

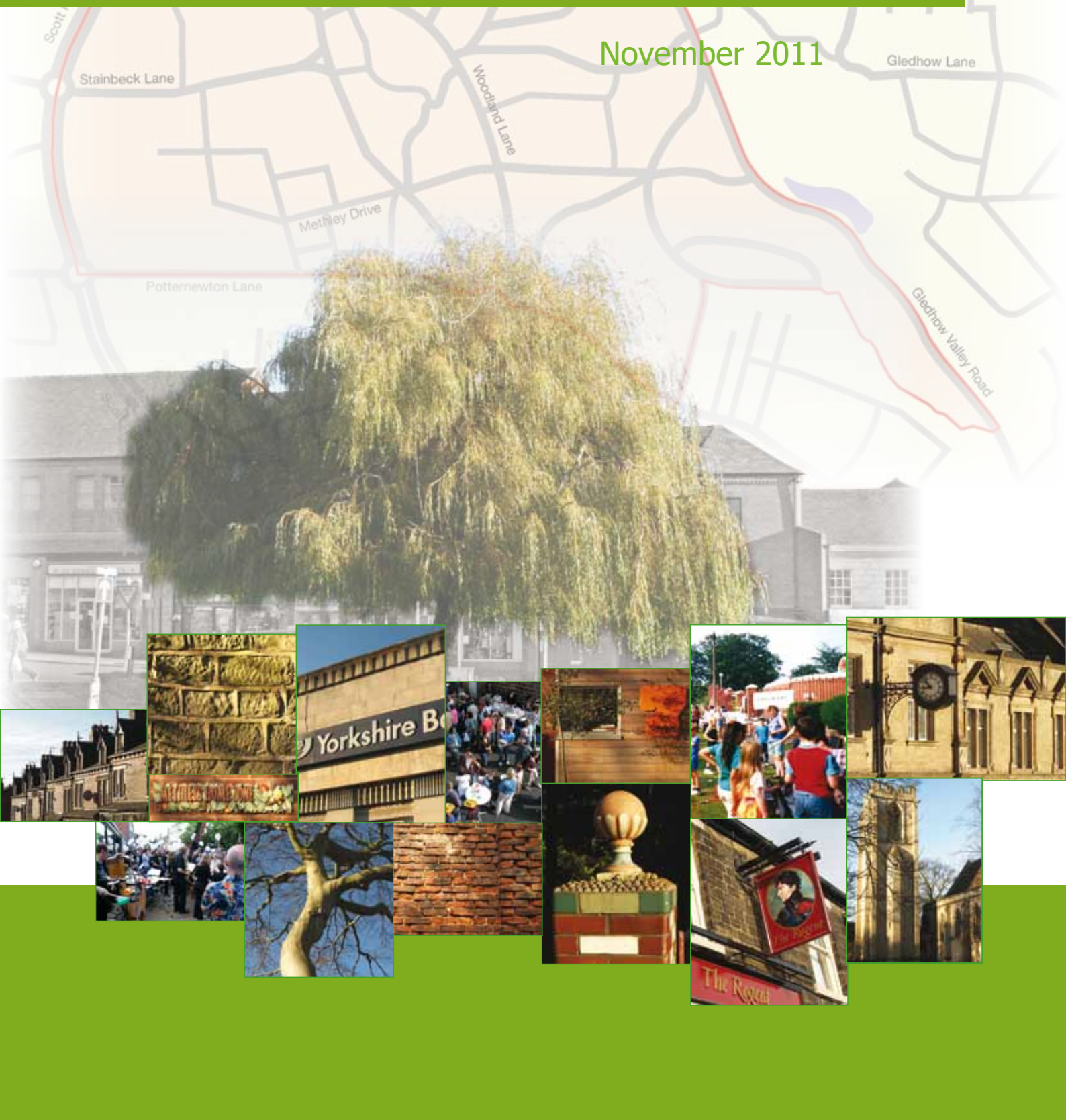


CANPlan

Chapel Allerton Neighbourhood Plan

Chapel Allerton Community Plan and Design Statement

November 2011



Chapel Allerton: an historic and evolving community

Chapel Allerton is an historic community with township links to Kirkstall Abbey that date back to medieval times. During the 18th Century it was a popular location for the wealthy clothiers and merchants of Leeds.

Today it still retains much of this historic character which includes 18th Century and 19th Century domestic and small scale buildings around the core of the community in Regent Street and Town Street. However, with the rapid growth of car ownership, increased commuting and a lively shopping and entertainment culture, the challenges facing the community are far removed from those that existed, even at the beginning of the new millennium.



Although delineating a geographical area does not always create a real community, Chapel Allerton has a focus at the centre of its boundaries. Originally built around a chapel and Town Street, it now centres on the junction between Harrogate Road and Stainbeck Lane, with a single willow tree, on a patch of grass, providing a powerful image for local people. Although the shops, restaurants and bars are popular, there is more to this area than promoting its night-time culture.



Chapel Allerton cannot be viewed as a self-contained place and because of its community heart and interesting commercial and civic life, it does act as a focus for many surrounding residential areas and communities (outside the Plan boundary). This interrelationship and Chapel Allerton's attraction for visitors do, to a certain extent, help to sustain its character. The opinions and needs of those other users who may also have strong attachments to Chapel Allerton as a place therefore do need to be borne in mind.



Local residents have initiated a number of unique events and occasions - the very popular annual Chapel Allerton Arts Festival, which attracts crowds from all over Leeds; the Seven Arts Centre, which provides a variety of poetry, films, drama and comedy; the Gledhow Valley Woods Action Group with its annual fair; Cafe Scientifique where there are unique local discussion groups on topics such as economics, philosophy and science; and a recently published history of Chapel Allerton - ultimately in ten volumes! So this is an area with a lively, active and participatory community, which mirrors its history and architecture and provides a foundation for future planning and development.



Acknowledgements

The Draft Community Plan and Design Statement is a collective work by CANPlan and the contribution of the following people is acknowledged with thanks:

Support and funding for the consultation and production of the report was received from Leeds City Council Inner North East Area Committee Wellbeing Fund.

Councillor Jane Dowson provided continuing support and encouragement.

Phil Crabtree, Chief Planning Officer and his staff, Leeds City Council's City Development Team, who provided support, positive suggestions and advice on drafting throughout.

CANPlan working group comprises - Duncan Dallas, Caroline Bond, Helen Sanders, Richard Bickers, Robin House, Mike McGrath and Alison Darlow.

Bob Wolfe and Robert Finch- editors

Robert Finch – design

Guy Farrar, Robert Finch and Bryan Stubbs – photographs

Richard Bickers - traffic management plans

Joanne Watson and Alison Darlow - design and analysis of Community Survey

Further information

To view the document on-line visit www.chapelallertonplan.blogspot.com
Also see annex 2 for further details.

For further information on the Chapel Allerton Community Plan and Design Statement email Duncan Dallas (Chair CANPlan Steering Group) at cafe-sci@dial.pipex.com

For further information on Leeds City Council planning policy see www.leeds.gov.uk/planning.

If you wish to help at any of our forthcoming events or find out more about CANPlan you would be welcome so please get in touch – we are always looking for new ideas and enthusiasts.

Note

All the community aspirations and priorities are based on resident's aspirations and while they have been the subject of consultation with Leeds City Council, the Council has made no specific commitments to their implementation, and they cannot all be controlled by the planning application process. However, these aspirations and priorities should be taken into account, where appropriate, by developers, and will assist in justifying any future bids for funding.

Chapel Allerton Community Plan and Design Statement

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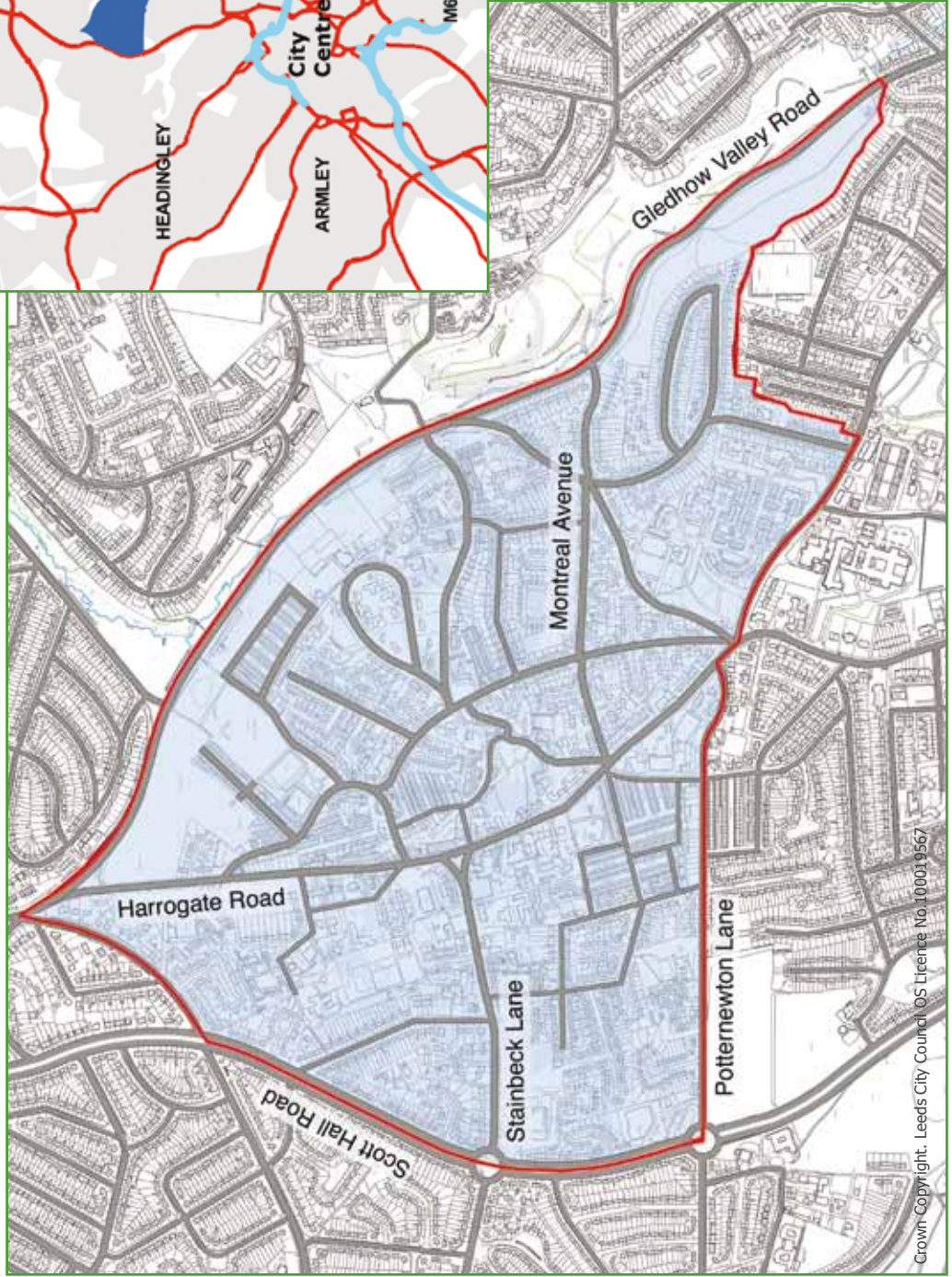
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Area of Chapel Allerton
used in this document.

Purpose of the Plan

- 1.1 This Community Plan and Design Statement has four distinct purposes, namely to:-
- inform and engage the community in decisions that affect the area
 - influence decision-makers allocating resources and improving community services
 - provide a design framework for delivering excellence in new development and
 - retain and improve the best of the current built and natural environment.

Community Plan and Design Statement and CANPlan

- 2.1 This Community Plan and Design Statement represents an inclusive shared vision generated through extensive community engagement. It provides a guide to how the challenges posed in an ever changing environment can be tackled effectively.
- 2.2 The aim of the Community Plan and Design Statement is to identify ways to improve the physical environment, identify community priorities and help stimulate the local economy.
Whilst this is a community plan in its own right, it should be read in conjunction with the Chapel Allerton Conservation Area Appraisal and detailed design guidance issued by Leeds City Council.
- 2.3 This Community Plan and Design Statement has been prepared by CANPlan with the support of Leeds City Council's City Development Department and the Inner North East Leeds Area Committee Wellbeing Fund, which is acknowledged with thanks.
- 2.4 CANPlan is the Chapel Allerton Neighbourhood Plan which, for four years has been an active focus for community interest in local planning and environmental matters. In 2008 CANPlan carried out the Chapel Allerton Community Survey and distributed 3,000 questionnaires to every home in Chapel Allerton as part of the drive to improve the civic design and community status of the neighbourhood which has seen significant changes over the past 15 years.
- 2.5 CANPlan aims to keep and improve those things that make Chapel Allerton a good place to live and work. CANPlan has a Steering Group of 16 residents of all ages and walks of life. CANPlan has developed a contact list of over 500 people who are interested in the community work of CANPlan and many of whom are committed to active engagement. Evidence of this community involvement is set out in Annex 1 "An Active and Involved Community".
- 2.6 Through its activities CANPlan has encouraged a greater sense of community and awareness of the issues and challenges that it faces in the first decades of the new Millennium.

- 2.7 The Community Plan and Design Statement is intended as a living document designed to shape and guide investment in the community. Once the community has given the go-ahead to the draft of the Community Plan and Design Statement, it is intended that it be adopted as a Supplementary Planning Document forming part of the Chapel Allerton community input to the Leeds Development Framework (LDF). Refer to Annex 3 for the planning policy background explaining the relationship between the LDF and the current Leeds Unitary Development Plan (UDP) which is the statutory development plan for the District. The Plan will be used to influence planning decisions (as material considerations), transport policy and the provision of community facilities.



This approach is in line with the Coalition Government's approach to "localism" which is to be included within forthcoming legislation.

- 2.8 The area covered by the Plan is shown on the map on page 1. Whilst this area does not constitute the whole of the Chapel Allerton Ward, it represents the area identified by the community as the "heart beat" of the Chapel Allerton Ward and is that area covered by the Community Survey undertaken by CANPlan in 2008.

3

Supplementary Planning Documents

- 3.1 The Government recognise the role that communities can play in the production of Supplementary Planning Documents (SPDs). Advice issued in 2008 acknowledges that:-

"The process of planning at urban community or parish level can bring wide benefits in terms of deepening community involvement and increasing a sense of belonging and of ownership of policy".¹

- 3.2 This is the aim here, where both Leeds City Council and the community have been fully involved in its production. The consultation and adoption procedure is based on Government regulations and the Leeds City Council Statement of Community Involvement in order for the Plan to become a Supplementary Planning Document.²

- 3.3 The Leeds Unitary Development Plan (UDP) in saved policy R2 recognises that there will be a considerable number of local initiatives many of which are already underway and that the form of these area-based initiatives will differ in each case, including (Para 11.3.1) local community frameworks that provide a strategic context at a local scale, e.g. through supporting the preparation of village design statements, village regeneration strategies, or town and parish plans.

¹ Planning Policy Statement 12: Local Spatial Planning (Communities and Local Government) 2008

² Statement of Community Involvement; Leeds City Council; February 2007

Framework for Consultation

- 4.1 The Community Plan & Design Statement has developed through extensive public consultation including identifying key issues with the community and stakeholders, initially through the Chapel Allerton Community Survey, published by CANPlan in 2009.
- 4.2 The Community Plan and Design Statement was taken through the following stages, including the formal consultation stage:-

6 week formal consultation including:-

- public notices
- leaflet drop to 3,000 households
- Consultation questionnaire available widely (library and open day)
- documents on Leeds City Council website with and www.chapelallertonplan.blogspot.com
- sending to relevant bodies and key stakeholders
- documents available for inspection in library
- "open day" consultation event

The Plan was amended in light of comments received, and included a consultation statement;

Report published for "adoption" by community and Leeds City Council.

Timetable

Prepare pre-consultation draft	January 2010
Engagement with LCC and key stakeholders	March - October 2010
Formal consultation (6 weeks – see above)	April - May 2011
Analysis of comments	June 2011
Consultation Statement	July 2011
Final Plan	August 2011
LCC approval	September 2011
Printing & distribution	October 2011

- 4.3 At an early stage it was acknowledged that there was a need to engage positively with local service providers – in particular health, education, police, highways, as these bodies play an essential part of community life. CANPlan carried out this process by consulting the stakeholders listed in Annex 2. Where clearly expressed, their views have been incorporated into this Plan.
- 4.4 The scope of the formal Consultation stage for the Community Plan & Design Statement is set out in the Consultation Plan in Annex 2.

Chapel Allerton Community Survey

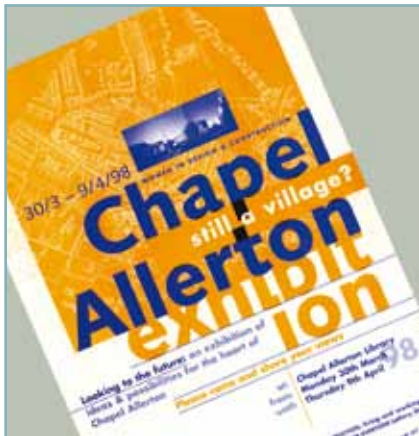
- 5.1 The Chapel Allerton community survey was undertaken as part of the consultation process by CANPlan to support the development of this Chapel Allerton Community Plan and Design Statement which, it is anticipated, will be adopted as a Supplementary Planning Document to be taken into consideration in determining future planning applications and development generally in the area.³ CANPlan is working closely with the City Council's Planning and Design Team.
- 5.2 The community survey was undertaken as a postal questionnaire. It was designed around a number of broad themes including transport, community safety, facilities and services and housing and open spaces and landscape. It was delivered to around 3000 households in Chapel Allerton.



- 5.3 A total of 730 questionnaires were completed and returned by the deadline, giving a response rate of around 24%. This response is good for this type of detailed survey. The responses were collated into a full report which was made available via the community web-site; hard copies of a summary report were also made available and copies of the full report were sent to the Area Committee. The results were displayed for comment at the Leeds East North East Area Committee Open Day in March 2009 held in the Methodist Centre and many positive comments were received. An Open Day was also organised by CANPlan in the Methodist Church in July 2009 which was attended by 120 visitors who gave some further input to the Plan.
- 5.4 People participating in the survey thought that Chapel Allerton's positive aspects are its character and quality of the local area; the sense of community and atmosphere; accessibility to the city centre and to countryside; the range of local entertainment, local amenities and facilities.
- 5.5 The survey also revealed the negative aspects of living in Chapel Allerton and those presenting the greatest challenges; the heavy and increasing volume of traffic; the poor range of quality shopping available; issues relating to the number of bars in the centre of Chapel Allerton and issues of anti-social behaviour including noise, litter and drunken and some instances of inappropriate behaviour.

³ Chapel Allerton Community Survey Summary Report CANPlan May 2009

- 5.6 The survey also revealed those matters that residents would most like to change in Chapel Allerton including; improved range of retailing outlets, better traffic controls and improvements to roads and pavements.
- 5.7 The differing views on shopping facilities and entertainment venues need to be investigated further and where possible a consensus arrived at for further action.
- 5.8 This comprehensive community survey acts as an audit which has helped to create an accurate profile of Chapel Allerton. In particular, when set alongside the recently adopted Conservation Area Appraisal, it has helped to identify the unique characteristics and function of Chapel Allerton and the challenges and opportunities facing the community. Supported by CANPlan the community survey is the only up-to-date picture of local aspirations and opinion that has been canvassed in the area and forms a fundamental part of the evidence base for this Draft Community Plan and Design Statement. An earlier consultation by the Women in Design and Construction group (WIDC), in 1998 is reinforced by many of the findings of the Community Survey – especially on traffic and the deterioration of the built environment.



- 5.9 These WIDC proposals have much to commend in stating a forward vision for Chapel Allerton and this is positively acknowledged as being a forerunner in many respects to the Draft Plan.
- 5.10 The survey results give an appropriate guide to those matters to be addressed in this Community Plan and Design Statement. The priorities are grouped under the headings below and expanded to indicate the initial scope for action:-

- Transportation
- Community Safety
- Built Environment
- Neighbourhood Facilities
- Sustainability and the Natural Environment

Transport

Local Context

6.1 Chapel Allerton is divided by major transport routes which residents consider create a number of challenges. Harrogate Road is the main thoroughfare providing a key access route into the city centre, and consequently suffers high traffic volumes particularly at peak travel times. Chapel Allerton is perceived to suffer from traffic congestion which is exacerbated by rat running to avoid Harrogate Road at peak times.



6.2 Harrogate Road effectively divides Chapel Allerton and acts as a significant barrier to movement within the area for both vehicles and pedestrians. The overall width of Harrogate Road, together with its significant gradient, encourages vehicles to travel faster. It contributes to a lack of 'sense of place' within Chapel Allerton. There is no sense or point of 'entry' into Chapel Allerton which, together with the dominance of the highway, contributes towards a lack of community and environmental distinctiveness.



6.3 This is a particular issue around the central triangle where Stainbeck Lane intersects with Harrogate Road. It also means that movement across Chapel Allerton is inhibited for pedestrians as well as bus travellers and car drivers who have to cross over from one side of Chapel Allerton to the other. Residents are of the view that this cross movement has been a contributory factor in several serious accidents in the past five years.

6.4 This area presents a challenge and an opportunity to reduce pedestrian and vehicle conflict, improve safety and accessibility to local shops and services, whilst at the same time creating a real sense of arrival and identity at the recognised centre of Chapel Allerton. This is discussed further in the section on Community Aspirations below.



6.5 The CANPlan survey identified that a number of junctions onto Harrogate Road, particularly in the centre where congestion is at its maximum are considered to be potentially dangerous to pedestrians and other road users with poor visibility – often due to vehicles parking close to junctions. Residents consider that this is exacerbated by the speed of some vehicles travelling downhill towards the city centre. Given the level of traffic at peak times, driving in Chapel Allerton is perceived to be potentially hazardous for both motorists and pedestrians. Residents consider that there is growing evidence of the inconvenience and perceived danger to both pedestrians and other road users caused by the increase in congestion at all junctions with Harrogate Road; this occurs at peak times of the day and traditionally “quiet” periods.

6.6 Traffic and parking are two key issues requiring attention. During peak commuting periods and at weekends the area is dominated by traffic which causes congestion and pollution and creates an unpleasant environment where cars, cyclists, buses and pedestrians compete. Car parking is somewhat ad hoc and mostly on-street. The limitation of existing free car parking (both on and off street) is a cause for concern by local traders and residents.



6.7 These limitations can act as a discouragement to potential shoppers, particularly passing trade. The ability to park to pick up provisions locally is an important feature of Chapel Allerton that requires proper recognition in any future plans. However, this has the potential to conflict with the promoting non-car use and may add to localised congestion.

Community Aspirations

- 6.8 Many members of the public consider that pedestrian crossing provision within Chapel Allerton is poor, compared for example to that part of Chapeltown Road that passes through Chapeltown, where significant improvements have taken place to pedestrian crossing facilities.



There are only four pedestrian crossings in the mile long stretch of Harrogate Road between Potternewton Lane and Wood Lane. There is only one pedestrian refuge and in view of extremely heavy traffic volume and the considerable width of Harrogate Road it is considered in responses by the community that this represents wholly inadequate pedestrian provision. Poor pedestrian accessibility is a key issue that emerged from the Chapel Allerton Community Survey.

- 6.9 The survey showed that 51% of respondents favoured pedestrianisation in the village centre at Stainbeck Lane between the Yorkshire Bank and the willow tree island, but 31% were in favour of leaving it as it is. Careful consultation will need to take place in order to arrive at a community consensus on this matter. By the part pedestrianisation of the area, incorporating the iconic Willow tree, this space could be used for a number of public events, including those related to the annual Chapel Allerton Festival, arts events, kiosks, markets and buskers.



- 6.10 Harrogate Road is a Quality Bus Corridor and bus services to and from Chapel Allerton are generally good, which is reflected in high levels of satisfaction from the community survey. However certain sections of the community – principally older residents – are more likely to be reliant on public transport and therefore will be adversely affected by changes to or poor levels of service. Key priorities for residents are more frequent buses, particularly out of peak hours, and more cross town routes.



- 6.11 Harrogate Road has benefited from improvements to assist with level access boarding (raised kerbs) and improvement to bus shelters. Bus service provision on this main corridor is also a high standard with an average of 15 buses per hour at peak, with six buses per hour off peak offering connections into Leeds city centre.

6.12 Real time information (RTI) at bus shelters within the study area would be of benefit to bus users. It is understood from METRO that the initial allocation of RTI units has been installed. However, developer funded units are encouraged through the planning process. West Yorkshire Metro supports the aspiration to get more RTI units in this area.

Community Aspirations Summary

1. Stainbeck Lane – Harrogate Road Junction modifications to improve pedestrian crossing facilities and the potential for part pedestrianisation to reinforce the identity of the centre of Chapel Allerton.
2. New street furniture plus repair and repaving of footways with high-quality materials such as stone or pavements that are appropriate to a Conservation Area.
3. Improving the pedestrian environment along that part of Harrogate Road where it passes through Chapel Allerton centre and between Montreal Parade and Lidl. This would typically include improved pavement surfaces in traditional materials, planting and seating in appropriate locations, co-ordinated street furniture and environmental improvements and a reduction in encroachment by bars into areas recognised as part of public forecourts to shops.
4. Creating a “sense of place” and arrival by the identification and delineation of the village core by use of urban space improvements and highway design to improve Chapel Allerton Centre and in turn reduce traffic speeds and increase pedestrian priority.
5. Reducing street clutter by the removal of any unnecessary street furniture (e.g. signs, bollards, etc.) which detract from the Conservation Area and encourage a sense of separation between vehicular traffic and other road users.

These priority actions are those that the community has recognised through the 2009 Community Survey and in the preparation of this document. Leeds City Council as Highway Authority whilst accepting the principles contained in these priorities has yet to consider these matters in detail.

Priorities

6.13 Improving and encouraging use of public transport - Travelling to and from Chapel Allerton by bus should be encouraged and there needs to be continued improvement to services. Recent works have improved access to kneeling buses and resulted in some new bus shelters. These measures are welcomed along with information giving and other awareness raising campaigns. However, further consideration should be given to ways to improve the quality of public transport provision including the availability of real time information.



6.14 Improvements to Car Club Provision. The existing City Car Club (formerly WhizzGo) is supported and encouraged as a means of reducing the overall car usage in Chapel Allerton and helps to create a more pleasant environment by discouraging private car use. At present car club bays in Chapel Allerton are very popular. In the future planning of the area, the capacity of car club facilities should be increased.

6.15 Better pedestrian accessibility – It is recommended that consideration be given to ways of reducing the width of the carriageway and increasing the space available for pedestrians. One way of achieving this would be by narrowing the width of the carriageway of Harrogate Road and providing additional crossings to improve pedestrian accessibility.



6.16 Improved facilities for cyclists – Current transport provision needs to be rebalanced to ensure that measures and facilities are in place to encourage more people to cycle. This includes introducing measures to directly improve cycling facilities – such as cycle lanes, cycle parking and cycle routes to schools– as well as ensuring that the needs of cyclists are taken into account when designing traffic measures and development planning within the neighbourhood.

6.17 Measures to reduce congestion and improve traffic flows - If Chapel Allerton is to compete effectively with other shopping destinations, congestion, parking and the balance between vehicles and pedestrians need to be addressed. The traffic management system needs to be reviewed and greater priority be given to pedestrians,

thereby creating a pleasant environment to shop and meet people. This should not be at the expense of trade which underpins the existence of the centre and good vehicular access and free on-street parking should remain in order to provide for the wide range of customers that support Chapel Allerton's independent shops. It is acknowledged that Chapel Allerton benefits from trade from people who are either not willing to drive into the city to purchase goods or find local shopping simpler, more convenient and offers "local" choice. This is to be encouraged by reducing local congestion where practicable.



6.18 Improvements to traffic management – the minor roads in Chapel Allerton are often the subject of speeding traffic and used for shortcuts between main roads to the city centre, causing concern to local residents and especially parents whose children use the streets. This needs to be addressed by the possible extension of 20 mph speed limits and measures to reduce 'rat running'.

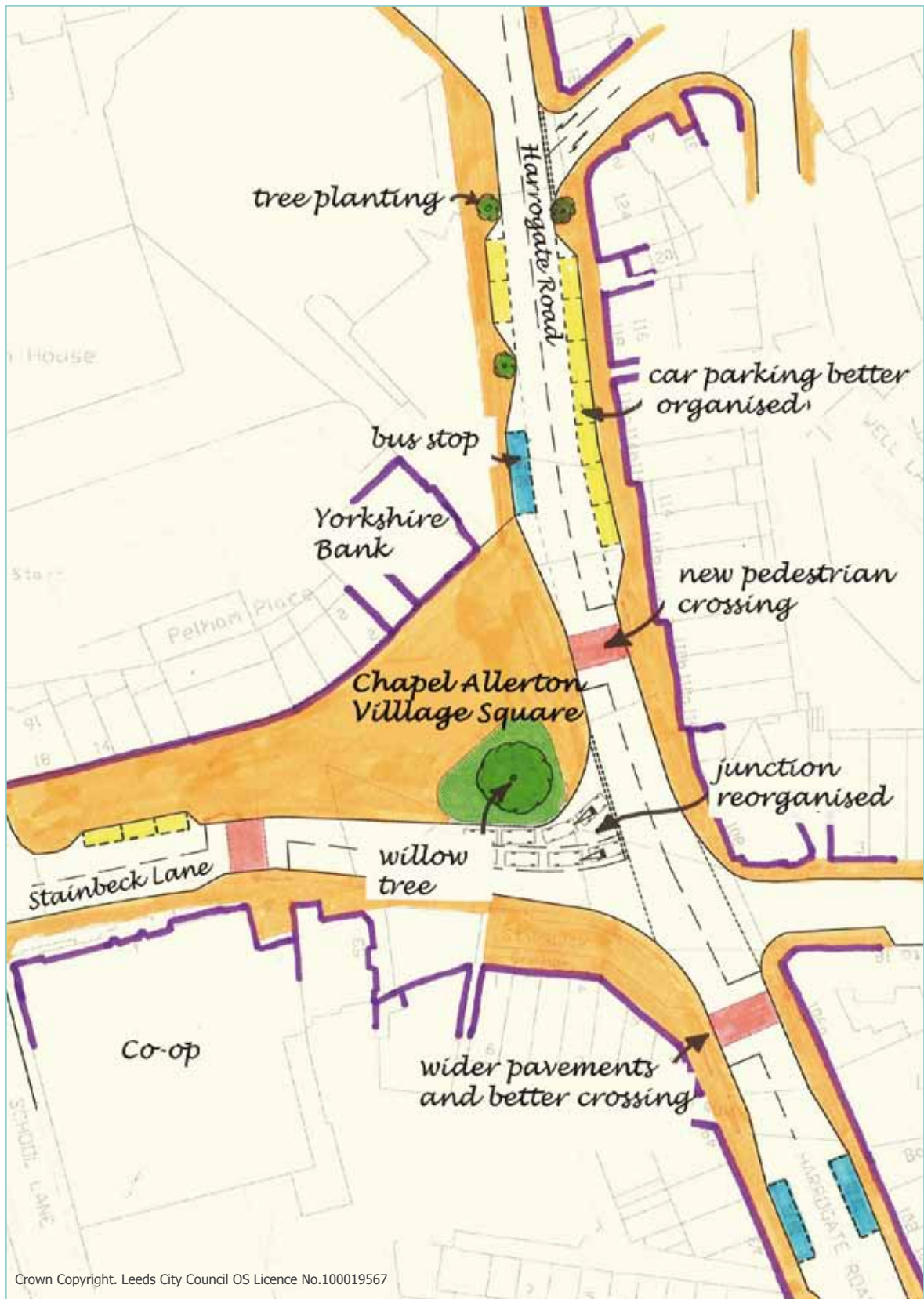
6.19 Development that is sensitive to transport issues – The transport implications of new developments are considered through the planning process. The monitoring of the principal issues of traffic generation, parking provision and the associated impact on pedestrians, cyclists and public transport users will be continued by Leeds City Council and the community.



6.20 High quality road and pavement materials – There is a need for better quality and more even road and pavement surfaces that complement Chapel Allerton's status as a Conservation Area. Providing distinctive and high-quality pavements, lighting and street-furniture within the centre of Chapel Allerton can reinforce the identity of the place and strengthen the local business environment.

6.21 Improved street lighting – 'Yellow' streetlights have been replaced with new 'white' lights throughout Chapel Allerton as part of the Leeds Street lighting PFI to improve the quality of illumination and give the area a "lift". Lighting columns are to be replaced with columns more appropriate in a Conservation Area which complement the street signs and new street furniture.

Ideas for improvement of Chapel Allerton centre



Delivery

The community through CANPlan will liaise with Leeds City Council Highways Department and local councillors to promote the following:

- collation of traffic data from the area, particularly of accident rates to help identify priority areas;
- the development of several design proposals to address the priorities identified above; and
- seeking the allocation of highway funding to implement new schemes. This should be coordinated with regular maintenance funding to maximise benefits.

For new developments within Chapel Allerton, financial contributions will be sought towards highway improvements through Highways Act 1980 section 278 Agreements and Town & Country Planning Act 1990 Section 106 Agreements as appropriate. Such Agreements can be used to secure part contributions from development, allowing Leeds City Council as Local Planning Authority to have the capacity to pool several contributions to achieve the required improvements. They could also be used to fund certain projects such as pedestrian areas and bus shelter improvements near the development.

Working with Leeds Highways in monitoring the quality of work by utility companies areas which have been poorly reinstated or have subsequently settled shall be reported, so that the Utility Companies are able to undertake repairs.

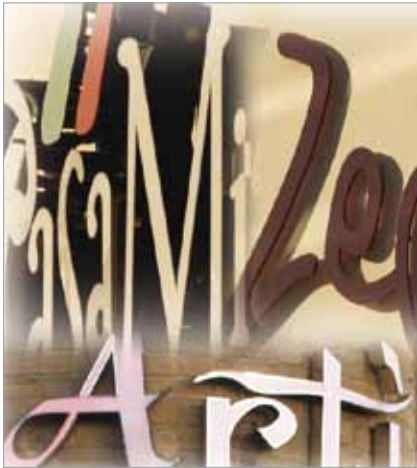
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Community Safety

Context

- 7.1 Statistically Chapel Allerton has an average rate of crime, and the crime level has remained fairly constant for the last few years. Local policing has reduced teenage street offences and anti-social behaviour, but car crimes have increased somewhat.
- 7.2 Community Safety is a broad topic involving crime, anti-social behaviour, traffic and pedestrian safety, alcohol related offences and also the personal confidence and feelings of a wide range of people. It is often a subject which changes from year to year, from teenage crime to traffic offences to late-night drinking violence. The variations can be caused by social and economic circumstances, policing strategies, traffic and parking alterations, new planning developments, ageing population and minimal youth facilities.

So some elements of Community Safety mirror social changes over a period of time.



- 7.3 Over the last decade Chapel Allerton has seen an enormous rise in the number of food and drink outlets. It has become one of the most popular and concentrated areas for bars, restaurants, café-bars and takeaways in Leeds, outside the city centre. Instead of being a quiet residential suburb it has become a trendy, noisy, late-night hotspot attracting people from the wider Leeds area. Over the next decade the hot food shops, restaurants and wine bars could increase late night traffic, stretch parking availability for local residents and potentially threaten the historical stability of the local community with transient night-time visitors. Careful consideration will need to be given to the relationship between the retail needs and wishes of local residents and fast food and alcohol desires of short-term, night-time visitors.

Community Aspirations

- 7.4 The following represents the key issues raised in the Chapel Allerton Community Survey as this related to community safety matters:
- One quarter of respondents state they feel safe 'all of the time' when walking around Chapel Allerton. However, the survey also revealed that some women and older respondents were less likely to feel safe. Key factors for people feeling unsafe are gangs of youths, poor street lighting and overgrown and unmanaged bushes and trees.
 - It is acknowledged that community safety has been improved in recent years as a result of a concerted approach by the West Yorkshire police to focus attention on community policing initiatives allied to approaches to raising awareness on issues including personal safety, inappropriate public behaviour and personal and domestic theft. Over the past 12 months there has, however, been a significant increase in burglaries and attempted break-ins in the Inner North East areas of Leeds with Moortown and Roundhay seeing the largest increase. The approach to reducing household burglaries by the Community Safety Partnership is for trembler alarms to be fitted where appropriate as they add another layer of security and provide reassurance especially to vulnerable members of the community.

- The alarms have been provided throughout the area as they are offered to anyone who has been burgled, and are also used proactively in areas of high burglary.
- The West Yorkshire Fire and Rescue Service continue to support and provide community safety from a fire service angle with ongoing Home Fire Safety Checks including smoke detectors for domestic dwellings and also fire safety advice and inspections for both new and existing commercial property.

Community Aspirations Summary

CANPlan will work with stakeholders to:

- Build on the initiatives by the West Yorkshire Police and the Community Safety Partnership to improve safety and security throughout the community.
- Assist the West Yorkshire Fire and Rescue Service in providing fire safety checks, including smoke detectors for domestic dwellings and fire safety advice and inspections for businesses
- Promote policy, including additional planning policy, to limit the concentration of bars and other licensed premises in Chapel Allerton and to promote a wide-ranging, shopping area full of character.

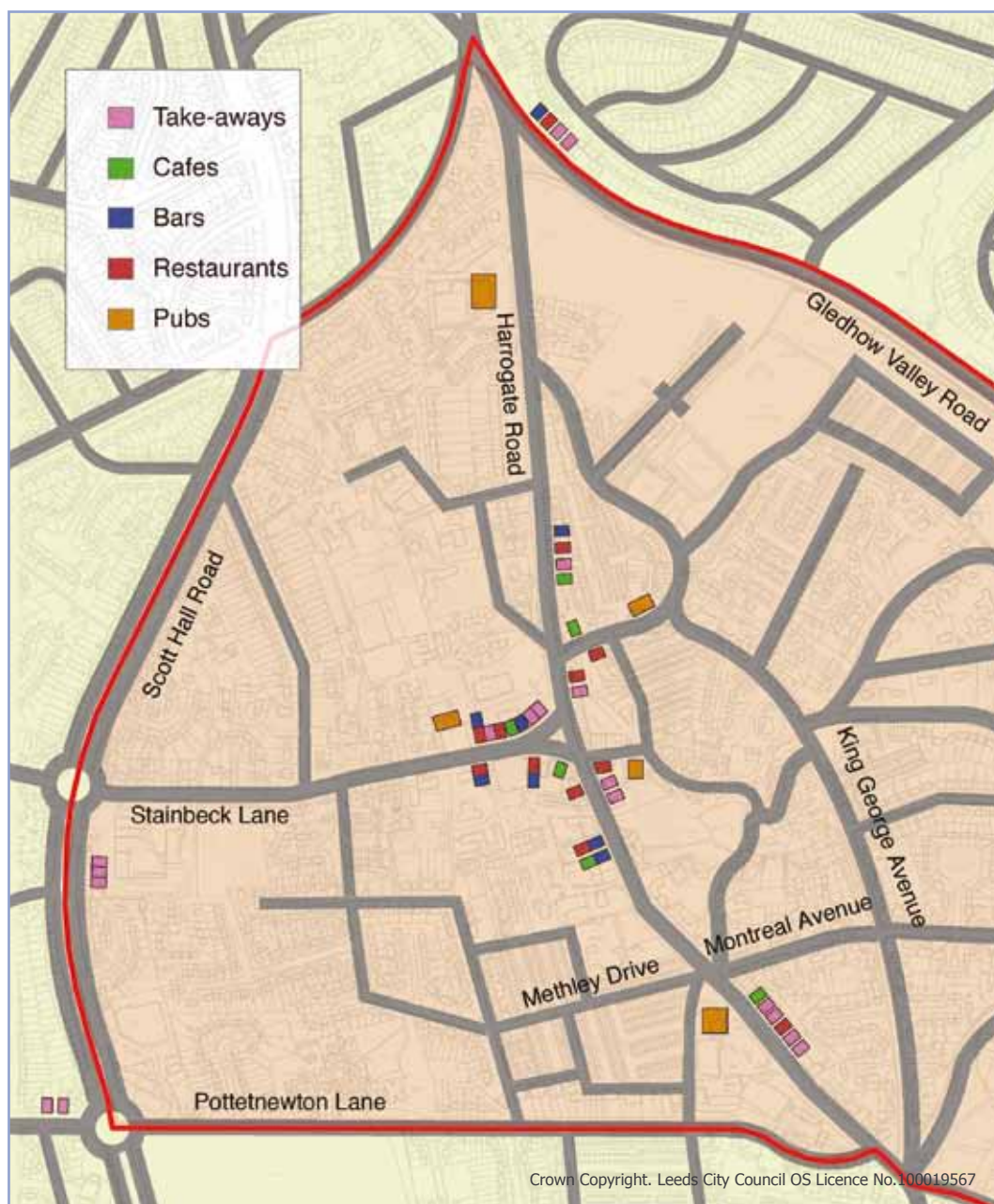
Food and drink outlets in Chapel Allerton



7.5 From our initial consultation, the local community constabulary acknowledge that the licensed premises including bars and restaurants are an attraction for Chapel Allerton residents and visitors. They do not however receive any significant reports of violence or drunken behaviour, unlike the bars in Leeds City centre. The police consider that the main problem with the licensed premises is the poor driving of some taxi and private hire drivers – including double parking and u-turning in the streets at busy “turning out” and other times. They consider that this poses a potential safety problem for the community and are considering taking further steps to prevent this type of activity.

- 7.6 Another issue about takeaways and café-bars is the limitation of mixed shopping opportunities for local residents. Most of the customers for hot food shops, café-bars and restaurants come from outside Chapel Allerton, and local residents have observed a decline in retail outlets such as fruit and vegetable shops, butchers and delicatessens, open during the day.
- 7.7 A concentration in the number of bars, cafes, restaurants and take-aways alters not just the vitality and viability of the area frontage, but also the range and character of the shopping centre. The amenity of the area is dependent not just on the number of takeaways, but on the variety of shopping opportunities for basic and essential food stuffs.

Food and drink outlets in Chapel Allerton



Current Policy

Cumulative Licensing Policy and its Impact on Chapel Allerton

- 7.8 Whilst in town centres Leeds City Council encourages the development of a variety of premises providing a range of licensed activities catering for a wide range of users, it applies a special cumulative impact policy to five areas of Leeds including the City Centre, Headingley, Hyde Park, Chapel Allerton and Horsforth. Chapel Allerton was identified in the Council's Statement of Licensing Policy 2011 – 2013
- 7.9 It is the council's policy, on receipt of relevant representations, to refuse new and variation applications in Area 4 (Chapel Allerton) for licenses for pubs, clubs, bars, café bars, restaurants and takeaways, unless the applicant can demonstrate that their application would not impact on the cumulative effect of such licensed premises in the area.
- 7.10 These areas have been identified because evidence shows that the cumulative impact of the number and concentration of licensed premises continue to have an adverse effect on traffic congestion (particularly taxis at peak times) some petty crime and occasional public nuisance.
- 7.11 Development management considerations will take account of the cumulative impact of the development of hot food take aways/ cafes/ restaurants/ bars, particularly due to the amenity issues associated with such uses (e.g. late night opening, noise, disturbance, smell, and litter). This will be particularly in terms of impact on the amenity of the area and whether additional such uses would cause further demonstrable harm, and the impact that a change of use could have on the character, vitality, and vibrancy of the centre of Chapel Allerton.



Planning Shopping Frontages Policies

- 7.12 Planning policies include Shopping Frontages Policies which exist to restrict the proportion of buildings which are not shops (non-retail uses) in the main shopping frontages in Chapel Allerton. These policies ensure that non-retail uses do not exceed 30% of the total shopping frontage. In frontages which are not considered to be primary, the percentage of non-retail use is determined on merit and the aim is to ensure that overall retail character is safeguarded.

Priorities

7.13 The most recent evidence and public consultation responses gathered show that the problems referred to above are still being experienced. Residents are particularly concerned about late night noise, litter and low level anti-social behaviour in and around the commercial centre of Chapel Allerton. Litter in particular is associated with food and drink outlets and with mini-bank cash outlets. In addition West Yorkshire Police still support the retention of the policy and cite strong concerns about the proportion of theft from people, general thefts and assaults that occur in and around the licensed premises at the commercial centre of Chapel Allerton.

7.14 In these circumstances we wish to work closely with the Local Planning Authority and Leeds Licensing Authority in promoting the development of policy, including planning policy, to limit the concentration of bars and other licensed premises in Chapel Allerton.

8

Built Environment

Historic context and character



8.1 Chapel Allerton is an historic township, with medieval links to Kirkstall Abbey, which in the 18th century became a popular resort for the wealthy inhabitants of Leeds. It retains much of its village character, with a cluster of late 18th and early 19th century buildings around Regent Street and Town Street at its heart.

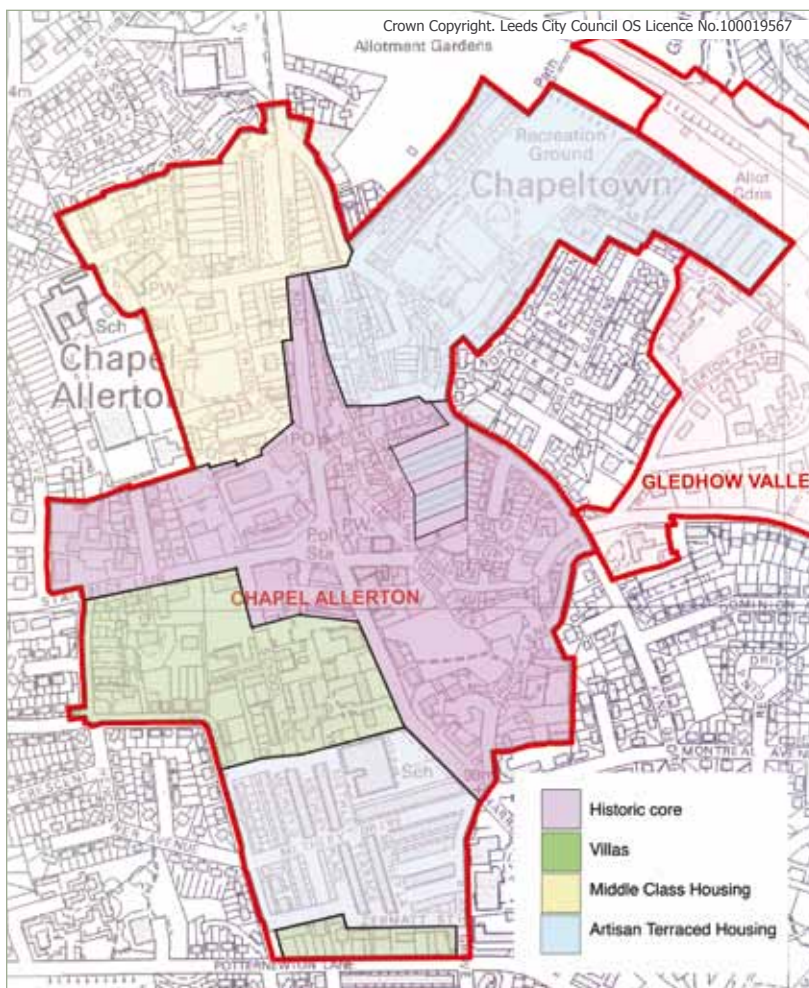
8.2 The geology underlying Chapel Allerton consists of carboniferous sandstone which was exploited as a building material in the township and contributes to the vernacular building character of the area. This character was recognised in the designation of a conservation area in 1973 centred on the historic village of Chapel Allerton. The Conservation Area was subsequently extended in 2008 in recognition of the varied and pleasing character of the built environment, and now covers well over half of the area covered by this plan. Part of the subject area is also within the Gledhow Valley Conservation Area, which includes Allerton Park, Allerton Hall and stables.



8.3 The historic development and a character analysis of Chapel Allerton are set out in detail in the Chapel Allerton Conservation Area Appraisal and Management Plan (2008). Originating as a dispersed village Chapel Allerton has over time become a roughly nucleated settlement, with its centre at Stainbeck Corner.

8.4 The built environment is fine-grained, with the majority of buildings being domestic in scale with a narrow footprint. Rows and terraces create a strong sense of uniformity, from the refined sandstone buildings on the east side of Harrogate Road to the simple terraces of the Methleys. Shop fronts are largely later insertions into domestic buildings many of which have been heavily altered, but some retain the classical forms popular in the late 19th century. The predominant vernacular building material is sandstone also used for boundary walls and paving. Late 19th century buildings are predominantly of brick with the colour varying to the date of construction and status of the building. Dormers are a prominent feature on the late 19th century terraced housing.

Chapel Allerton Conservation Area

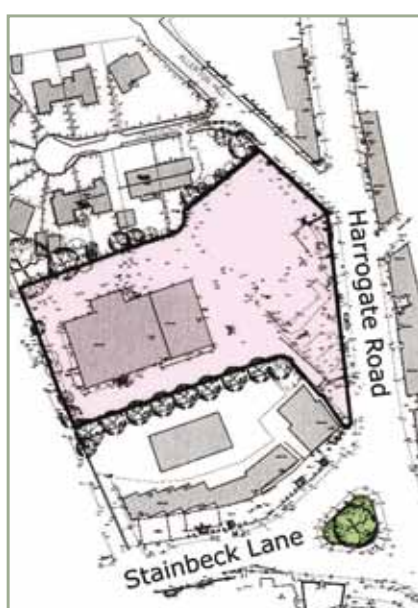


Community Aspirations

8.5 The Community Survey shows that 75% of respondents live in the area because they like its character (only 10% were actually born here). Therefore it can be presumed that people chose to live in Chapel Allerton in preference to other areas of the city. People feel strongly about improving their community as demonstrated in the Methleys. Following intense campaigning from local residents, the area became a Home Zone, where pedestrians are prioritised over cars. Attractively designed traffic calming including trees and planting and various surface treatments, turned a previously straight through-road where speeding was common, into a narrower winding road. It provides an excellent example of the results of community action. A number of areas within the community require special consideration if the built environment is to be maintained and enhanced. These are:

Former Yorkshire Bank site

8.6 The proposed development of the Yorkshire Bank site has provoked more interest and passion in Chapel Allerton than any other issue.



8.7 In recent years there have been planning applications for the site, which is now within the Conservation Area and the historic core of Chapel Allerton. These applications have focused on intensive development, including multi level flats, offices, doctors' surgery, pharmacy, shops, restaurant, and car parking. The most recent application was submitted in September 2008, refused by the Council, and subsequently dismissed at appeal in September 2009. A further application is expected in 2011. A key community issue is to ensure development of the Yorkshire Bank site meets the aspirations identified in the community survey and at the Open Day in July 2009.

8.8 Of the Yorkshire bank site, the Chapel Allerton Conservation Area Plan states "...its redevelopment will have a major impact on the character of the core of the settlement and offers an opportunity to enhance the conservation area."



8.9 The community consider that any development on the site should take the opportunity to improve areas of public space and landscaping and should not include any bars given that these are already well provided for and linked to issues of anti- social behaviour. The site is within key views from Harrogate Road approach and any development proposal must have regard to this.

8.10 This Plan supports the Chapel Allerton Conservation Area Appraisal suggested opportunity for enhancement of the conservation area and centre in relation to the Stainbeck Corner and creation of public space which could be delivered by way of planning gain associated with any redevelopment of the Yorkshire Bank Site. The Conservation Area Appraisal advises that:



“The closure of the north section of the junction would create a public “square” which would re-create a sense of arrival at the heart of the village. High quality paving and street furniture could contribute to the enhancement of the area. Although a number of practical traffic management problems would have to be overcome, including moving the pedestrian crossing south of Regent Street and making alternative arrangements for parking and taxi waiting outside the Yorkshire bank, the benefit to the townscape would be considerable”

8.11 Development proposals should also be accompanied by a comprehensive traffic management scheme for the locality that provides for a reduction in reliance on car use, for improved pedestrian safety and the enhancement of pedestrian areas.



8.12 The Yorkshire Penny Bank building, adjacent to the development site is recognised in the Conservation Area Appraisal as a building of considerable architectural quality. The community would like to see this building listed in order to ensure its retention.

Gledhow Grove Mansion



8.13 When approaching Chapel Allerton from the City Centre, one of the area's most important historic buildings can be seen from the junction of Chapeltown Road and Harehills Lane. It is listed grade II. The building has deteriorated severely and is insecure, susceptible to fire damage, theft and vandalism by intruders, as well as water leaking through the roof.



8.14 In 2007 a planning application was approved by Leeds City Council for conversion of the mansion to flats, together with the erection of a new block of flats nearby. No work was started, and the listed building continues to deteriorate. In July 2010 the Council approved a 3 year extension to this application, but the mansion remains neglected. The building must be effectively protected from further deterioration as a matter of urgency, and brought back into use to secure the long term future of this important and prominent historic building. The mansion should be repaired before another block of flats is constructed in its grounds.

Montreal Parade and Scott Hall Road shops



8.15 There are two parades of shops on Harrogate Road near to the junction with Montreal Avenue. The upper parade is a handsome two storey red brick Edwardian terrace, whilst the lower is single-storey and inter-war. The lower parade retains its original veranda, whilst the upper has the remains of one or two pull-down canopies. A few original shop fronts remain.

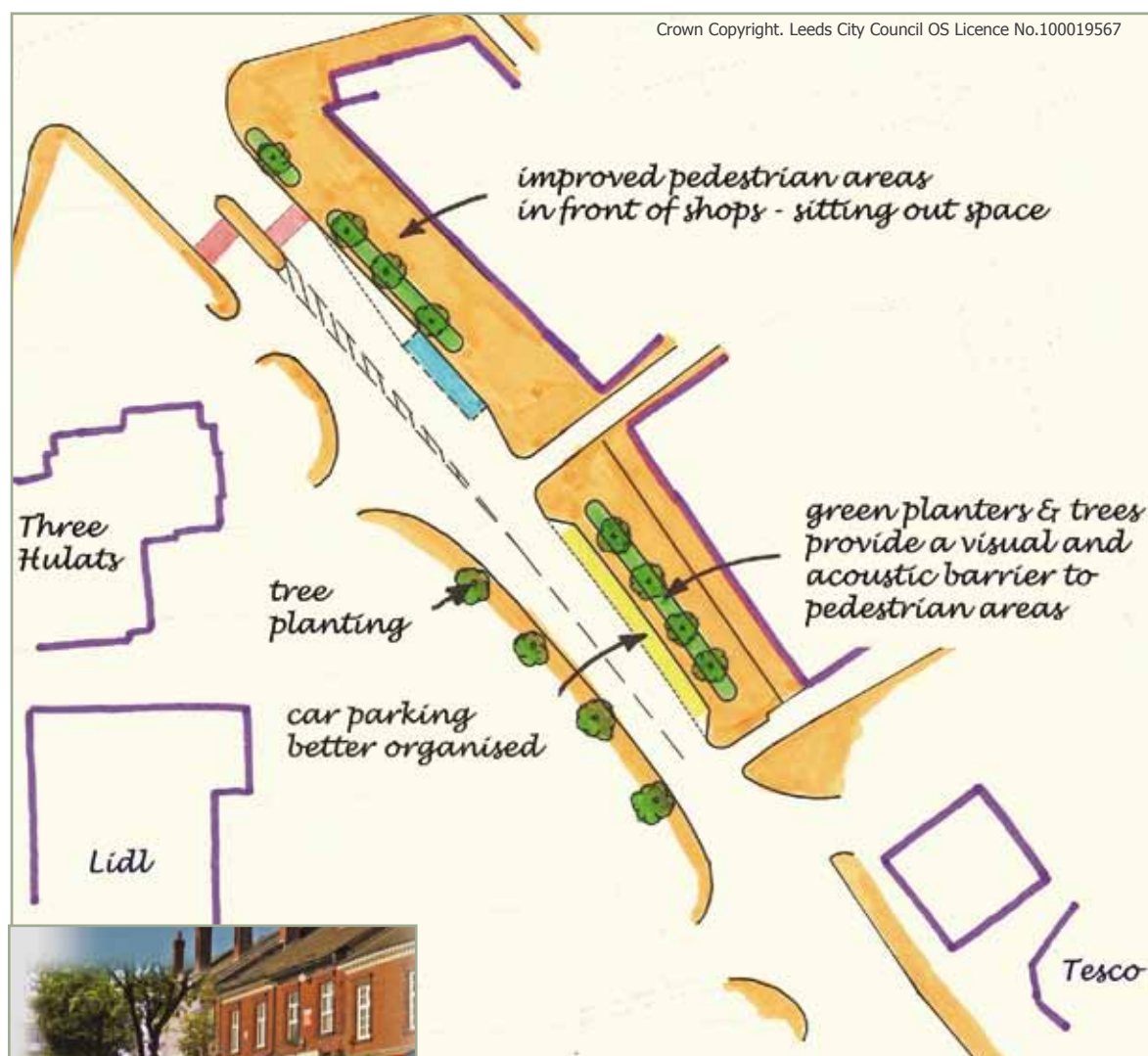


8.16 The pavement whilst very wide is in poor repair. In consultation with business and property owners there is potential to upgrade it significantly by renovating the veranda, and re-instating shop fronts in the original style.

8.17 Modern quality frontages should also be encouraged where these enhance the Conservation Area. Internally illuminated "box" signs should be discouraged where these detract from the scale of commercial premises. Paving should be re-laid and street furniture installed together with plantings and trees as appropriate to add to the under-utilised resource.

8.18 The Scott Hall Road Shopping Parade is run down and needs renovating. We will consult on how best to carry this forward.

Ideas for improvement of Montreal Parade



Pre-war Housing



8.19 A large proportion of housing outside the Conservation Area consists of inter-war detached and semi-detached properties with enclosed gardens. The south-east quadrant is occupied by the large 'Canadian' estate, so called because the streets are named after Canadian provinces or cities. Adjoining this estate is Gledhow Park Grove and Avenue, of a slightly later date. The Henconner Estate occupies the south-west quadrant, the Norfolk Estate the north-east quadrant, with the north-west quadrant occupied by the Wensleys, Stainbecks, and Scott Hall Road.

8.20 English Heritage has recognised a nationwide problem of incremental and unmanaged change to inter-war housing estates, particularly where they are not in Conservation Areas. This includes small scale extensions, dormer and UPVC windows, removal of chimney stacks, loss of garden features such as original boundary walls, fences, and hedges, and the conversion of front gardens to parking space. The cumulative effect is the loss of the estates' original characteristics and integrity. This is happening in Chapel Allerton's inter-war housing estates, and should be resisted. Some of this housing should be considered for inclusion in a Conservation Area in due course. CANPlan will also work with the community to encourage good design and retention of existing features that will enhance the area by giving positive guidance.

Well Lane former garage site



8.21 This is a significant development site in the Conservation Area. Plans for flats and offices have been withdrawn and the site stands vacant. The site provides an opportunity to improve facilities for younger and older residents to the benefit of the community.

Community Aspirations Summary

- The community should have a substantial input and influence over developments in Chapel Allerton.
- Any development and changes to existing buildings should strengthen and not detract from the friendly and attractive character of Chapel Allerton. They should create or contribute to the sense of place and identity of the area. Specifically new development within the Conservation Area should preserve and enhance its character and appearance.

- The former Yorkshire Bank site should include easily accessible public space and landscaping and should not include any bars given the existing proliferation in Chapel Allerton.
- The Yorkshire Penny Bank should be considered for listing to ensure its retention.
- Gledhow Grove Mansion should be brought back into use to secure the future of this prominent Grade II listed building.
- Montreal Parade verandas should be renovated and shop fronts reinstated in their original style and Scott Hall Road shops refurbished.
- The integrity of Chapel Allerton's interwar housing estates should be maintained by consideration of their inclusion within the Conservation Area.
- The Council has powers (under Section 215 of the Town and Country Planning Act), which require clean up of the land where its condition adversely affects the amenity of the area. These should be used carefully and where appropriate on sites identified by the community.

Guidelines



- Within the conservation area, the built environment should be managed to retain its character and appearance in accordance with the Chapel Allerton Conservation Area Appraisal and Management Plan.
- Development on the former Yorkshire Bank site should be in a style and of appropriate quality materials that enhance the character and appearance of the conservation area, as advocated by the City Council in the Conservation Area Appraisal and Management Plan.
- Uses as set out in Planning Policy Statement 4 would be considered appropriate for the Yorkshire Bank site, with opportunities to strengthen the primary shopping frontages. These are defined as retail, leisure, entertainment, offices and art, culture and tourism development. Ancillary uses such as some housing on the site could also be considered in a mixed use scheme.



- The Yorkshire 'Penny Bank' building, is identified as a positive building in the conservation area appraisal and any development of the site must have regard to this and the wider conservation area setting and must enhance the character and appearance of the conservation area.
- Where appropriate and consistent with Council policy Section 106 funding / planning gain from new development should be used to enhance public spaces and services in Chapel Allerton where this is linked to new development.
- Private gardens provide the setting for larger buildings and contribute to local character and green infrastructure of the area. Infill development in gardens (often referred to as 'garden grabbing') and on green areas, should respect the existing pattern and density of surrounding development. The setting of some of Chapel Allerton's villas has been compromised by the loss of their garden settings and by insensitive 20th century development. Any proposal to develop on garden areas or other green areas should be individually assessed against their impact on local characteristics, both on the site and within the wider locality.

9

Neighbourhood Facilities

Context



9.1 Chapel Allerton is situated on one of the main cross-town routes for road commuter traffic and buses in addition to it being located along one of the main traffic arteries serving as an entry and exit to Leeds City Centre, particularly at peak times of the day.

9.2 This ease of accessibility for shopping, sports facilities, entertainment and social life gives Chapel Allerton a wide hinterland. This accessibility is of enormous importance to the economy of Chapel Allerton and enables the centre to support a variety of independent small shops and services

9.3 It is not only the community and wealth of neighbourhood facilities that give Chapel Allerton its popularity; but this also derives from its unique character and sense of place. It is in this context that any view of Chapel Allerton neighbourhood must be considered. This wide hinterland has also led to conditions of severe congestion, particularly in the peak times. This is commented on further in the Transport Chapter.

Community Aspirations

9.4 In the Community Survey respondents were asked about their main reasons for living in Chapel Allerton. By far the most important factor is the local character of the area. Other important factors are having good local amenities and good transport links. Around one tenth of respondents were born in Chapel Allerton. Other factors include: to be near friends/family, for work, mix of people, social life/culture and close to church. It is this vibrancy and mix that gives Chapel Allerton its unique character and it is towards maintaining and strengthening this character that policy should be directed.

9.5 However to maintain this vitality will require certain interventions as within the Community Survey there were significant concerns expressed about the quality and number of facilities for under 5s, over 60s as well as youth clubs in the area. The lack of youth clubs and facilities in the area is a particular area for concern that requires addressing.

9.6 The following represents the key issues raised in the Chapel Allerton Community Survey as this related to services and facilities:

- There was general satisfaction with the quality and number of shops in Chapel Allerton. Levels of satisfaction are however lowest for food shops with 17% of respondents stating they are of poor quality. Responses to other questions highlight there are ongoing concerns about the range of choice of both food and non-food shops, and supermarkets in particular. Since the opening of the Lidl supermarket and the rebranding of the Coop store in Stainbeck Lane the position has improved.
- In terms of health services key concerns are around the quality and number of local dentists.
- Whilst the quality of local restaurants, cafes and bars is generally felt to be good, a significant proportion of respondents feel that there are too many of these in the local area. There are clear differences by age with older respondents more likely to feel there are too many. There are similar concerns around the number of takeaways.

- There are significant concerns about the quality and number of facilities for under 5s, over 60s as well as youth clubs in the area. Youth clubs are a particular area for concern.
- A large proportion of respondents feel there are too few community centres (particularly older respondents).
- A large proportion of respondents feel there are too few recycling facilities in the local area.
- It is acknowledged that there has been an improvement to providing community facilities since the Community Survey was carried out in 2008. These include the Chapel Allerton Neighbourhood Scheme, singing, writing and art groups, and the older residents lunch group at the Methodist Church.

Neighbourhood Facilities



Schools – education

9.7 Of all the respondents to the Community Survey 3.5% stated that they were studying at school, college or university. In addition, of those respondents that had school age children the majority walk to school. Just over a quarter travel by car, over 20% travel to school by bus and 3% cycle. The provision of safe walking routes to school is rated as excellent or good by 14% of respondents and as poor or very poor by 14% of respondents.



9.8 66% of respondents feel that primary schools in the area are good quality, satisfaction with under 5s provision is less evident with only 32% stating this is good and 52% that it was average. This may reflect wider issues relating to the quality and provision of child care.



Methodist Church Hall

9.9 The Methodist Church is a very well used venue in the centre of Chapel Allerton for a wide range of community activities and needs some improvements to enhance its accessibility and usability to enable a wider section of the community to use it fully.



The Church has been granted funding by the Inner North East Area Committee for essential works to the entrance ramp and basement steps and gate along with essential maintenance, redecoration painting and upgrades to the entrance and foyer area. Partnership and match funding is being sought for these and other essential improvements.

Youth facilities

9.10 There are clear concerns about the quality and provision of youth clubs in the area with the majority of respondents to the survey suggesting existing facilities are too few and of poor quality. The demand for more youth clubs is also reflected in the responses regarding the redevelopment of the Yorkshire Bank site.



The public library

9.11 The public library occupies a central location in Chapel Allerton. Over the past few years it has raised its profile and developed an important role in community activities; providing a range of services, hosting events and playing an important part in the Chapel Allerton Arts Festival. It is very important to many members of the local community, ranging from intensive use of the computers to the busy childrens' section and good use of the book stock and newspapers. At the time of writing Leeds faces a gloomy picture of library closures, however Chapel Allerton is earmarked for extended opening hours. From a parochial perspective this must be welcomed and will be supported by the local community. The fabric of this listed building is deteriorating and resources need to be found for repairs and refurbishing.



Health

9.12 In the Community Survey respondents were asked to rate the quality and number of health services in the area. 72% of respondents feel that chemists were of good quality, compared to 62% of doctors and only 42% of dentists. Therefore in terms of health services in the area key concerns have been expressed around the quality and number of local dentists with 34% considering that there were too few dentists, reflecting broader issues around access to NHS dentistry services.



9.13 The Community Survey has been helpful in identifying some issues relating to specific health care services, including accessibility of GP and dental provision. In terms of those factors which impact on the broader health and wellbeing of residents, NHS Leeds recognises that the built environment, greenspace, decent housing and transport directly effect people’s sense of well-being; equally important in supporting good mental health and resilience is that residents connect with other people through activity in their community.

9.14 Proposals within different sections of this plan will impact directly and indirectly on residents’ health and wellbeing. A reduction in pedestrian injuries will occur as streets and crossing places become safer. Increased physical activity will result as people walk or cycle round the area, rather than using cars. People will feel safer as late night noise is managed. Stronger reliance on self and neighbours will be enabled through continued community activities.

Community Aspirations Summary

- New developments in the Chapel Allerton centre should be encouraged to provide space for small local and specialist shops.
- Bars and restaurants can make a positive contribution to Chapel Allerton. New developments, where these are proposed must make a positive contribution to the lifestyle and entertainment offered.
- Concerns expressed about the quality and number of local dentists with many considering that there were too few dentists. We will work with the providing bodies including the local NHS Health Trust to improve provision overall.
- There needs to be proper facilities for teenagers – whether new youth clubs, or additional events at sports centres or community space. We will work with the providing bodies and youth groups to improve provision overall and identify sites and/or premises as appropriate.
- Consideration to be given to activities and facilities for elderly people in the community and support given to “Chapel Allerton Good Neighbours” recently established by the WRVS.

Priorities



- The Community Survey highlights some key issues which will act as priorities for further action. The community of Chapel Allerton is divided about the popularity of local bars and restaurants. While many people feel they are an asset to the area others see the problems of noisy crowds at the weekends, double parking by taxis and increase in street waste as a real problems.
- The City Council is promoting a taxi rank for Stainbeck Lane outside the Mustard Pot which may reduce some on-street congestion but also serves to reduce parking facilities by default.
- The continuity and variety and local distinctiveness of shops, restaurants and bars are matters for consideration. There are a number of diverse and interesting small, locally owned shops. Continued (and increased) use by the community of these facilities is essential if those outlets that offer local distinctiveness are to be retained.
- There is current diversity in restaurants and bars which provide contrast and interest. Diversity is necessary to retain the character of this area and this is to be encouraged by developers, the community and Local Planning Authority.
- Under planning powers it is not possible to control the type of retail outlet so the continuity of trading of these facilities in Chapel Allerton will depend almost wholly on continuing and increased community support – the adage being “use it or lose it”.
- The Inner North East Area Committee has decided to back a loyalty card scheme in a bid to support local businesses in Chapel Allerton and encourage residents to support their local high street. The scheme is similar to others in Leeds at Armley and Pudsey, in that shops who are interested sign up to the scheme, agreeing to the terms and conditions that have been drawn up to recognised standards.

Sustainability and the Natural Environment

Key Issues

The broad approach to Green Infrastructure and the Built Environment is dealt with in detail by LCC Core Strategy and it is not considered necessary to repeat it here. The function of this document is to focus on issues specific to Chapel Allerton.

Public Green Space



10.1 The Community Survey showed that residents appreciate green spaces in Chapel Allerton. The most popular green spaces include Chapel Allerton Park, Gledhow Valley Road allotments, Gledhow Valley Woods which adjoin the area, and the old cemetery. There are numerous smaller areas, including grass surrounding the landmark willow tree on a traffic island at the junction of Stainbeck Lane and Harrogate Road.



10.2 The park has recently been refurbished with an enclosed play area, improved tennis courts and a football area. The allotments are popular with a long waiting list. The cemetery is a peaceful space with footpaths which form an attractive pedestrian route from Harrogate Road to Town Street and Church Lane. It is cared for by local residents.



10.3 A local group, the Friends of Gledhow Valley Woods, organise regular action mornings to maintain paths, install benches, plant bulbs and wild flowers, clear litter and clean the beck. It is an important ecological site for plants and wildlife. The Friends have successfully campaigned on traffic calming on Gledhow Valley Road, reduced water pollution in the beck, and litter collection.



Trees



10.4 Chapel Allerton has a variety of trees in streets, green spaces and private gardens, which contribute to the attractiveness of the area. They also make an important contribution to the green infrastructure, reducing the speed of water run-off, and reducing CO2. CANPlan will work with the community to develop a re-planting strategy to manage the impact of loss of trees and to retain the character of greenspaces.

Litter



10.5 Litter is particularly associated with take-away food and drink outlets, but the problem extends beyond the centre, and resulting litter and waste food is deposited in streets throughout the area. The West Yorkshire Fire Service encourages the community to inform the local Arson Task Force about excessive litter so it can be removed by street cleaning services as soon as possible.



Waste recycling

10.5 Many categories of household waste can now be recycled by kerbside collections. However glass is excluded and more local bottle banks are a priority identified in the Community Survey. Their lack has been exacerbated by LIDL removing the bottle banks at their new store. The only ones in the area are now at the Co-operative store and on Potternewton Lane.



Community Aspirations Summary

- Campaign for green spaces and trees to be included in larger developments, both residential and non-residential.
- Retain the allotments and provide more allotment areas as the opportunity arises.
- Formulate a tree management programme in order to manage existing trees, investigate which trees should be protected by Tree Preservation Orders, and consider areas for replacement, new tree planting in streets, highway grass verges, and on incidental and prominent private spaces.

- Provide additional glass recycling facilities throughout the area.
- Consider enhancements to the cemetery to provide benches and wheelchair accessible paths.
- Tackle the issue of litter in consultation with fast food businesses, Leeds City Council Licensing Team and Environmental Services. Ensure the provision of bins is adequate.
- Commission a local history trail to enhance ginnels, footpaths, streets and open space, and provide public seating.
- Promote a sense of care for the local environment.



Priorities

- Protect and enhance green spaces of Chapel Allerton for the enjoyment of existing residents and future generations in accordance with UDP policies N1 and N1A and those of the emerging Local Development Framework.
- Protect and plant trees in accordance with Leeds City Council's approach to climate change adaptation.
- As noted in the Conservation Area Appraisal, re-integrate Wood Lane / Short Lane (formerly a single road) as the opportunity arises.
- Investigate the closure of the north side of Stainbeck Lane junction to incorporate the willow tree island and create a public square, as suggested in the Conservation Area Appraisal.



Chapel Allerton Green Spaces
and Tree Preservation Order coverage

Conclusions and Recommendations

1. CANPlan has indicated throughout this document a number of recommendations and priorities for Chapel Allerton that pursue the four purposes identified in the plan:
 - inform and engage the community in decisions that affect its area;
 - influence decision-makers on resources and improved community services;
 - provide a design framework for delivering excellence in new development; and
 - retain and improve the best of the current built and natural environment.
2. The role of CANPlan has been that of facilitating the expression of views of the community and translating these where possible into proposed practical actions as identified in this document. Taking this forward to active implementation will require an ongoing organisation.
3. Following the consultation process with Leeds City Council, the community and other interested parties CANPlan will convene a meeting of interested parties and individuals in order to establish an ongoing and broadly based organisation to take forward the agreed plan. It is intended that the plan will develop in response to changes in the area and this group will take responsibility for ensuring that the plan responds to the changing needs of the community at the next review.

CANPlan
January 2011

Annex 1

An Active and Involved Community

Over a three year period of active involvement in the community CANPlan has:-

- a) assisted in the enlargement of the Chapel Allerton Conservation Area and in the preparation of the Conservation Area Appraisal, adopted by Leeds City Council, which states that "Chapel Allerton is a place of special character and historic interest";
- b) successfully opposed inappropriate development for the Yorkshire Bank and Well Lane sites, as well as promoting positive development ideas for these sites and their surroundings and argued for better architectural design for development overall;
- c) carried out the Chapel Allerton Community Survey and distributed 3,000 questionnaires to every home in Chapel Allerton as part of the drive to improve the civic design and community status of the neighbourhood which has seen significant changes over the past 15 years;
- d) reported the results of this survey to a well attended "open day" in the centre of Chapel Allerton in July 2009;
- e) organised the 'CANPlan Slam' held at the Seven Arts Centre in May 2008 where Chapel Allerton residents were invited to come up to the microphone and say, in 3 minutes, what they liked, disliked, valued or treasured about Chapel Allerton. Over 30 people used the opportunity to voice their opinion, varying from those who had been brought up in the area to those who had moved there recently because they were attracted to the community. A number of speakers were unexpectedly emotional about their attachment to the area;
- f) staged a short drama exposing the problems of thoughtless over-development in this area at the Chapel Allerton Festival in September 2008. This showed the audience the opportunities for making their voices heard in the decision making process. This drama proved popular and many people signed up to helping the work of CANPlan in the community;
- g) produced a CANPlan video in October 2008 of traffic moving along the Harrogate Road, showing that during peak times over 1,000 cars an hour passed by the Yorkshire Bank site. The video was sent to the Highways department to aid the Council's assessment of peak traffic flows and congestion and assisted in the Yorkshire Bank Appeal; and
- h) provided a stall at the Chapel Allerton Festival to explain the work of CANPlan in the community.

Through these activities CANPlan has encouraged a greater sense of community and awareness of the issues and challenges that it faces in the first decades of the new Millennium.

Annex 2

Chapel Allerton Community Plan and Design Statement Consultation Plan

Following initial consultation with the community via the Community Survey, CANPlan produced a draft Community Plan and Design Statement for Chapel Allerton. The ambition was for this Plan to be approved by Leeds City Council Planning Board and to be adopted as a Supplementary Planning Document (SPD).

This Annex sets out the plan for the consultation on the draft document, presentation to the community and Planning Board and final adoption.

Consultation undertaken to date

The Community Survey was undertaken at the start of the process, through the Chapel Allerton Community Survey published by CANPlan in 2009. 3000 questionnaires were circulated, with 730 responses collected (a return rate 24%). Responses informed the structure of the Plan and the issues to be addressed.

Pre-Consultation & Stakeholder Consultation

At the Pre-consultation stage the document was issued in electronic format with covering letter to the following parties with a request for formal comment.

Leeds City Council

- Planning Services
- Education Leeds
- Highways & Transportation
- Local Ward Councillors
- Inner North East Area Committee
- North East Area Management
- Leeds Access Advisory Group
- Sustainable Development Unit
- Forward Planning and Implementation

Key Stakeholders

- West Yorkshire Police
- NHS Leeds Primary Care Trust
- West Yorkshire METRO
- Bus companies (First Group, Harrogate and District)
- City Car Club (WhizzGo)

- Leeds Voice
- Leeds Community Safety Partnership
- West Yorkshire Fire and Rescue Service
- Government Office for Yorkshire and the Humber
- Leeds Youth Council
- Leeds Older Persons' Forum

Consultation responses have been collated from the majority of these stakeholders and incorporated in the Plan.

Community & Business Consultation (Formal Public Consultation)

Following responses from stakeholders, the Plan was revised to a Consultation Draft format for the formal six week consultation period running from 14 April - 26 May 2011

Newspaper Adverts

Adverts were placed in the following giving notice of the Consultation Process.

- Yorkshire Post
- Chapel Allerton really useful guide.

Leaflet

A leaflet was produced and delivered to houses and businesses within the community (target to reach the same 3000 properties as the questionnaire).

The leaflet set out:

- CANPlan objectives, reference to questionnaire and consultation process
- Summary of "Priorities" identified in the plan
- Reference to website & locations where consultees can access the full document
- Details of the Open Day
- e-mail, website & postal address for comments of support as well as criticism.

Local Businesses

It was recognised that local businesses were not targeted by the Community Survey and questionnaire. Input from local businesses is important to gain full endorsement for the plan.

A dedicated letter was sent to each local business directing them to the website and asking for formal comment on the Plan.

Stakeholders

Key Stakeholder were asked formally to comment on the Consultation Draft of the Plan during this period.

Website

The website www.chapelallertonplan.blogspot.com hosted an electronic copy of the document.

Hard Copies of Document

Hard copies of the Plan were placed in Chapel Allerton Library for viewing. There was be a "comments box" for people to write and leave comments.

Open Day

An Open Day was held as part of the consultation process. Details of this day include:

- Location – Methodist Hall (Date 14th May 2011)
- Display Boards – Map of Chapel Allerton, Lists of Priorities
- Hard copies of Plan available for consultation
- Drop-box for comments

Summary of Consultation Feedback – Final Draft of Community Plan

Comments from both the Stakeholder Consultation and the Community & Business Consultation were collated. Common themes/reactions were identified.

The CANPlan Steering Group reviewed the "common themes/reactions" and decide how the Community Plan & Design Statement should be amended, if at all, to accommodate these views.

A brief document was produced summarising the consultation process followed; the common "themes/reactions" from consultees; and how the Community Plan & Design Statement was amended to reflect the consultation process. This summary document is issued as an Appendix to the Plan.

Submission to Leeds City Council Planning Board

Following incorporation of the "common themes/reaction", the Community Plan was issued as a Final Draft to the Leeds Planning Board for consideration/approval as a Supplementary Planning Document.

Annex 3

Chapel Allerton Community Survey 2008 Executive Summary of Report

This report presents the findings from a Chapel Allerton community survey that was undertaken in autumn 2008 on behalf of CANPlan. The community survey was undertaken as part of the consultation process to support the development of the Chapel Allerton Neighbourhood Statement.

The survey was undertaken as a postal questionnaire. A self completion questionnaire was designed around a number of broad themes including transport, community safety, facilities, services and housing and open spaces and landscape. It was delivered to around 3000 households in Chapel Allerton.

A total 730 questionnaires were completed and returned by the deadline, giving a response rate of around 24%.

Views of Chapel Allerton:

- The most important factor in people deciding to live in Chapel Allerton is the character of the local area, highlighting the importance of the quality and character of local area to residents in making Chapel Allerton a good place to live.
- This was also reflected in what people most like about Chapel Allerton, with the sense of community and atmosphere highlighted as the most important factor. Other important aspects included accessibility to the city centre and to countryside, the range of local entertainment, and local amenities and facilities.
- The worst aspects of living in Chapel Allerton are the volume of traffic, poor quality shopping and issues relating to the number of bars in the centre of Chapel Allerton including issues around noise and drunken behaviour.
- When asked what they would like to change the most respondents highlight issues relating to better shopping, better traffic controls and improvements to roads and pavements.

Transport

- The survey findings highlight the widely varying nature of transport usage of Chapel Allerton residents. Whilst it is difficult to generalise about what are clearly complex patterns of use, the findings indicate that younger residents are more likely to use a car and older residents are more likely to use public transport.
- Bus services are overall rated very highly with almost eight out of ten respondents rating them as 'excellent' or 'good'.
- Roads and pavement maintenance and car parking provision are both rated fairly poorly.
- A wide range of suggestions were made on how to improve transport in Chapel Allerton. The majority of suggestions relate to improvements to public transport in particular better and more frequent buses on key routes.

Sustainability and the natural environment

- The most commonly used open green spaces in Chapel Allerton are Chapel Allerton Park and Gledhow Valley Woods. Allotments are used regularly by around 8% of respondents.
- Levels of satisfaction are greatest for the allotments and lowest for Scott Hall playing fields.
- The most popular suggestions for improvements to local recycling facilities (in addition to existing household collections) are improved glass recycling facilities, a local composting scheme and garden waste collection.

Community safety

- One quarter of respondents state they feel safe 'all of the time' when walking around Chapel Allerton. However, women and older respondents are less likely to feel safe.
- Key factors for people feeling unsafe are gangs of youths, poor street lighting and overgrown bushes and trees.

Built environment

- A substantial minority of respondents (29% and 19% respectively) feel that there are too many flats and houses in multiple occupation in the area.

- There is significant support for more social and affordable housing and retirement housing.
- The most popular use for the Yorkshire Bank site is a green space or garden. There are however significant differences in terms of the preferences by different age groups and these need to be taken into consideration for any future proposals for the site.
- Just over a half of respondents favour pedestrianisation of the area between the willow tree and the Yorkshire Bank site.

Services and facilities

- There is general satisfaction with the quality and number of shops in Chapel Allerton. Levels of satisfaction are however lowest for food shops with 17% of respondents stating they are of poor quality. Responses to other questions highlight there are ongoing concerns about the range of choice of both food and non-food shops, and supermarkets in particular.
- In terms of health services key concerns are around the quality and number of local dentists.
- Whilst the quality of local restaurants, cafes and bars is generally felt to be good, a significant proportion of respondents feel that there were too many of these in the local area. There are clear differences by age with older respondents more likely to feel there are too many. There are similar concerns around the number of takeaways.
- There are significant concerns about the quality and number of facilities for under 5s, over 60s as well as youth clubs in the area. Youth clubs are a particular area for concern.
- A large proportion of respondents feel there are too few community centres (particularly older respondents) and recycling facilities in the local area.

Annex 4

Planning Policy Framework

The Chapel Allerton Community Plan and Design Statement has been prepared in the context of a wide range of planning policy and guidance. It conforms with and expands upon both strategic guidance at the national level, and also the local level Unitary Development Plan (UDP). As has previously been discussed, it also complies with the specific guidelines required for Leeds City Council to adopt it as a Supplementary Planning Document (SPD) as part of the Local Development Framework (LDF). Below is a necessarily concise list of the most relevant documents and policies; for more information see the Communities and Local Government website or the Leeds City Council website.

National and Regional Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Sustainable development is the core principle underpinning planning, including the efficient re-use of natural resources. PPS1 also highlights the importance of spatial planning and public participation. The PPS1 Supplement 'Planning and Climate Change' sets out in more detail how planning should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. The planning system needs to help reduce carbon emissions, including innovative solutions to building design.

Planning Policy Statement 3: Housing

Concerned with the quality of design, quantity, and location of new homes, to create mixed communities that are inclusive and sustainable. The system must help to provide sufficient housing to meet people's needs, which includes a mix of types and tenures. The priority is to build on previously developed land, and PPS3 sets out guidelines for identifying the future supply of housing.

Changes to this guidance by the Coalition Government have clarified that gardens are no longer to be classified as "previously developed" land and that it is for local communities and Councils to determine appropriate residential densities in line with the character of their areas..

Planning Policy Statement 4: Planning for Sustainable Economic Growth

PPS4 sets out the Government's overarching objective for sustainable economic growth and to help achieve this, objectives that have been set for planning are to build prosperous communities; reduce the gap in economic growth rates between regions; deliver more sustainable patterns of development by reducing the need to travel by car and respond to climate change, and promote the vitality and viability of town and other centres as important places for communities.

In order to do this, the Government advocates:

1. new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities;
2. competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups);
3. the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity, and
4. raising the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all.

Planning Policy Statement 9: Biodiversity and Geological Conservation

The potential impacts of planning decisions on biodiversity and geological conservation must be fully considered. Decisions should be based upon up-to-date information about the environmental characteristics of an area, and should aim to maintain, enhance, restore, or add to biodiversity and geological conservation interests. Mitigation should only be considered as a last resort.

Planning Policy Statement 12: Local Spatial Planning

Spatial planning is the process of place shaping and delivery of land uses and associated activities, and is the overall theme of the LDF. Based on specific evidence planning aims to respond to local challenges and opportunities, and create a framework for public and private investment and regeneration that promotes economic, environmental and social well being for the area. PPS12 also sets out the methods and requirements on how the LDF documents should be prepared.

PPG13: Transport

Planning can help reduce the need to travel, especially by the private car, which reduces emissions and addresses climate change. Good transport and development in sustainable locations also makes it safer and easier to access facilities and services and therefore improves quality of life. Transport must be an integral part of development choices.

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out the Government's planning policies on the conservation of the historic environment. This replaces Planning Policy Guidance 15: Planning and the Historic Environment (PPG15) published in 1994; and Planning Policy Guidance 16: Archaeology and Planning (PPG16) published in 1990.

PPS5 should be read with reference to the Practice Guide and the 1990 Act. Any assessment of development affecting a "heritage asset" will require information about its origins and relative importance, and the detailed effects of any proposals. However, it is anticipated that the new policy based approach gives greater flexibility and with expert guidance offers scope for development that may not otherwise have been permitted. It is anticipated that by the new provisions Conservation Officers will look for much more information with applications and will be far more supportive of well presented proposals that clearly demonstrate compliance with the new PPS 5.

With the provisions of the new PPS5 the underlying tenets of the Planning (Listed Buildings and Conservation Areas) Act 1990 have not changed and the following still apply:

- The Statutory List - Grades I, II*, and II
- Conservation Areas
- Registered Parks and Gardens
- Scheduled Ancient Monuments
- Registered Battlefields
- World Heritage Sites

It continues to be a criminal offence to undertake works to a listed building without the necessary consents and proposals affecting conservation areas are still required to 'preserve or enhance' their character, despite limited reference to these matters in the new PPS5.

PPG17: Planning for Open Space, Sport and Recreation

Well planned and maintained open spaces and sports and recreational facilities help to maintain sustainable communities, improve health, improve the visual environment, and play multiple roles such as for biodiversity and mitigating flooding.

PPG17 sets detailed guidelines for undertaking an audit of open space which leads onto setting criteria for quality, quantity, and accessibility standards. Leeds City Council is anticipating completing its PPG17 study in early 2010, which will have direct implications on the standards of greenspace which new development must provide and the levels of protection or potential development of greenspaces across the District.

PPS25: Development and Flood Risk

Sets very detailed guidelines on planning to avoid and mitigate flooding, including locating development away from flood risk areas.

Regional Spatial Strategy – The Yorkshire and Humber Plan (2008)

Sets the context for the location and amount of development across the wider region, which focuses it on previously developed land in the main urban areas. There are no direct policies which can be translated into the local context of Chapel Allerton as more direction is given through the national documents.

Local Planning Policy

Leeds Unitary Development Plan Review (2006)

The Unitary Development Plan (UDP) is the statutory development plan for the whole of the Leeds District. It provides a framework for all new developments and is used as a basis for making decisions regarding land use and planning applications, although it will eventually be superseded by the Local Development Framework. It includes a great number of detailed policies and so only those most relevant to the Chapel Allerton Plan are listed.

- SA1: Environment
- SA2: Urban Regeneration
- GP5: General Planning Considerations
- N1: Protection of Urban Greenspace
- N1A: Protection of Allotments
- N2: Greenspace and Residential Developments
- N6: Protection of Playing Pitches
- N12: Priorities for Urban Design
- N13: Design and New Buildings
- N19: New Buildings Within Conservation Areas
- N51: Nature Conservation and Enhancement
- R2: Area Based Initiatives
- T2: Transport Provision for Development
- T5: Pedestrian and Cycle Provision
- T6: Provision for the Disabled
- T22: Priority on Road Safety Problems
- T23: Traffic Management and Calming Measures
- T24: Parking Provision and New Development
- H4: Windfall Development Sites
- E7: Loss of Employment Land to Other Uses
- S2: Vitality and Viability of Town Centres
- S3: Maintenance of Town Centres
- BD2: Design and Siting of New Buildings
- BD3: Disabled Access New Buildings
- BD7: Shop Fronts and Security Measures
- BD8: Design and Location of Signs
- BC7: Development in Conservation Areas
- LD1: Landscaping Schemes

Local Development Framework (LDF)

Leeds City Council is preparing its LDF, which can be thought of as a folder comprising a number of spatial planning documents which will replace the UDP. However, the main documents have not yet progressed past draft form, and therefore have had little influence in the forming of the Chapel Allerton Community Plan. A number of documents called 'Supplementary Planning Documents/Guidance' are already encompassed within the Leeds LDF and provide detailed guidance on interpreting and implementing existing policies. A wide range can be found on the Leeds City Council website; the most relevant are summarised below.

Public Transport Improvements and Developer Contributions

Planning obligations or 'Section 106 (S106) agreements' are an established and valuable mechanism for securing planning matters arising from a development proposal. They are commonly used to bring development in line with objectives of sustainable development. The SPD sets out when a new development will be required to make a contribution toward public transport improvements, what type and level of contribution will be required, and the specific schemes for which contributions will be used.

Travel Plans (2008)

A Travel Plan is a package of practical measures aimed at addressing the transport needs of a particular development or organisation, to allow a choice of travel modes and in particular sustainable transport. The SPD sets out when these are required in relation to new development, and how to produce one.

Chapel Allerton Conservation Area Appraisal

The Conservation Area Appraisal has been discussed in detail in the main document.

Street Design Guide (2008)

This SPD assists housing developers in designing new streets for residential areas, with the emphasis on 'place making' rather than catering solely for the car. It encourages innovation and allows flexibility in the provision of streets that serve the community rather than providing a road that caters just for the movement of vehicles.

Neighbourhoods for Living (2003)

The guide provides clarity for developers and designers in Leeds regarding the themes and principles of residential design, and the character and essence of Leeds. It aims to guide the highest quality design, and focuses on use, movement, space, and form, breaking each of these down into detailed principles to create sustainable communities.

Designing for Community Safety - a Residential Guide

The issue of crime and anti social behaviour within our communities is widely recognised as being one of the crucial social issues of our time. This guide demonstrates how good design and good physical security can complement the environment and create safe, sustainable communities. It shows the various processes which can be used for 'designing out crime' within new residential development, and focuses on the design led approach to reducing crime by reducing the opportunities for crime to take place.

Other Local Strategies

West Yorkshire Local Transport Plan 2 (LTP2)

The LTP2 sets out a programme for a wide range of improvements to local transport over the period 2006 to 2011 and aims to develop and maintain an integrated transport system that supports economic growth in a safe and sustainable way, and enhances overall quality of life for the people of West Yorkshire. It contains no specific schemes within Chapel Allerton although the nearby improvements are assumed to also improve congestion and public transport through the area. A draft LTP3 strategy is expected in August 2010.

Vision for Leeds

The Vision for Leeds 2004 to 2020 is the city's Community Strategy and has three main aims, all of which cannot be achieved separately or independently of each other:

- Going up a league as a city - making Leeds an internationally competitive city, 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.

End Note

The Chapel Allerton Community Plan & Design Statement is based on the principles of sustainable development - making sure everyone has a better quality of life now in the future. Its purpose is to guide the work of all partners and stakeholders with interests that affect community life in Chapel Allerton and to make sure that medium and long-term aims are achieved.

Annex 5

Summary of representations received during the consultation process period 14th April - 24th April 2011

QUESTIONNAIRE				
A total of 53 questionnaires were completed				
	question	yes	no	not sure
1	Do you agree with the transport proposals set out in the Plan to improve pedestrian safety?	46	6	1
2	Do you support the proposals to part pedestrianise the areas outside the Yorkshire Bank and create a village/town square?	45	5	3
3	Do you agree with the proposals to limit the number and concentration of bars and other licensed premises in Chapel	42	10	1
4	Do you agree with the proposals to improve the appearance of shop frontages and the village centre through new shop	46	5	2
5	Do you agree with the Future Vision for the development of the former Yorkshire Bank site off Harrogate Road as set out in the Plan?	42	3	8
6	Do you support the proposal to seek the listing of the existing Yorkshire "Penny" Bank on Harrogate Road?	43	10	
7	Do you agree with the need to improve and encourage the use of existing green spaces by the public?	49	4	
8	Do you support the proposals to further improve and encourage the use of the Cemetery by the War Memorial.	45	4	4
9	Do you agree with the need to provide improved recycling facilities?	45	4	4
10	Do you agree with the need to tackle litter in the streets?	49	1	3

QUALITY OF PLAN AND CONSULTATION					
1 bad – 5 good					
	1	2	3	4	5
What is your overall opinion of the proposals set out in the Plan?	2		4	23	24
How do you feel CANPlan is conducting this consultation?	2	1	4	14	32

GENERAL COMMENTS

General comments were received from 60 people covering subjects including car parking, pedestrian safety, traffic, the state of the pavements, cycling, shopping, bars & restaurants, rubbish & re-cycling and local facilities. The majority of these topics are already covered in the document but clauses have been added and amended to ensure that the views of Chapel Allerton residents are represented.



CANPlan

Chapel Allerton Neighbourhood Plan



Leeds
CITY COUNCIL