration team. Though he is a qualified planner, Regeneration does not handle individual planning applications. Regeneration works in the gaps between communities and stakeholders to bring partnerships together, Place making - problem solving, working across housing (all tenures), infrastructure, economic and social, to deliver the city's ambitions.

The aim of tonight's presentation is not to be the "expert" nor to say what is the master plan, but to look at what's coming together in the area and how best to work with the community, developers and the council.

Presentation slides: 'Towards a Place based Vision' – to be attached

- **Place** – is dynamic, open to different views, lines on maps on the slides are there to help, not to be taken as hard edged or to exclude – the context is continually updated.
- Leeds has an updated **Local Plan** (Core Strategy and Site Allocations Plan) with 3 pillars: Climate Change, Inclusive Growth and Health and Wellbeing. These inform engagement with development, central government and communities. Public health and sustainability have been emphasised in the recent emergency. Changing places for investment in jobs and skills and inclusion, not growth at any price.
- **Map of 6 zones** – LW is in the **West End** zone adjacent to city centre (Retail zone), focus on better connecting areas beyond the city centre and realising economic and social opportunities for growth. (Clockwise, the other zones are

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- Innovation (universities), Cultural, Mabgate and South Bank.)
- **LW Neighbourhood Area boundary** lies in the middle of Kirkstall Road – at time of designation, south side was largely derelict. The land between Kirkstall Road and the canal had been taken up with large industrial sites, now is more interesting: how does play into what the neighbourhood wants?
- Previous planning guidance – “**Kirkstall Road Renaissance Area**” a framework using principles of place making looked at character analysis, connectivity, needs and opportunities for public realm, transport and issues of massing and density.
- The **aerial map** of 1952 shows industry to south and clearance areas to north side between Burley and Kirkstall Roads. The 2010 map shows de-industrialisation and the vast areas now available.
- **Flood Alleviation** – Storm Eva 2015 floods of Kirkstall Road with devastating effect. Flood alleviation was already underway and now stretch from Malham watershed down through city. One in 100 years level of protection now gives confidence to investment.
- **Investment interest** – Two thirds of sites now sold. Major development sites – Clarion(exYCL site), Glenbrook (Arla), Canal Mill (Rhodes), York Housing (Viaduct), KMRE, Carbide Properties, Leedsgate (Wellington Road Armley) Evans (Kirkstall Road), Aire Place Mills, Wellington Road Industrial estate.
- **Leeds City Council landholdings** - Willows estate and Greenspace, land off Viaduct Road on river bank (an opportunity for waterside) , Car parks on Burley Road and Kirkstall Road, Burley Street, Marlborough estate and West St Car park
- **Environmental issues – moving around**

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The city is very arterial, all routes into centre, lacks circular connectivity
Access is limited and fragmented with car dominated corridors, No ways over canal and river and no connection between LW and Armley, Lack of coherent public realm

- – **urban grain**
Largely dense development, large sites vacant, lack of legibility (seeing how to get around), poor quality public realm
- – **natural space**
Buildings turn their back on public realm
- – **inclusive growth**
Though not the most deprived areas in the city, one part of the Neighbourhood Area is in the 10% most deprived. Land use change has had effect on jobs loss and lack of skills with social effects on health and wellbeing, education and skills, quality of life. Students and the university are a factor.
- **Opportunities**
 - City Gateway and Boulevard
 - Green corridor / connectivity
 - Revitalising City quarter
 - Sustainable communities
 - Collaboration and coordination
 - Existing assets
 - Infrastructure
 - Showcase and expand Diversity
 -
- **Developing a Vision – why and how?**
A comprehensive delivery plan for 10 – 15 years built on consensus gives investors certainty. Elements are:
 - Strategic Regeneration Framework
 - Neighbourhood Plan
 - Strong planning guidance
 - active and constructive partnerships

Summary: How to work together to look at priorities and at what is deliverable?

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Questions and discussion

DP – what do we want?

GR – **Desire lines** - students move through residential areas; better access to canal and river would be very good – canal towpath is very popular (over-crowded). **What can LCC do to give more green infrastructure?**

AB – Have to show what individual developers bring forward, if we can develop a vision to join up and reflect desire lines, this is the best way. The Canal and River Trust are essential to involve.

GR – what about **bridges** – who funds these?

AB – we could ask developers but bridges are very costly and there are technical demands. The Regeneration team can put together a business case for investment funding (e.g. jobs and skills creation)

UK – concerned about density of developments and impact on the existing small green spaces. **Need for affordable housing in the area**, and lack of opportunities for **alternative housing** models and small developments e.g. co-living such as Lilac and Chapeltown schemes. Three years ago their co-living scheme was promised land, taken away at the last moment. **Would like to see small community led housing in the mix.**

The impact of large developments on existing local residents is not news, the city has all this information. Are the Civic Trust involved?

The question is how to make developments **sustainable for local people**. The reality of impact does not match the vision. There will be tension between a profits-led model of housing and needs on a human scale.

AB – suggested UK contact him by email on co-housing opportunities

AB – Clarion (largest UK housing association) will have affordable housing on City Reach site (one third of 1000 units,

others are private rent and student, plus commercial space). Affordable housing needs to be subsidised. The Civic Trust are consulted on planning applications and work closely with them.

AS – Headteacher at Rosebank Primary School – 350 children, high level of deprivation, also international families and families fleeing domestic violence, **need for family housing**. Concerns are 3 or 4 years waiting lists, there is no 3 or 4 bedroom housing available (In last few years 3 out of 65 3bedded became vacant – 160 applied). Of 18 4bedded, none came vacant. There are different aged children and different generations sharing bedrooms. 7 children are homeless, one is in B&B across city and other families are sofa surfing – if they have a roof they are not a priority. The effects are sleep deprivation and stress on children affecting learning. If offered somewhere elsewhere, children are uprooted from area they know and feel settled in. Loads of student housing is being built near the school – this feels unfair, that their needs are pushed out. The large development sites offer the opportunity to build both types of housing together to build a mixed and stable community. The children love the area, they want more green space and wild life (part of their future), are fed up of litter and the area not being cared for. The children would love to be involved in planning – welcome to come to the school to do this.

AB – it is a fundamental challenge for the city, the acute pressure on social and affordable housing. Last year 600 new affordable housing units built but 600 were lost through right to buy, so only broke even. This was the best year for 10 years, others have been a net loss. Some schemes now offering more mixed tenure.

DP – Kirkstall Road - this is a blank canvas, an opportunity to **rebalance the**

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community, which is now 76% student. The Clarion application has 500 social housing proposed – within a 15minute walk of Rosebank School but is high rise suitable for families with children? Only 5% of affordable housing is 3 bedrooms – is a commuted sum available from the Yorkshire Post site where no affordable units are included to use for family housing on the Clarion site?

PG – if there are a lot more children, does Rosebank School have the capacity to expand?

SL – the compact city centre has dense development – what **extra health and wellbeing facilities** are provided such as GPs. These are limited already in LW, what are the plans? The Burley Willows estate has part allocated to the NHS, is that part of the public health provision? What discussions have been held with the NHS?

JC – the area used to have a number of high **skilled jobs now lost**. Where will the highly paid be? How to generate them? The schemes seem to be aimed at extraction of value (high rents) rather than investment in the area.

PB – Development of Kirkstall Valley – still seems to be developed as individual sites, in silos. **How is the whole area going to integrate?** A vision needs to provide community planning not just individual applications, i.e. a social infrastructure with other community facilities and linked into other areas. How to build a sense of community?

AB – all points need to coalesce – bring together with others, including school and NHS, public sector and planning. We can use commuted sums and best endeavours to persuade developers, though cannot compel. Commuted sums – Regeneration manages the pool (currently £4m) to supplement affordable housing.

He will raise the requirement for 3bedded accommodation with developers.

A culture change will be required to make apartment living acceptable for family living.

Skills development – take on board this issue – there is a Leeds city centre partnership

An integrated approach to planning needs to set a vision – planning guidance is reactive.

BM – focus needs to be on the approach to family living in city centres, with appropriate facilities such as green spaces and schools.

DP – what are the next steps?

AB – to set up a meeting with interested developers, community and stakeholders to start to put together a vision.

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Report of the Interim Little Woodhouse Neighbourhood Forum committee February – November 2021

The Little Woodhouse Neighbourhood Forum was re-designated by Leeds City Council in September 2021 for a further five years: this report covers the nine months from our last AGM held on 23 February 2021.

There has been further growth in the number of developments in the area, typically, more student accommodation both in purpose-built blocks and conversions to the existing residential stock. A new national model for design codes is under consideration and the government has proposed changes in the planning system.

Key points

- The current pandemic has also underlined our central concerns, **to enhance the healthy and sustainable character of the Little Woodhouse area for all its residents into the future.** As a neighbourhood planning forum we responded with detailed feedback to the Leeds City Council **Local Plan Update** consultation on planning policy ideas to address climate change.
- During the year we held 7 **Forum meetings** online using zoom. These took place monthly in February (AGM), March, April, May, June, July and August. We also held joint Community Forum meetings with Little Woodhouse Community Association quarterly in April, July and October 2021.
- Following our successful application to Locality (the national body supporting neighbourhood planning) we have received consultancy support from **Aecom consultants** to advise on the best format for design codes and how best to present the Neighbourhood Plan work. This has resulted in the

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production of key documents Baseline Drawings and Design Principles for the area as a whole and for specific character areas within it. The draft design codes for Park Lane and Student Accommodation have been revised to match the newly published draft national model for design codes.

- We have also continued to review the sections of **draft Neighbourhood Plan policies**, consulted with interested parties and official bodies for feedback to ensure the policies we propose are soundly based and can be implemented successfully by planning authorities. These include ...
- **Housing Evidence Base Review** – a thorough examination of population and housing statistics to support our policies for encouraging a more balanced housing mix, especially for “family type” accommodation
- **Heritage Area / Conservation Area Appraisal** Updating review of the three existing conservation areas and proposing an overall Heritage Area covering them and other areas of heritage buildings and streets
- **Non-Designated Heritage Assets** – a review of significant buildings and features both inside and outside the Heritage/Conservation areas
- **Green spaces and corridors** – a review of designated green spaces in the local area and proposals to enhance the “green corridors” with trees, verges and planting (part completed)
- **Park Lane Design Code** – following work with local residents and with Leeds City College to develop a code for the appropriate uses and design of the site when the college eventually leaves the current site
- **Purpose Built Student Accommodation** – a draft Design Code to address the health needs of students and minimise impact on other residents and proposing a preferred area for location.

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Since February 2021, we have also

- Met as a Steering Committee 4 times
- Responded to many planning applications, including for the conversion to studios and flats of a number of larger houses, and for a number of Purpose-Built Student Accommodation blocks (PBSAs) in the Burley Road and Kirkstall Road corridors.
- Responded to other matters of concern e.g. graffiti, waste collection, public order issues and transport, through the **Little Woodhouse Community Forum** held quarterly with the support of local councillors, attended by council officers and other organisations.

Thanks to those who have helped and advised and encouraged us so far – Nick Beedie and Lucy Sykes of Aecom for consultancy; Peter Baker for his invaluable and expert advice; ward councillors Javaid Akhtar and Kayleigh Brooks and Abigail Marshall-Katung; Ian MacKay and colleagues Abbie Miladinovic and Ryan Platten at Leeds City Council Planning Department; Emma Lewis for reviewing housing evidence and presenting the final report; Martin Blakey and colleagues at Unipol for helpful feedback on student housing; Quintin Bradley of Leeds Beckett University Department of Planning incorporating our PBSA work into a teaching module; Michael Diaz and Joanne Gabrilatsou for Leeds City College for work on the Park Lane design code; Mark Pullan for sharing his valuable knowledge; Headteacher Alice Smith of Rosebank School for feedback on local family housing needs; Sue Buckle and Heston Groenewald of Hyde Park Neighbourhood Forum. Special thanks to Cllr Abigail Marshall Katung for zoom hosting and Cllr Kayleigh Brooks for chairing meetings.

Next steps

We agreed the **Draft Neighbourhood Planning Policies** at our AGM in June 2018. These are based on feedback from

meetings and questionnaires. We are consulting with Leeds City Council planners on the draft policies, which need to fit in with both the Leeds Core Strategy / Local Plan and the National Planning Framework. The next steps, following advice from Aecom, are to agree the draft policies and design codes, complete the green spaces surveys, prepare a website and to assemble all evidence for submission to Leeds City Council planners.

The **Draft Neighbourhood Plan** will be available for six weeks public consultation. It will then be submitted for **Independent Examination** (amendments may then be required). The final document will be put to a **Local Referendum**, which is the last stage for local registered voters to vote to accept the neighbourhood plan or not. If accepted the **Neighbourhood Plan is then “made”** as a formal Planning Policy.

Membership

Members of the forum currently number 41: of which 3 are councillors, 25 are resident and 14 work or represent businesses and organisations. It is still very important to widen the membership especially from different community groups, more businesses and more young people.

Finance

The Little Woodhouse Neighbourhood Planning Forum holds no funds directly. We applied for government-funded **consultancy** and we are very grateful for the assistance from Aecom funded by Locality. Other funds have been held on our behalf by the **Little Woodhouse Community Association**: in this period there have been no expenses incurred.

Redesignation of Forum

The Little Woodhouse Neighbourhood Forum was re-designated by Leeds City Council in September 2021 for a further term of five years.

Election of Committee

An interim committee was elected at the last AGM, consisting of Deryck Piper (chair), Barbara Mitchell (secretary), Freda Matthews, Garance Rawinsky, Celia Hession, John Coates, Peter Baker.

It is **proposed to elect a Committee** of up to 12 members, and to appoint Chair, Vice Chair, Secretary and Treasurer.

Deryck Piper Chair,
Barbara Mitchell Secretary

The report was accepted at the Annual General Meeting held 6 December 2021.