

Headingley Renaissance

The Community's Vision for a Balanced and Sustainable Future
November 2005

The aim of this strategy and action plan is to provide a vision to guide the future development of Central Headingley, in accordance with the aspirations and priorities identified by the local community, and following sustainable community principles. In particular it reflects the community's desire to improve the quality of the environment of Headingley and to have a more 'balanced' community. Headingley Renaissance was produced by the Central Headingley Strategy Group, established by the Headingley, Kirkstall and Weetwood Community Involvement Team in 2002, which was succeeded by the North West (Inner) Area Committee in 2004.

Leeds City Council, as Local Planning Authority, welcomes this initiative and acknowledges Headingley Renaissance as representing an expression of the views and aspirations of the local community groups, businesses and residents who took part in the Community Planning Events. This accords with recent alterations to the planning agenda which place increased emphasis on involving the local community in the planning process (see PPS1 "Delivering Sustainable Development", 2005).

The recommendations of Headingley Renaissance should be read in conjunction with the relevant policies of the Leeds Unitary Development Plan (UDP) – see footnote. Headingley Renaissance is a community document and readers should be aware that some of the suggestions contain community aspirations that do not necessarily reflect the views or policies of the Local Planning Authority.

Footnote - It should be noted that in accordance with the changes to the planning system required under the Planning and Compulsory Purchase Act 2004, the City Council is required to replace the UDP with a Local Development Framework (LDF) by 2007 in order to carry forward the development plan policies for the city.

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Foreword

To say that Headingley is a unique place is something of a cliché, but all of us who live, work in or represent the area will tell you that it is. Headingley is also an area full of history; it has developed over the past century or so from being one of Leeds' most exclusive suburbs to a vibrant community that plays host to some of the thousands of students who come to the city each year.

Nationally and internationally Headingley is synonymous with the sporting venue that hosts world class cricket and rugby. But for many of us, Headingley is simply the place we call home.

There is much to be proud of in Headingley but the last two decades have seen an erosion of some of the area's positive features, with little regard for the quality of life of the local community as a whole.

When we started this project we thought it was solely about planning and how to preserve what remains of the character of the area. It soon became clear that it was about much broader issues. What local people wanted was a vision of a better future, of a better Headingley for all. So producing this strategy has become an exercise in learning from and retaining the best of the past, an opportunity to plan for a brighter future and even the chance to dream!

It has been a very positive and empowering process for all of us. This was perhaps epitomised best at the community consultation days, when the hall at Headingley Primary School was full of enthusiastic people, young and old, students and long term residents, talking together about how to make the Headingley of tomorrow a place where we will all want to live, work and play.

The Central Headingley Strategy is not about looking back, it is about looking forward to a future in which the local community will have a much more important role in shaping their place, their streets, their neighbourhoods.

We are reliant on all parties coming together - residents, businesses, the City Council and others - to make this happen. But most of all this is about the local community. This is our strategy, our blueprint for a better Headingley.

It is about the people of Headingley reclaiming our area, and saying with an emboldened voice, "this is where we want to be". This is our chance to create a sustainable future and a more balanced community. As such, it is an opportunity we intend to make the most of. And with your help, to use another cliché, it is just the beginning.

We would particularly like to thank Rachel Sannaee for the photographs.

Councillor Stewart Golton (Weetwood Ward) Chair, Central Headingley Steering Group

Councillor Elizabeth Minkin (Kirkstall Ward)

Greg Mulholland MP for Leeds North West (formerly Councillor for Headingley Ward)

1.0

Introduction

Headingley Ward Facts & Figures (see Map B in Appendix 1)

The People of Headingley

The 2001 Census revealed that the population of Headingley had the following characteristics (Office of National Statistics):

- Only 6.8% of the local population were under sixteen years of age (compared to a Leeds average of 20%) and 58% of Headingley's residents were between the ages of 20 to 29 (compared to a Leeds average of 15%). More than 80% of the local population were single people (compared to a Leeds average of 34%), and less than 12% were married (compared to a Leeds average of 47%).
- Only 27% of Headingley residents described themselves as being 'employed' (compared to a Leeds and national average of around 60%). Some 60.9% of Headingley residents are students (compared to a Leeds average of 10.7%). Only 3.3% of those living in the area are retired people (compared to a citywide average of 13%). More than one quarter of all the city's resident students aged 16 and over live in Headingley.

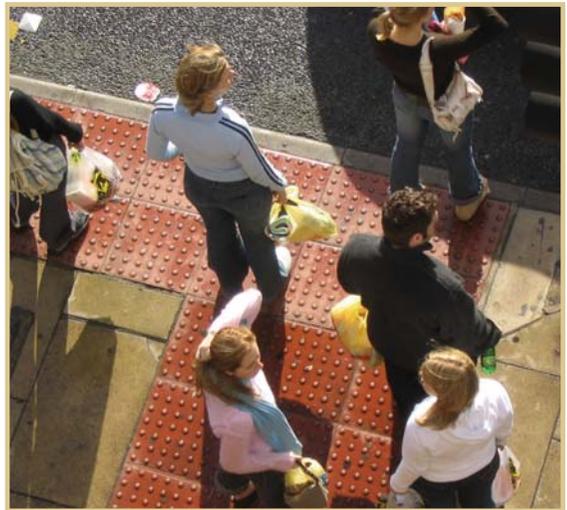
Crime in Headingley

The Headingley, Kirkstall and Weetwood Community Plan 2001/2 (p.5) stated that; *'the most frequently reported crimes are burglary and theft of or from vehicles. Reported crimes per 1000 population are 208 for Headingley ... higher than the Leeds average of 151'*. Headingley was partly in the Millgarth Police Division, partly in Weetwood.

Central Headingley is now within beat 20 of the Pudsey/Weetwood Division and over the last 12 months the domestic burglary rate at 57.7 per 1000 households was twice the Leeds average.

Property and Land Use in Headingley

Nearly 15% of all the domestic properties in Headingley Ward are detached, 38% semi-detached, 28% terraced and 18% flats. These equate to the national averages, suggesting that the area's domestic property portfolio is representative of the nationwide norms. However, nearly 60% of the local population live in rented properties (compared to a Leeds and national average of around 12%).



Historical Context

Headingley originated as a hamlet within the Celtic Kingdom of Elmet around the site of a large oak tree which became a meeting place.

Under the Saxon Kingdom of Northumbria the oak became the site of the local 'hundred' court – the Scyre-ac or Shire Oak and continued under the Danelaw as the 'Wapentake' court. The oak tree finally collapsed in 1941 and a new tree was planted in its place.

Under the Normans, the 'Manor' of Headingley was established and in 1324 it was gifted to the monks of Kirkstall Abbey. At the dissolution of the monasteries it passed to the Crown and then to the Savile family..

Headingley became part of the Borough of Leeds in 1626 and in the same year the first church was built, St. Giles, on the site of St. Michael's today.

The Manor of Headingley-with-Kirkstall became part of the estate of the Earl of Cardigan in the 17th century and in 1783 the then Lord Cardigan endowed the first public elementary school next to St. Giles church.

In the 10 years from 1821 the population of Headingley nearly doubled from 2154 to 3849. The construction of the new Leeds to Otley turnpike (now the A660) through the village encouraged development along the corridor from Woodhouse Moor. Initially it was predominantly large stone built villas on Headingley Hill but later it was rows of brick built terraces and back-to-backs. By the late 19th century the separate community of Headingley had become absorbed as a suburb of Leeds.

In 1838 a horse-drawn bus service was introduced from the city centre to Headingley and by the 1860's there were 12 journeys a day. In 1871 the first tram route ran from the city centre to the Original Oak.

The 20th century saw Headingley develop the Rugby and Cricket grounds to international standards attracting overseas visitors and the establishment of a higher education campus at Beckett's Park. The expansion of the two universities led to the building of student residences and more recently the conversion of much existing housing to student accommodation.



Note: much of this information was sourced from David Hall's book 'Far Headingley, Weetwood and West Park' published by the Far Headingley Village Society in 2000.



Central Headingley Today

Before setting out a strategic future for Central Headingley it is important to understand some of the key qualities and characteristics of the area as it is today.

Central Headingley is dominated visually by the magnificent church spire of St. Michael's and still retains qualities of the old village around the church and in the Chapel Street area. Stone cottages, villas, chapels and schools together with mature trees give a strong general character to the area recognized by its Conservation Area status.

Less attractive features include the 'horribly out of scale' (*) 1960's Arndale Centre and the high volumes of traffic on the A660.

For the purpose of this report, **Central Headingley** encompasses the 'heart' of the old village of Headingley, the shopping centre, the rugby and cricket ground and the immediate adjoining residential areas. (Shown indicatively on the following Map A).



However, many of the issues addressed in this report relate to both Central Headingley and the wider area.

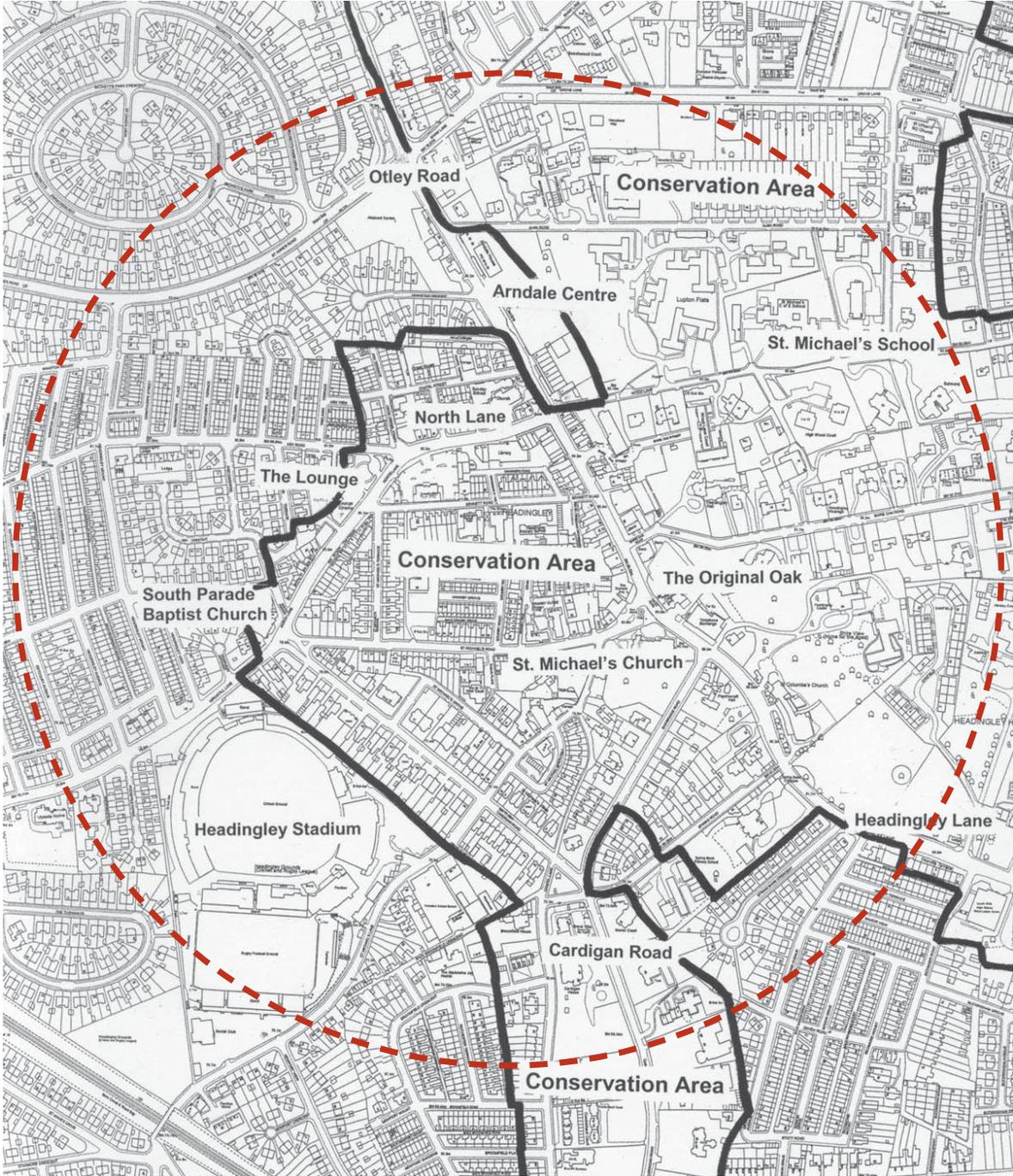
Headingley Ward is part of the Leeds Urban Area defined as 'Headingley' in the 2001 Census. (See Map B in Appendix 1)

Headingley 'Town Centre' is the retail centre for Planning purposes as defined in the Unitary Development Plan (UDP) (See Map C in Appendix 2)

(*) Leeds – Pevsner Architectural Guide, Susan Wrathmell, Yale University Press - 2005



Map A - Central Headingley – Key Features and Conservation Area Boundary



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The Aims of the Strategy and Action Plan

The aim of this strategy and action plan is to provide a **vision to guide the future development of Central Headingley**, in accordance with the aspirations and priorities identified by the local community, and following sustainable community principles. In particular it reflects the community's desire to improve the quality of the environment of Headingley and to have a more 'balanced' community.

The preparation of the strategy and action plan was initiated by the *Headingley, Kirkstall and Weetwood Community Involvement Team* and led by the

Headingley Centre Strategy Group made up of local ward councillors and community representatives. The C.I.T. has now been superseded by the Inner Northwest Area Committee.

The following sections set out the **national** and **local (Leeds) policy context** within which this strategy has to operate, a **summary of the insights gained from two consultation exercises**, and an **action plan** based on these findings and aimed at guiding the whole of the community towards a more attractive, workable and sustainable future.

The Policy Context

The following policy context is taken from appropriate national government legislation and guidance and local policy documents, notably from Leeds City Council.

A full summary of relevant policies in the adopted Leeds Unitary Development Plan are listed in Appendix 5 and a schedule of relevant policies in the Review of the UDP are in Appendix 6. It should be noted that, in accordance with the changes to the Planning system required by the Planning and Compensation Act 2004, the City Council is required to replace the UDP with a Local Development Framework (LDF) by 2007.

Sustainable Communities and Community Engagement

The government's guiding planning policies are described in **Planning Policy Statement 1 (PPS1)** – 'Delivering Sustainable Communities' - which states that 'sustainable development is the core principle underpinning planning' and that 'strengthening community involvement is a key part of the government's planning reforms'. It also states that one of its key principles is that 'design which fails to take the opportunities available for improving the character and quality of an area should not be accepted' (13iv)

The **creation of a sustainable and balanced community** and the **active participation of local people in the process** have been the guiding principles in drawing up this strategy for Central Headingley.

The **Vision for Leeds 2004-2020** endorses this approach and states that 'effective community involvement is essential in improving the quality of life in Leeds' (page 69). In particular it states that 'we will celebrate the distinctiveness of.....district centres by developing visions and area plans...to build their own identities' (page 27).

Housing

The Housing Green Paper, 'Quality and Choice: a decent home for all', stated that one of its key principles was '**promoting sustainable development that supports thriving, balanced communities**'.

The Housing Act 2004, builds on this principle and, of particular relevance to Headingley, redefines **Houses in Multiple Occupation (HMOs)** and provides for the licensing of larger HMOs and all HMOs in designated areas.

The Review of the Leeds UDP, currently awaiting the Inspector's report, has strengthened policies in respect of student accommodation and introduced the concept of an '**Area of Student Housing Restraint**' (ASHORE) which covers the whole of Central Headingley and beyond.

The revised plan recognises that 'large swathes of housing in Headingley.....have been acquired by landlords for letting to the student market and this has **resulted in an imbalanced and unsustainable population**. Longer term residents within this area feel their amenity and life style is being impaired by this shift in population'.

Specific problems associated with concentrations of student housing are listed in para 7.6.29 and proposed solutions outlined in policy H15 and H15A, notably resisting developments which increase concentrations of student accommodation and encouraging wider dispersal.

Community

Under policy R1 in the Review of the Leeds UDP, 'area-based initiatives will be undertaken...in order to address area, neighbourhood and community issues'. Headingley is listed both under 'town centres' and 'local communities' (Central Headingley) and this document aims to fulfil this policy objective.

In respect of local communities, the policy preamble states that **'the communities themselves will normally lead such initiatives'**.

The Headingley/Kirkstall/Weetwood Community Involvement Team produced a Community Plan 2001/2002 which drew attention to the over concentration of the student population. It stated that 'the growing imbalance in demographics.....may undermine the community coherence that the CIT was established to involve'.

Retail/Licensing

Government guidance in recent years has stressed the importance of town centres in promoting sustainable communities. **Planning Policy Statement 6 (PPS6)** on 'Planning for Town Centres' emphasises the need to **'making provision for a range of shopping, leisure and local services which allow genuine choice to meet the needs of the entire community'**. This is another principle behind this strategy.

The adopted **Leeds Unitary Development Plan** identifies Headingley under policy S2 as one of the centres 'to be maintained and enhanced in order to **secure the best access for all sections of the community to modern forms of retailing and other related services'**. In particular it states that 'non-retail development within such centres will not normally be permitted where it would reduce significantly the shopping function of a centre' (see Map C in Appendix 2).

Policy S3 elaborates on the nature of these enhancements and Para 9.4.5 states that town centre strategies and action plans should 'bring forward initiatives in environmental improvement, the enhancement of open spaces, improvements to the safety and security of pedestrians, recreation and entertainment facilities, car parking and public transport.

The new Licensing Act (2003) provides for policies to be implemented for areas affected by 'sheer

numbers of people' using alcohol outlets and 'the effect of this on crime and disorder, public nuisance, public safety and protection of children'.

The Leeds Statement of Licensing Policy 2005-8 proposes a 'cumulative impact' policy which is relevant to the issue of the concentration of licensed premises in Central Headingley and the A660 corridor generally.

The number, type, and hours of operation of licensed premises are all important elements to be regulated together with action to mitigate their impact on local residents.

Character, Environment, Green Space and Conservation Areas

The majority of the centre of Headingley falls within an area lacking in public greenspaces and policy N3 of the Leeds UDP states that priority will be given to improving provision of local amenity spaces and pocket parks and to provide new play facilities.

Most of the centre also falls within the Headingley Conservation Area (CA50) and is, therefore, subject to policies N 18-22 in the UDP. Any proposals in or adjacent to a Conservation Area should be designed to preserve or enhance the character of the area (see Map A).

There is a presumption in favour of preserving listed buildings (N14).

Policy N12 states that all proposals for development should respect the fundamental principles of urban design.

Transport/Streets

The government has recently published a White Paper - 'The Future of Transport; a network for 2030' which sets out principles to minimise the negative impact of the increasing demand to travel, on people and the environment.

Two of the key objectives are 'making walking and cycling a real alternative for local trips' and 'bus services that are reliable, flexible, convenient and tailored to local needs'. The latter means 'buses enjoying more road space' (see chapters 5 and 6)

Government has existing national targets for transport, five of which are relevant to Headingley. In addition, the West Yorkshire Local Transport Plan 2002/3 provides the policy background for trams, buses, private cars, lorries, cycling and walking, and sets 13 targets to be met by 2005/6. (see Appendix 7)

The most significant transport proposal is the Supertram which is currently under review, with Metro and Leeds City Council still supporting the line through Headingley in the revised scheme.

3.0 Community Involvement in the Strategy

The Headingley Community Questionnaire Survey

To ascertain the aspirations and priorities of local people, two separate but linked exercises were undertaken.

The results of the questionnaire were analysed and the key themes arising explored in more depth at two 'community planning workshops' held in Headingley Primary School on Saturday 28th February and Saturday 27th March 2004.



Headingley
Centre Strategy

Public Survey



The Centre of Headingley
Today & Tomorrow

A questionnaire was widely circulated within the residential area surrounding Central Headingley in conjunction with 'Headway', the local community newsletter. Over 2000 questionnaires were distributed to homes, delivered to local businesses, or left at several key pick up points in the shopping area. Some 300 forms were returned and completed. The results from the Survey are summarised on page 13 and tables showing the detailed results can be found in Appendix 3.

The Headingley Community Planning Events

Branded "A Vision for Headingley" and "Creating a Future Together", these events were attended by a total of 100 people, including children, local residents, students, and representatives from eight local businesses. The aim of the events was to find out what issues local people think are important in planning the future of their place.

After signing in for the day, or a part of it, participants were asked to identify and record on a scale map where in Headingley they lived or worked. They then elected to join one of the themed workshop group tables for the day – these themes were based on the responses to the earlier survey.

Community Planning Event Workshop Groups Themes:

- **Movement:** Traffic/cycling and walkability
- **Housing:** HMOs/families/students/affordability
- **Facilities:** Retail/leisure/community
- **People:** ASB/crime/a balanced community
- **Environment:** Greening/open space/litter & rubbish
- **Character:** Image/distinctiveness/quality & liveability



The groups were then asked to write down and present back to their fellow participants the range of 'Problems' presently facing Headingley and their ideal 'Visions' of what the area could/should be like in twenty five years' time. They were then asked to 'Prioritise' the actions needed to achieve their groups' visions, with additional recommendations as to when these actions should take place (*now, soon or later*) and suggestions of which local groups, agencies, authorities, businesses or partnerships might be responsible for heading up such initiatives. All these deliberations were recorded and written-up (see page 14).

The outcomes of these workshops, together with the results from the questionnaire, form the basis of this emerging strategy and action plan.



The Headingley Community Planning Events held at Headingley Primary School in the Spring of 2004

Summary of the Consultation Process Findings

Headingley Community Questionnaire Survey

The key findings were that:

- **the most attractive aspects of the centre were:**
 - that it was accessible
 - had a good variety of shops and entertainment
- a very high proportion of users walked to the centre (65%)
- food and non-food shopping, banks and the library were the most used facilities
- the range of non-food services, including doctors/dentists and the post office were also rated highly

- **the most unattractive aspects were:**
 - traffic volumes
 - litter
 - a plethora of pubs and takeaways
- apart from the above, the other changes for the worse which were highlighted were:
 - a poorer range of shops
 - an increase in numbers of students/HMOs
- while it was recognised that high numbers of students created a lively atmosphere, the downside was the growth of landlordism with poorly maintained property and litter and anti-social behaviour at night

- **the improvements most frequently requested were:**
 - a better range of quality shops
 - traffic calming measures
 - improved pedestrian facilities
 - a reduction in landlordism
 - the closure of some bars/takeaways
 - the provision of more greenspace

- basically there was a **need for a more balanced community** and the reintroduction of family and affordable housing

The key themes to emerge were:

Housing and Community Issues
Environment and the Erosion of Local Character
Traffic and Transport
Facilities and Antisocial Behaviour

(A full analysis of the questionnaire results are in Appendix 3)

Headingley Community Planning Events

The community identified a series of 'problems' facing the centre of Headingley. Some of these are similar to the issues to be found in other urban areas within the Leeds Metropolitan District, whilst many are unique to this particular settlement. These were grouped around the following themes: *Housing, Facilities, Local Character, People, The Environment, Movement and Children's Headingley*. There are often simple and obvious inter-relationships between these issues and key problems. Other correlations are more complex and difficult to track, but no less significant.

Housing



An Unbalanced Community:

The main concern focused on the impacts of Houses in Multiple Occupation (HMOs), landlordism and the large transient student community.

The Housing Stock and HMOs:

Poor safety standards in the conversion of properties into HMOs; inappropriately designed extensions; the over-development of individual properties and streets; aesthetic damage to the character of Conservation Areas; and lack of landlord care for upkeep and general maintenance of properties.

A Decline in the Headingley Family:

The overall and rapid drop in the numbers of families and family homes; a decline in community spirit; a perceived lack of planning for the impact of 'Studentification'; isolated OAPs; too much rented housing; a skewed population mix and age range, and potential school closures.

The Housing Market:

The perceived collusion between estate agents and landlords; distorted and inflated property prices/market; a multitude of 'to let' signs, resulting in the poor image of streets and neighbourhoods; monopolies of ownership; and the perceived lack of involvement and accountability of the Universities were the main issues.

Facilities



A Noticeable Bias:

It was felt that land and building uses in the Centre had become dominated by facilities catering for the student population at the expense of the longer-term local residents. The growth in the number of applications for planning permission and various licenses was cited as both evidence and a consequence of this bias.

Bars and Pubs and Take-aways:

There are too many bars and a lack of variety in drinking outlets; they are seen to be too big and almost wholly concentrated on the student market and 'lads/ladettes' from outside the area, rather than on the needs of other local residents. Take-away outlets generate a litter problem.

Retail Outlets:

There are too many charity shops and not enough places to buy fresh food and non-convenience items. The local supermarket is seen to be geared towards students; there is not enough provision for the day-to-day shopping needs of others in the community.

Leisure Facilities:

There is a lack of leisure facilities for the 12-17 age group and the over 60's and a general dearth of good quality 'community facilities' in general.

Local Character



Losing Distinctiveness:

The attractive attributes of this essentially 'Victorian' built environment were perceived to have suffered detrimental, incremental, erosion over the last few years.

Headingley's distinctiveness was being eroded through the neglect of properties and by absentee landlords; there is a perceived lack of planning enforcement; a growth in insensitive and inappropriate residential development and cumulative environmental degradation related to a failure to plan for, and manage, change.

People



An Unbalanced Community:

Whilst accepting the positive benefits of hosting the student community, the workshop groups felt that too little had been done to address the social impacts resulting from the dominance of this sector of the local population. Concern was also expressed by residents about their lack of control over, and perceived impotence in the face of, the problems associated with a large transient population.

The Community Impact:

The exodus of families and consequences such as the decline in the numbers of children attending local primary schools; feelings of alienation and being 'surrounded' by one sector of the population; the lack of a sense of ownership, responsibility and commitment on behalf of a 'transient', term-time population - in contrast to those who are 'full-time' residents. There is a clear feeling that what is being created piecemeal, mostly by default, and as a consequence of 'market forces' - is a 'socially exclusive mono-culture' based around what Dr Darren Smith (now of Brighton University, but formerly a student at both Leeds Universities) has identified as a process of '**Studentification**'

Anti-social Behaviour (ASB), including noise in the streets and from within homes, especially late night parties; intimidation and aggressive behaviour, including the taking over of public space; alcohol and drug-related problems; relatively high rates of vandalism, car crime and burglaries, litter and broken glass; a distinct and disturbing contrast in perceived levels of personal safety between day and night-time were all issues raised.

It should be noted, however, that the students themselves are the victims of the relatively high rates of car crime and burglaries, and that they are as concerned, as the long term residents are, with community safety issues.

Children's Perceptions of Headingley:

The perspectives of the children who attended the community planning workshops echoed many of the concerns expressed by the adults plus a few additional insights:

The Children feel that there are not enough families living in the area; that it is a difficult and dangerous place in which to walk; there is too much loud music; not enough police, litter bins and trees. They want more parks and child-centred activities.

Environment



Too Much Rubbish, Too Little Space:

Concerns about the quality of the environment in Central Headingley focus on two themes: 'management' issues and those related to the provision of good quality facilities and the elements which add to and enhance overall levels of environmental quality:

Environmental Management Issues:

There is too much rubbish on and beside streets; the amount of 'overspill' rubbish attracts rats; graffiti and fly-posting create a poor image; the volume of rubbish outside food takeaways; streets and footpaths are overwhelmed by cars and traffic; unsightly, large wheelie bins are left out to clutter pavements; the front gardens of many rented properties are untidy, neglected or simply paved over.

Environmental Provision:

There are too few safe green spaces; footpaths are often very narrow and poorly maintained; the pedestrian links between key public spaces are inadequate; there is no 'village square', outdoor communal meeting place or focal point; what public space exists is poorly designed and underused - e.g. The War Memorial, The 'Rose Garden' and the covered walkway in front of the Arndale; more high quality and well-designed public open space is needed for occasional festivities, markets, social events, sitting and the benefit of people of all ages.



Movement



Trouble Getting About:

The various ways in which people and vehicles move through and around Central Headingley is a cause of concern. This includes the problems of:

Cars and Road Vehicles:

Speeding and rat-running; parking on pavements; poor enforcement of parking restrictions; too many cars in term time and multiple car ownership in student households; traffic congestion, noisy mini-cabs, general noise volumes and the pollution levels of Otley Road.

Cyclists and Pedestrians:

The dangers for pedestrians of blocked, narrow and cracked pavements; a lack of designated cycle routes and the consequences of cyclists using pavements; few designated cycle parking facilities; poor quality pedestrian crossing facilities at key junctions.

Public Transport:

Public Transport is often delayed, over-crowded and uncoordinated; buses and bus shelters are places of ASB; taxis and private hire vehicles create late night noise and are often badly driven and parked.

Key Sites of Local Significance

Arising from the questionnaire and workshops, the community consider there are a number of key buildings and sites of local significance where no development proposals should take place without full and detailed public consultation, over and above normal Planning requirements.

For example:

- The Lounge
- The 'Rose Garden'
- Otley Road/ St. Anne's Road corner (inc. the allotments)
- North Lane car park (The Taps)
- The Arndale Centre (inc the forecourt)
- Headingley Primary School
- Grunberg Street link to North Lane

4.0 The Central Headingley Strategy and Action Plan

The proposals contained in this Action Plan are based on the findings of the Headingley Centre Survey and Community Planning Events. They aim to set out a series of plans or actions intended to address the problems identified by survey respondents and those who attended the workshops.

The action plans are founded upon the community's appraisals of the social, environmental and economic issues currently affecting the place they care about, call home and love. The reasoning behind each of the proposed actions is explained, and possible lead or supporting organizations, agencies, partners and groups are identified.

The actions are essentially the aspirations of the local community but wherever possible they have been linked to related national and local government policies.

The *Central Headingley Strategy Group* recognises that a responsive and realistic strategy for the implementation of these action plans needs developing if they are to be delivered and become a reality.

The next phase of the Group's work will, therefore, be to establish a team, in conjunction with the Area Committee, to co-ordinate and manage the delivery of these objectives - to prioritise the short, medium and long term actions - and work with a wide range of groups, agencies, businesses and partnerships in sourcing and managing the funding of these various initiatives.

The strategy and actions are grouped under five main headings:

- **Housing: *Creating a Balanced Community***
- **Community: *Living Together***
- **Facilities/Licensing: *Meeting Everyone's Needs***
- **Character/Environment: *Regaining Distinctiveness and Quality***
- **Transport/Moving Around Our Streets: *Pedestrian Priority and Calming the Car***



4.1 HOUSING: Creating a Balanced Community

These proposals are intended to address the wide range of housing-related issues currently facing Central Headingley. They also meet national and local housing policy agendas.

Residential provision underpins the whole nature of our community. The key aims are to:

- try and restore the balance of available housing types and options in and around Central Headingley
- increase the proportion of family residents, especially home-owners;
- reducing the dominance of the private rented sector, especially HMOs;
- improve the quality of the housing stock.

The following actions are intended to achieve these objectives.



ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
1.1 Map HMOs and other land uses in wider Headingley	To identify what buildings are used for and which streets are dominated by HMOs	<i>Area Committee (Community Planning Officer) with local residents and students</i>	
1.2 Implement & enforce ASHORE policy (Area of student housing restraint)	To restrain development of student housing	<i>LCC - Development, with Area Committee (Community Planning Officer)</i>	RUDP Policy H15 (subject to Inspector's report)
1.3 Introduce mandatory licensing of HMOs	To improve quality of accommodation and management of larger HMOs	<i>LCC, Area Committee (HMO Officer)</i>	New Housing Act (Part 2)
1.4 Apply to ODPM for additional licensing of HMOs within ASHORE	To improve quality of accommodation and management of all other HMOs	<i>LCC</i>	New Housing Act (Part 2) RUDP H15 (subject to Inspector's report)
1.5 Promote accreditation in the private rented sector	To improve quality of accommodation and management of private rented sector	<i>LCC (LLAS), Unipol</i>	'Quality and Choice' Housing Green Paper
1.6 Publish a register of HMOs	To identify ownership and accountability	<i>LCC</i>	New Housing Act (Part 2)
1.7 Reduce the number of HMOs	To restore a balanced mix of population and tenures	<i>LCC, Area Committee (Community Planning Officer)</i>	PPS1 - Sustainable Communities, RUDP.

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
1.8 Seek grant support for conversion of HMOs to family homes	To restore a balanced mix of population and tenures	<i>LCC, The Housing Corporation</i>	PPS1 - Sustainable Communities
1.9 Extend appointment of the Community Planning Officer	To support implementation of ASHORE, etc.	<i>Area Committee</i>	
1.10 Appoint dedicated HMO Officer for Inner NW Leeds	To support implementation of HMO licensing, etc.	<i>Area Committee</i>	
1.11 Promote the development of family accommodation, including affordable social housing.	To restore a balanced mix of population and tenures	<i>LCC, The Housing Corporation and Housing Assocs. Private sector housebuilders and developers</i>	PPS1 - Sustainable Communities Leeds Housing Strategy
1.12 Explore the role of the Headingley Development Trust in the housing market	To enable the community to creatively intervene in the local housing and property market	<i>Headingley Development Trust, Area Committee, Local Community Groups</i>	Recommended by Select Committee Report on Affordable Homes, 2003



4.2 COMMUNITY: Living Together

These actions focus on proposals to re-establish a sense of community amongst all the residents of Headingley. They acknowledge the importance of establishing 'management strategies' aimed at fostering local pride and responsibility.

The key aims are to:

- Enable better communications between residents and service providers
- Encourage greater levels of engagement within and amongst the various sections of the local community
- Forge further links between the local community, businesses, schools and universities



ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
2.1 Explore the options for landlords to make a financial contribution to the upkeep of Headingley streets and spaces	This would acknowledge the impacts and additional costs associated with 'studentification'	<i>LCC, Letting agents, private and University landlords.</i>	Vision for Leeds pg 46
2.2 More responsive enforcement of HMO Regulations, noise and ASB actions	Improvements need to be made in the speed and rigour with which LCC address resident's concerns and complaints	<i>LCC, Community Groups</i>	
2.3 Establish a dedicated Headingley Centre Management Team of local wardens	This would result in better communication between residents, users and property owners/businesses and could lead to better liaison between Council departments	<i>LCC, business sponsorship</i>	Vision for Leeds pg 46
2.4 Foster a greater spirit of civic and neighbourly responsibility amongst the student community. Support local initiatives which enable them to be seen as an asset	Student volunteers can help address many of the issues their presence creates and represent a substantial community resource to be actively engaged with e.g 'LS6 project', 'up your street'	<i>Students through CALM (Community Action @ Leeds Met)etc, The Universities, The Students Unions, Community Groups,</i>	Vision for Leeds pg 67

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
<p>2.5 Work with local schools in identifying children's perceptions of Central Headingley and in exploring their ideas for its future</p>	<p>Children's views of where they live are no less important than adults and improving the quality of their experience of the area is vital to the creation of a sustainable community and environment</p>	<p><i>Local schools, Education Leeds, Community Groups, local businesses</i></p>	<p>Vision for Leeds pg 59</p>
<p>2.6 Identify environmental and place improvement schemes that schools might become involved in. Tie these in with teaching curriculum</p>	<p>Link such schemes in to 'Pride in Headingley' and foster local environmental awareness these undervalued Headingley residents</p>	<p><i>Local schools, Education Leeds, Community Groups, local businesses.</i></p>	<p>Vision for Leeds pg 59</p>
<p>2.7 Forge further links between the Universities and their students and local schools. Engage in joint projects based on interaction and the use of university facilities by local schools</p>	<p>Make the best of opportunities to encourage all generations of Headingley residents to work together on specific local projects and initiatives</p>	<p><i>Local schools, Education Leeds, Community Groups, local businesses, The Universities, Student Unions</i></p>	<p>Vision for Leeds pg 59</p>
<p>2.8 Reinforce support networks for older people</p>	<p>Older people especially felt isolated but their experience is essential to community continuity</p>	<p><i>Voluntary groups especially Older Active People, Student Unions,</i></p>	



4.3 FACILITIES/LICENSING: Meeting Everyone's Needs

The bias towards bars and fast food/takeaways needs to be redressed – the focus should be on quality and variety of retail and community facilities for a wide range of consumers/residents.

The environment must be safe and pedestrian-friendly and engender pride in the community

The entertainment/leisure facilities must not detract from the residential nature of the area – Central Headingley must not be treated as an extension of the city centre's 24hr culture.



ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
3.1 Refuse any further A4 and A5 uses within the centre i.e. pubs, bars and hot food takeaways and limit the size (number of covers) of restaurants and cafes (A3 uses)	This is needed to redress the imbalance presently found within the centre and its impact on the lives of local residents	<i>LCC - Development, WY Police, Community Groups</i>	UDP – S2 - GP5 - SF15
3.2 Introduce licensing policies for the area based on cumulative impact with a view to managing the number and scale of licensed premises	This is needed to redress the imbalance presently found within the centre and its impact on the lives of local residents	<i>LCC - Licensing, WY Police, Community Groups, Licensing Act</i>	UDP – S2 - GP5 Leeds Licensing Policies
3.3 Establish an alcohol-free Café for the 12-17 age range – possibly in association with other community facilities	This section of the community is poorly catered for at present	<i>Private sector developers, not for profit community groups</i>	
3.4 Promote family-friendly facilities and initiatives	Need to encourage local families to feel more welcome and supported	<i>Local businesses, Community Groups</i>	
3.5 Provide an attractive open playspace for local children in association with other community facilities	At present there is no such facility in the area – dependent on obtaining land and funding	<i>Design Competition, Leeds Met Landscape students, Area Committee, LCC - Parks and Leisure</i>	UDP – N3

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
<p>3.6 Explore the possibility of creating a new, high quality public open green space and/or piazza, based on The Rose Garden and including the 'Taps' forcourt – linked to an enhanced community centre</p>	<p>Headingley Centre lacks a 'heart', a space that can be used for community activities, festivals and occasional markets – or merely somewhere to sit and watch the world pass by</p>	<p><i>LCC, Sponsored Design Competition, private sector developers</i></p>	<p>UDP – N3,12</p>
<p>3.7 Build a major Community Facility incorporating a new Library/Arts Centre and Theatre</p>	<p>Headingley lacks a good quality facility of this type and it would act as a focal point for the local community</p>	<p><i>LCC - Leisure Services, Area Committee, local Arts organisations, CABE, private sector developers</i></p>	<p>Vision for Leeds pg 67</p>
<p>3.8 Redesign, or redevelop, the Arndale Centre - - improve the quality of the public realm especially at the corner of Otley Rd and Wood Lane</p>	<p>The Shopping Centre is looking 'tired' and generally detracts from the existing character of the rest of Headingley. It is over-bearing and the design of the frontage and public areas are of poor quality. A possible location for meaningful public art?</p>	<p><i>Arndale Centre owners, LCC - Development, Community Groups,</i></p>	<p><i>Leeds Arts Partnership</i> UDP- N12</p>
<p>3.9 Establish a weekly 'Farmers Market'/Craft Market Identify/create an appropriate and attractive location for such a market. A possible venue for the sale of produce from local allotments</p>	<p>There is a local demand for homegrown, organic produce of this type and such a market would enhance the options for food shopping and enable people to experience the sustainable benefits of buying and eating locally</p>	<p><i>LCC, Community Groups, local retail providers, allotments associations</i></p>	
<p>3.10 Improve management of existing licensed premises through rigorous implementation of the Headingley Licensees' Best Practice Guide</p>	<p>To mitigate the impact of pubs and bars on anti-social behaviour and the environment</p>	<p><i>Headingley Licensees, WY Police, LCC – Licensing, community groups</i></p>	<p>Leeds Licensing policies</p>
<p>3.11 Support local business start-ups and social enterprises</p>	<p>To counterbalance the dominance of national 'chains' and encourage local enterprise and services</p>	<p><i>Headingley Development Trust, Cardigan Centre, University Business Schools</i></p>	
<p>3.12 Explore options of obtaining financial contributions from owners and developers to improve the public realm e.g. Section 106 and/or a 'Business Improvement District' (BiD) scheme</p>	<p>To encourage local businesses to contribute more directly to the improvement of the environment of Headingley</p>	<p><i>LCC - Development,</i></p>	<p><i>Local Businesses</i></p>

4.4 CHARACTER/ENVIRONMENT: Regaining Distinctiveness and Quality

One of the main attractions of Headingley has been its strong 'sense of place'. This form of local distinctiveness can easily be eroded by poor quality, incremental developments of an insensitive nature. This series of actions do not constitute a design guide for future development (one of the recommendations is to commission such a study/document), but have the following aims:

- To improve the quality, care and management of streets and open spaces
- To create improved and new open spaces at key locations
- To provide appropriate and better quality facilities for the users of public transport, cyclists and pedestrians
- To recognise and improve the key historic buildings which give character to Central Headingley
- To promote design excellence while recognising existing character



ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
4.1 Undertake a full character appraisal of the area and publish a NDS (neighbourhood design statement) enhancing local character and distinctiveness, inc. re-assessing current Conservation Area boundaries. Relate to Far Headingley	The Conservation Areas were last reviewed some 20 years ago and there is a need to re-examine the key elements of the character of Headingley and to put forward design guidance for its preservation and enhancement	<i>LCC - Development, Community Groups, Leeds Met Students, Leeds Civic Trust</i>	UDP N18-22
4.2 Instigate 'Pride in Headingley' Awards sponsored by local businesses, Universities and LCC	An annual award for those organizations and individuals who have made significant contributions to the attractiveness and vitality of the area	<i>Area Committee, Community Groups, local business sponsors, Universities</i>	
4.3 Undertake more tree planting and the creation of well-designed, good quality open spaces	Central Headingley lacks sufficient green space and vegetation of the type associated with attractive, good quality urban villages	<i>LCC - Parks and countryside, Community Groups</i>	UDP – N3

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
4.4 Explore the more creative use of the green spaces behind the Arndale centre and around the Lupton Flats	These are neglected areas with untapped potential although currently affected by the proposed 'supertram' route	<i>LCC - Development, Metro, Property owners</i>	UDP – N3
4.5 Prompt and responsive action to remove graffiti and litter	There is a need to improve the image and environment of Headingley Centre	<i>Area Committee, Community Groups , LCC - Environment, food takeaway outlets.</i>	
4.6 Support and implement the new LCC policy on fly-posting and support policies to prevent other forms of illegal advertising	Extensive, unattractive fly-posting is a major local issue	<i>LCC - Development, local bars and venue owners, Leeds Environment Partnership</i>	
4.7 Install cycle parks on streets... especially those with a commercial / amenity frontage - 'Park-a-Bike' scheme	Need to encourage the use of cycles but discourage their being chained to street furniture or being stolen	<i>LCC - Development, Sustrans, Universities, FOE Environment Partnership</i>	LTP - L1, 2, 6, 10
4.8 Erect seating for rest and social interaction in all areas of high pedestrian activity	A high level of social activity will discourage anti-social behaviour and add to a sense of inclusion	<i>LCC - Development, property owners</i>	LTP - L1, 2, 6, 8, 10
4.9 Encourage LCC to increase its street cleaning provision, including litter bins, and to abandon its practice of leaving wheelie bins on the pavements by returning the empty bins to the curtilage of the property	To improve the cleanliness and quality of the environment Wheelie bins create an obstacle for pedestrians and are an eyesore	<i>LCC - Environment</i>	LTP - L1, 2, 8
4.10 Controls to be enforced on the siting and design of 'to let' signs	To halt the proliferation of signage on residential properties	<i>LCC - Development, Letting Agents</i>	LCC approved Area of Special Control
4.11 Strictly control the positioning of 'A' Boards	To eliminate obstruction of pavements and visual clutter	<i>LCC - Development</i>	LCC 'A' Board policy

4.5 TRANSPORT/MOVING AROUND OUR STREETS: Pedestrian Priority and Calming the Car

The main thrust of our transport strategy is to bring about a major re-balancing of the function of our streets. We want to prioritise streets for pedestrians and cyclists, with sustainable and easily accessible public transport. In order to create this environment, we must re-define Roads as Streets – as people friendly spaces that link houses to each other and to the amenities of the area.

Our action plan is divided into 3 sections:

- Changes to the physical infrastructure
- Changes in traffic management;
- Changes to the supertram plan.

It is supplementary to the West Yorkshire Local Transport Plan and shows how these targets can be achieved in Headingley. We hope to set a new standard for 'Pedestrian And Cycle Priority' streets (PAC Priority).



ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
<p>Physical Infrastructure</p> <p>5.1 Introduce 'PAC Priority' streets throughout Headingley with an immediate start on the busiest pedestrian thoroughfares (Otley Road & North Lane)</p>	<p>Need to reduce/calm through traffic. 65% of the users of the high street arrive on foot. Roads are dangerous places for pedestrians and cyclists</p>	<p>DofT LCC - Highways LTP Sustrans</p>	<p>LTP L1, 2, 4, 6-15</p>
<p>5.2 Review and redesign the pedestrian junction and crossing facilities on the corners of Otley Road and North Lane</p>	<p>This is the most heavily used crossing point on Otley Road and is therefore a significant space in need of improvement</p>	<p>LCC – Highways LTP</p>	<p>L1, 2, 8, 9, 10, 11-13.</p>
<p>5.3 Increase the use of bollards and high kerbs (in areas of maximum abuse) to prevent motor vehicles parking on and driving across cycle & footpaths</p>	<p>Brewery trucks, security vans, shop deliveries, cabs and stadium traffic constantly block & obstruct both pedestrian & cycle paths</p>	<p>LCC - Highways LTP</p>	<p>L4, 6, 7, 8, 9, 11-13, 17-19</p>

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
5.4 Accelerate the programme of footpath maintenance and adopt a policy of repairing Yorkstone kerbs and paths in the Conservation Area with the same materials	Pavements are in an appalling state of disrepair and are particularly dangerous for the disabled. They also detract from the quality of the Conservation Area.	LCC - Development	L8, 13, 18, 18
5.5 Support the creation of a park and ride interchange at the Ring Road / Otley Road to achieve a substantial reduction in through traffic by transfer to public transport	The Otley Road is Headingley's centre, a busy pedestrian street but one choked with through traffic. Its role as a primary radial route from the city centre should be phased out in the long term	DfT LCC - Development LTP	L1, 2, 4, 6-15, 17
5.6 Create offstreet car parking and loading provisions for both shops/amenities and the Stadium	Headingley has a busy and growing commercial centre and a sports stadium and a realistic level of off-street short stay car parking space has to be provided close by	LCC - Development LTP	L7, 8, 9, 10
5.7 Encourage the creation of more Home Zones where vehicles are only allowed low speed access and where priority is given to play and other social uses	A high level of social activity will discourage anti-social behaviour and add to a sense of inclusion	LCC - Development Sustrans	L1, 2, 6, 8, 10
Traffic Management 5.8 Introduce pedestrian priority at all controlled intersections and crossings	We need to remove obstacles to pedestrians like the 3 crossing detour from the south side of Shaw Lane to St Anne's Road	LCC - Highways LTP	L1, 2, 8, 9, 10, 11-13
5.9 Improve CCTV monitoring and response facilities to give protection against cycle theft and PACPriority violation	Enforce parking/waiting restrictions e.g. parking on pavements	LCC – Highways, Sustrans, Area Committee	L1, 2, 6, 10
5.10 Increase the amount of shelter and seating provided at popular bus stops	Encourage bus usage	LCC - Highways, Metro	LTP - L1, 2, 4, 10, 14, 15
5.11 Work with bus operators to increase the use and availability of pre-purchase tickets schemes and passes	This will decrease the wait time at bus stops and increase bus efficiency	Metro Sustrans	L1, 2, 4, 10, 14, 15

ACTIONS	REASONS	DELIVERY (Partners)	POLICY (Context)
5.12 Enforce access only restrictions and decrease 'rat running'	Access only restrictions are ignored with seeming impunity	LCC Police	L6, 7, 8, 9
5.13 Introduce more resident parking schemes with limited number of permits per household	Increased car ownership and housing densities have increased kerbside parking	LCC Police	L1, 2, 4, 5, 6, 8, 10
5.14 Create sufficient taxi ranks for current demand. Increase availability of licensed taxis and discourage "cruising" by private hire mini-cabs	Mini cabs create major disturbances by blasting horns and cruising and queuing for passengers	LCC Police	L1, 2, 4, 8, 10
5.15 Enforce parking and loading restrictions	Brewery trucks, security vans, shop deliveries, cabs and stadium traffic are the worst offenders	LCC Police	L4, 6, 7, 8, 9, 10, 11-13, 17-19
The 'Supertram' 5.16 Re-plan the current approved route for the 'supertram' (or any public transport alternative) so that it follows the Otley Road (where the public facilities are)	Otley Road has to regain its position as the 'high street' of Headingley rather than allow it to continue to degenerate into a polluting highway that divides the centre	Dft, LTP, Metro LCC - Highways, Sustrans	L1, 2, 4, 7-10, 11-15
5.17 Give serious consideration to a less expensive (in capital costs) and less disruptive alternative to the supertram that could be operational sooner (rubber wheel tram, 'streetcar,' trolley bus, etc)	Many developments have been allowed on the assumption that the tram would reduce vehicle traffic. The absence of a decision on the tram continues to allow traffic problems to increase.	Dft, LTP LCC – Highways, Sustrans, Metro	L1, 2, 4, 6-10, 11-15.



Appendices

Appendices

- 1 - Map B of Headingley Ward
- 2 - Map C of Headingley 'Town Centre'
- 3 - Questionnaire Survey Results
- 4 - Leeds UPD policies
- 5 - Leeds UDP Review policies
- 6 - Transport policies/targets
- 7 - Consultees
- 8 - Glossary



Appendix 1 – Map of Headingley Ward



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Map B shows the boundaries of the **Headingley Ward**. This is Leeds Urban Area defined as 'Headingley' in the 2001 Census.

Appendix 2 – Map of Headingley Town Centre



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Map C Leeds City Council's definition of Headingley 'Town Centre' for Planning purposes.

Appendix 3– Questionnaire Survey Results

Section A: The Centre of Headingley Today

A1) How often do you use the centre of Headingley?

Daily	139
2-3 Times a week	119
Once a week	34
Less than once a week	11

A2) How do you usually travel to the centre of Headingley?

Walk	230
Cycle	11
Bus	29
Car	65

A3) What facilities in the centre of Headingley do you use on a regular basis?
(you may tick more than one box)

Food Shopping	242
Non-food Shopping	227
Cafes/Restaurants	125
Bars/Pubs	50
Entertainment	95
Library	170
Banks	223
Doctors/Dentists	134
Schools	27
Churches	49
Other Services	

A4) Name three things that you like about the centre of Headingley

- Compact / accessible / walkable 108
- Friendly / good atmosphere 87
- Good transport links 67
- Lively / good entertainment facilities 108
- Good variety of shops 120
- Good variety of services – library etc 81
- Rugby/Cricket ground 17
- Other – please specify – character 22

A5) Name three things that you dislike about the centre of Headingley

- Too many pubs / bars / take-aways 112
- Poor pavements / pedestrian crossings 35
- Lack of quality shops 81
- Traffic volume / noise / pollution 157
- Litter / refuse bins / graffiti etc 128
- Poorly maintained property 9
- Loss of family housing 9
- Loss of community involvement / spirit 3
- On-street / pavement parking 29
- Too many students 64
- Too many HMO's / landlordism 32
- Too many charity shops / canvassers 35
- Anti-social behaviour, especially at night 52
- Lack of facilities for elderly 3
- Lack of green space 5
- Other – please specify

A6) How has the centre of Headingley changed in the last 10 years?

Write the main 3 or 4 recurring themes

- More bars/pubs/takeaways
- More students/HMO's
- More traffic
- Poorer amenities
- Poorer range of shops

A7) On a scale of 1 - 5 (1 = very poor, 5 = very good),

How do you feel about the following elements of the centre of Headingley?:

Quantity and range of local shops	3
The range of local bars	3
The range of local restaurants	3
Quality of services, Post Office, Banks Doctors' Surgeries, Library, etc.	4
Quality of Headingley's main streets and public spaces	2
Overall quality of life in central Headingley	3

A8) On a scale of 1 – 5 (1 = not such a problem, 5 = a major problem)

Which of the following are the main problems currently facing the centre of Headingley?

Crime	3
Litter	4
Noise Nuisance	4
Drunkenness	4/5
Traffic	5
Parking	5
Air Pollution	4/5
Studentification	5
House Prices	5

- A9) What are the advantages of having a large student population living in Headingley?
- Income for local business 60
 - Lively atmosphere 93
 - Support for local facilities e.g. cinema 38
 - Support to public transport 22
 - Other – please specify – none 62
- A10) What are the disadvantages of having a large student population living in Headingley?
- Too many pubs / bars / take-aways 58
 - Poor pavements / pedestrian crossings 1
 - Lack of quality shops 24
 - Traffic volume / noise / pollution 54
 - Litter / refuse bins / graffiti etc 80
 - Poorly maintained property 48
 - Loss of family housing 59
 - Loss of community involvement / spirit 46
 - On-street / pavement parking 17
 - Too many students 43
 - Too many HMO's / landlordism 74
 - Too many charity shops / canvassers 5
 - Anti-social behaviour, especially at night 94
 - Lack of facilities for elderly 3
 - Lack of green space 0
 - Other – deserted in vacations 6
 - reduced school roles 4

Section B: The Centre of Headingley Tomorrow

- B1) What facilities are missing from the centre of Headingley that you would like to be available in the future?
- B2) Which parts/aspects of the centre of Headingley are in need of attention and investment?
- B3) Using no more than ten words, describe what you wish the centre of Headingley to be like in the future
- B4) If you could improve three things about the centre of Headingley to change tomorrow, what would they be?
- More balanced community 80
 - More seats / quiet places for elderly 24
 - Better pedestrian facilities / pedestrianisation 107
 - Remove fly-posting / graffiti 45
 - Reduce on-street parking / provide off-street parking – controlled 75
 - More family housing / more affordable housing 42
 - Close some pubs / bars / take-aways 100
 - Traffic calming measures / close rat-runs etc 140
 - Better range / quality shops 180
 - Reduce HMO's / landlordism / student numbers 118
 - Bus lanes / tram through centre 47
 - Cycle lanes / routes 15
 - Clean-up – businesses responsible 83
 - More police / wardens 38
 - Greening / new green space 82
 - Other – please specify – quiet pub 17
 - toilets 26
 - remove/improve Arndale Centre 5

Section C: About You

In order to understand how different sections of the Headingley community respond to these questions, it would help us to have a few details about you.

C1) Your Gender:

Male	107	Female	184	TOTAL - 291
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C2) Your Age:

0 - 11	1
12 - 16	3
17 - 21	11
22 - 30	19
31 - 45	59
46 - 60	116
61 - 75	53
75 +	27

C6) Are You:

Working full-time	104
Working part-time	68
Working from home	15
Studying at school	7
Studying at university or college	23
Retired	85
Unemployed	4
A Carer	3
A Homemaker	18
Running a business	4
Other : ...	

Appendix 4 - Unitary Development Plan Policies

General Policies:

GP2:

Development proposals on vacant, under-used or potential redevelopment sites for which no specific uses are identified will be considered favourably in the context of other policies within the plan and a site's planning history.

GP3:

Existing land uses are to remain the dominant land use and new development will be permitted only where proposed uses are compatible with existing uses in an area.

GP5:

Development proposals are required to resolve detailed planning considerations such as access, design and landscaping and should avoid problems of environmental intrusion. Planning briefs are to be considered where applicable.

GP7:

Planning obligations will (where necessary) be sought to address specific issues that result from the granting of planning permission e.g. improvements to and provision of greenspaces.

GP8:

Breaches of planning control will be addressed by undertaking appropriate enforcement action.

R4:

Promotes greater community involvement in the planning process.

Environment:

N1:

Development of land identified as protected greenspace will not be permitted for purposes other than outdoor recreation, unless the greenspace need is already met and an alternative site can be identified and laid out for such purposes elsewhere.

N1A:

Allotments gardens are also protected greenspace.

N3:

Priority will be given to improving greenspace provision within residential areas identified as having a shortfall in both quantitative and qualitative terms.

N4:

Requires larger residential developments to provide greenspace in accordance with the hierarchy of spaces identified by Policy N2. Contributions for off-site provision can also be secured via a planning obligation where appropriate.

N6:

Development of identified playing fields will not be permitted unless:

- i) there is a net gain in pitch quality and provision (including relocation) or
- ii) there is no shortage of pitches in the area and development would not conflict with other plan policies.

N7A:

Provision of new or a more effective layout/enhancement of existing pitches will be supported in areas where there is a recognised shortfall.

N8:

Urban Green Corridors link the main urban areas with the countryside and provide or have the potential to provide informal recreation and contribute to visual amenity and nature conservation. Within these corridors, development proposals should ensure:

- i) their function is retained, enhanced or replaced and
- ii) where potential exists to create a link, provision is made for one or more corridor function.

N9:

All development proposals should respect or enhance land fulfilling a corridor function in terms of access, recreation, nature conservation and visual amenity.

N10:

Development which adversely affects a public right of way will not be permitted unless a suitable alternative is provided.

N12:

Proposals for development should respect the following fundamental principles of urban design including:

- i) considering the importance of 'space' between buildings
- ii) the best buildings of the past should be retained
- iii) new developments should respect the character and scale of building and the routes that connect them
- iv) movement on foot and bicycle should be encouraged
- v) development should assist people to find their way around
- vi) developments should be adaptable for future uses
- vii) be designed to take account of the needs of the elderly and those with disabilities
- viii) visual interest should be encouraged throughout
- ix) designed so as to reduce the risk of crime

N13:

The design of all new buildings should be of high quality and have regard to the character and appearance of their surroundings.

N14:
There will be a presumption in favour of preserving listed buildings.

N15:
Where the original use of a listed building is no longer required, changes of use will be welcomed provided the works necessary do not diminish its special architectural or historic value.

N16:
Only sensitive extensions to listed buildings will be accepted.

N17:
Wherever possible, existing detailing and all features, including those which are internal and contribute to the character of a listed building should be preserved, repaired or if missing replaced.

N18A:
There will be a presumption against any demolition of a building or parts of a building which makes a positive contribution to the character and appearance of a conservation area

N18B
Where demolition is considered to be acceptable within a conservation area, consent will only be given when detailed redevelopment plans have been approved and a contract secured to tie the demolition and redevelopment to each other.

N19:
All new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area.

N20:
Demolition or removal of other features which fall under planning control e.g. trees and boundary walls, and contribute to the character of a conservation area will be resisted.

N23:
Incidental open space around new built development should be attractive and where appropriate contribute to informal public recreation and nature conservation. Existing features should be retained.

N24:
Where development proposals about the green belt, green corridors or other open land, if existing landscape features to be retained do not assimilate the proposals into the landscape, additional landscaping will be required to address the transition between development and open land.

N25:
Boundaries of sites should be designed in a positive manner, using walls, hedges, or railings depending on the character of the area. Similarly, appropriate paving materials used be used.

N29:
Sites and monuments of archaeological importance will be preserved.

Transport:

T2:
New development should be
i) adequately served by existing, programmed or by a proposed highway network, and will not create or materially add to problems of safety, environment or efficiency on the highway network, and
ii) be capable of being adequately served by public transport and provide new infrastructure where necessary
iii) make adequate provision for easy, safe and secure cycle use and parking, and
iv) in the case of residential developments, be within convenient walking distance of local facilities and not create problems of personal accessibility

T4:
Pedestrianisation and traffic calming schemes in identified town centres will be brought forward where appropriate.

T5:
Satisfactory safe and secure access and provision for pedestrians and cyclists will be required within new developments.

T6:
Access and movement considerations for disabled people and those with mobility problems will be required within new developments.

T7:
Development and maintenance of new cycle routes and facilities will be promoted and protected from development where possible.

T7A:
Secure cycle parking will be required for new developments in line with the Council's parking standards.

T13:
The lines of the proposed supertram routes and potential station sites shall be reserved and protected from development.

T23:
Traffic management and calming measures will be encouraged particularly alongside main radial roads and within residential areas.

T24:
Parking provision for all developments should be in accordance with the requirements of the Councils parking standards.

T27:
In identified town centres, the provision of off street parking, including public parking, will be encouraged.

Housing:

H7:

New housing will generally be encouraged within identified town centres. Loss of existing housing through change of use or redevelopment's will not normally be permitted. The conversion of vacant upper floors will be actively encouraged where this would not prejudice the use of the premises.

H8:

Residential development on un-identified sites will only be accepted providing the following are met:

- i) it forms a natural infill or extension to a built-up area, compatible with the size, character, location and setting of the area
- ii) is within the capacity of existing infrastructure and facilities, or otherwise these are to be provided
- iii) does not conflict with other UDP policies e.g. protection of greenspace, playing fields or urban green corridors

H9:

The Council will seek to ensure that a balanced provision in terms of size and type of dwelling is made in housing developments to provide a mixed range. Social housing needs should also be catered for.

H11, H12, H13:

Policies ensure the provision and maintenance of affordable houses as part of larger residential developments.

H15:

In order not to increase pressures on the existing housing stock by developments for student accommodation, the Council will:

- i) encourage wider dispersal in locations throughout the city with good public transport links,
- ii) resist developments, including change of use, which increase concentrations of student accommodation,
- iii) encourage provision of additional purpose-built or converted student accommodation in the immediate vicinity of the main academic and residential sites of the institutions.

H18:

Changes of use or conversion to Houses in Multiple Occupation will normally only be accepted if:

- i) the property is not a back-to-back, and
- ii) the dwelling is a sufficient size (100sqm gross) and the internal layout is acceptable, and
- iii) appropriate off- and on-street parking is incorporated, and
- iv) the impact on neighbours is acceptable by virtue of the conversion alone or cumulatively due to a concentration

H19:

The Council will monitor the formation of Houses in Multiple Occupation, and where appropriate prepare local policies to limit and direct their spread.

H20A:

Proposals for residential institutions (other than hospitals and clinics) within residential areas will only be accepted where:

- i) the site includes adequate space around the building for recreational amenity use, and
- ii) the proposal is compatible with the amenities of neighbouring dwellings and would not result in a concentration of similar uses, and
- iii) adequate off-street parking is provided.

H21:

In all proposals for new dwellings, consideration must be given to the need arising from the development for adequate levels of greenspace under Policy N2, and for other facilities e.g. community centres and sports facilities.

The Local Economy:

E5:

Development for employment uses on unallocated sites will only be permitted if the proposal:

- i) forms a natural infill or extension to an existing built-up area, compatible with the size, character, location and setting of the area,
- ii) is within the capacity of existing infrastructure and facilities, or are proposed by the development,
- iii) is not allocated for housing purposes.

E7:

Proposals for non employment uses, with the exception of ancillary supporting development will not be permitted on land currently in employment use, unless:

- i) the site is not reserved for a specific employment use
- ii) sufficient alternative employment sites exist
- iii) within the locality there are sufficient alternative employment sites available
- iv) the proposal would not result in environmental, amenity or traffic problems

E13:

Within a primarily residential area, proposals for B1 use will be acceptable where they:

- i) Do not have a detrimental effect upon character, the environment or amenity, and
- ii) are small in scale.

E16:

Office developments of an appropriate scale are acceptable in locations well related to identified town centres.

Shopping Policies:

S2:

The vitality and viability of Headingley town centre will be maintained and enhanced, in order to secure the best access for all sections of the community to a wide range of forms of retailing and other related services.

Non retail development will not normally be permitted where it would reduce significantly the shopping function of the centre, or lead to the loss of development or redevelopment opportunities for major retailing.

Retail development will be encouraged and permitted within Headingley centre, unless it would:

- undermine the vitality and viability of the city centre or other identified town centres
- adversely affect the range of services and functions in addition to retailing that is provided within the centre

S3:

Enhancement and maintenance of town centres will be promoted by the Council co-ordinating public and private sector initiatives in order to secure:

- support for refurbishment, expansion and redevelopment
- maintenance of principal shopping areas through the operation of shopping frontages Policy S4
- environmental improvements including enhancement of greenspaces, and improvements to the safety/security of pedestrians
- improvements to transport infrastructure
- provision of additional social, cultural, leisure and entertainment facilities
- office development
- residential development
- retention of larger development/redevelopment sites

S4:

In order to maintain and enhance the vitality and viability and availability of shopping services generally, and the essential retail character of Headingley, proposals to change the use of a retail unit to a non retail use will be determined using the policies contained in Appendix 12 and taking into account the detailed nature of each proposal.

Shopping Frontage Policies:

SF1:

All changes of use from retail to non retail within shopping frontages must:

- maintain a ground floor display window and/or frontage appropriate to the use of the premises
- maintain and enhance the general appearance of the existing shopping frontages
- maintain or establish access to upper floors, where practicable

SF1B:

Developments which involve the use of vacant or under-used floorspace, above or below ground floor level will normally be acceptable within Headingley town centre.

Primary frontages:

SF7:

Within primary shopping frontages, proposals for change of use of retail at ground floor level to non retail within use class A2 or A3 may be acceptable

where the proportion of non retail uses does not exceed 30% of the total frontage length and result in more than 20% of continuous frontage in non retail use.

Secondary frontages:

SF8:

In secondary shopping frontages proposals for change of use retail at ground floor level to non retail within use class A2 or A3, amusement centres/arcades, and taxi/private hire offices will be considered on their merits.

Medical and community uses may be acceptable where a local need is demonstrated.

Residual shopping areas:

SF9:

Change of use of any retail premises within a shopping centre will normally be permitted.

SF10A:

Change of use to non retail uses not listed in Policies SF7 & SF8 will not normally be permitted at ground floor level in defined shopping frontages.

Large stores:

SF10B:

Loss of large retail stores to non retail uses will not normally be permitted.

Shopping parades and other shops:

SF11:

Changes of use at ground floor level within parades or groups of shops from shops to non retail uses, account will be taken of the availability of daily services/needs for the local community.

SF12:

Change of use of isolated or corner shops to non retail uses (other than amusement centres/arcades) will be considered on their merits in terms of the availability of alternative retail facilities for the community.

Hot Food Take-aways (HFTA):

SF15: Proposals for new HFTA's will not normally be accepted unless they:

- are not likely to raise concerns for residents amenity in terms of smell, appearance of flues, litter, unsociable opening hours, congregating of customers, parking and vehicle movements and noise
- they can meet highway, road safety, environmental health and other planning requirements
- will not adversely affect the character or appearance of a listed building/conservation area
- conform to the guidance of other shopping frontage policies

Leisure and Tourism:

LT1:

Priority will be given to the provision and siting of new leisure facilities, and the retention and enhancement of existing facilities, in areas with poor access to facilities, and at locations accessible to all sections of the community.

LT2:

Full use of the district's leisure facilities will be supported.

Access for All:

A4:

Development and refurbishment proposals should be safe and secure, including proper consideration of access arrangements, treatment of public areas, service and maintenance requirements, including the need for external lighting.

Building Design, Conservation and Landscape Design:

New buildings:

BD2:

The design/siting of new buildings should compliment and/or enhance existing vistas, skylines and landmarks.

BD3:

New buildings open to the public need to provide suitable access for the disabled.

BD4:

Mechanical plant and pipework, lifts, fire escapes, etc should normally be contained within the envelope of a building. Service and delivery areas should also be screened as much as possible.

BD5:

New buildings should be designed with consideration given to both their own amenity and that of their surroundings in terms of usable space, privacy, and sunlight/daylight penetration.

BD5A:

All developments should maximise opportunities to conserve energy and water.

Alterations and extensions:

BD6:

Alterations and extensions should respect the scale, form, detailing and materials of the original building.

Shop fronts:

BD7:

New shop fronts should relate to the buildings on which they are attached. Security measures should be integrated including glass or open mesh grilles and solid shutters will only be permitted in exceptional circumstances.

Signs, adverts and blinds:

BD8:

All signs must be well designed and sensitively located. They should relate well to the character, scale and architectural features of the host building.

BD9:

Projecting and illuminated signs will only be permitted in conservation and predominantly residential areas where they do not detract from visual amenity, the host building, or the street's character.

BD10:

Promotional banners and other temporary advertising will not normally be permitted, especially within conservation areas in near listed buildings.

BD11:

Where blinds are considered to be acceptable, they should be located at ground floor level and be of a form and design that is contemporary with the host building.

BD12:

Advertisement hoarding may be acceptable where they screen unsightly areas and building sites. Otherwise they will be discouraged.

Telecommunication equipment:

BD13:

Telecoms developments will be permitted when all practical steps have been taken to locate well designed equipment so that:

- i) sensitive locations are avoided
- ii) visual intrusion is minimised
- iii) mast sharing or tall structures are utilised where possible

Floodlighting:

BD14:

Carefully designed floodlighting schemes will be encouraged, particularly for distinctive and important buildings.

Public art:

BD15:

Works of public art will be encouraged in new developments where appropriate.

Building Conservation:

Listed buildings:

BC1:

The Council will aim to secure the retention, use and maintenance of all listed buildings and those identified for listing.

BC2:

Repairs to listed buildings should normally be carried out using traditional matching materials and methods.

BC3, BC4, BC5:
Cleaning, netting and floodlighting of listed buildings will normally require listed building consent.

BC6:
Where listed building demolition is permitted, English Heritage are to be notified and given the opportunity to record the building. It may also be necessary for:
i) provision to be made for archaeological recording
ii) certain features to be salvaged, stored or re-used
iii) demolition not to occur until a contract for redevelopment is agreed

Conservation areas:

BC7:
Traditional local materials should normally be used for development within conservation areas.

BC8:
Certain features of unlisted buildings demolished

within conservation areas may need to be salvaged, stored or re-used. This will be secured by condition.

BC9:
The Council may make applications for Article 4 Directions in residential parts of conservation areas where appropriate.

Landscape Design:

LD1:
Landscape schemes should normally:
i) reflect the scale and form and character of adjacent developments
ii) complement and avoid detracting from views, skylines and landmarks
iii) provide disabled access
iv) provide visual interest and street level
v) protect existing vegetation and provide room for trees and shrubs to grow to maturity
vi) complement existing positive landscape, ecological or architectural features
vii) be adequately protected by appropriate fencing if susceptible to damage

Appendix 5 - Unitary Development Plan (Review Policies)

General Policies:

ii) extensions to existing student housing which increase the number of habitable rooms
iii) HMO's and flats with 3 x bedrooms or over, unless students are prohibited by condition

Community involvement:

R4:
The Council will involve the community fully in the plan process including in the formulation of action area plans, and support involvement in the planning application process.

H15A:
Student housing developments will be encouraged in other parts of the city which are:
i) in the city centre, areas well connected to public transport, or areas that are likely to be so
ii) would have the potential to be attractive to students
iii) can assimilate student population growth without prejudicing amenity or viability

Sustainable design:

GP9:
Where applicable development must ensure that it meets sustainable design principles.

Area Based Initiatives and Regeneration:

Transport:

T7B:
Secure motorcycle parking will be required for new developments in line with Council guidelines

R1:
Area based initiatives will be undertaken to address area, neighbourhood and community issues within Headingley town centre.

Housing:

H15:
In the 'Area of Student Housing Restraint', the following will not be permitted:
i) student halls of residence and any works which would increase the total number of bedspaces of existing halls

Appendix 6 - National & Local Government Transport Policy

Central Government has set National Targets (N1 – N7) and the West Yorkshire Local Transport Plan has set Local Targets (L1 – L19) for achieving their transport strategies.

These can be summarized as follows:

Decrease traffic growth	N1	L1, 2
Increase bus passengers and efficiency	N1, 2	L4, 14, 15
Increase cycle trips/usage	N5	L6
Increase pedestrian trips		L8
Reduce cycle & pedestrian casualties	N3	L7, 9, 11, 12, 13
Cut air pollution	N4	L10
Reduce roads needing maintenance	N7	L17, 18,19



Appendix 7 – Consultees

A letter requesting consideration and comment was sent with a copy of the consultative draft of Headingley Renaissance to the following organisations in January 2005:

Group A – Interested Organisations

West Yorkshire Police:	Weetwood Millgarth
The University of Leeds:	Vice Chancellor Estates Dept Community Liaison*
Leeds Metropolitan University:	Vice Chancellor Estates Dept Community Liaison
Leeds Arts Partnership	
Leeds Cultural Partnership	
Leeds Civic Trust	
The RNIB – Shire Oak	
The College of Music	
The College of Dance	
Headingley Churches:	St Michaels (Otley Road) St Chads (Otley Road) Headingley Methodist (Otley Road) South Parade Baptists Our Lady of Lourdes (Cardigan Road) St. Columba's URC
Headingley Schools:	Headingley Primary (Bennett Road) St Michael's Primary (Wood Lane) Spring Bank Primary (Spring Road) Brudenell Primary Weetwood Primary Lawnswood High
Housing Associations:	Leeds & Yorkshire Housing Association The Ridings Housing Association Yorkshire Metropolitan Housing Association Northern Counties Housing Association
Community Associations:	
Leeds HMO Lobby*	Richard Tyler
Abbey Gorse Community Group	Maureen Healy
Cardigan Triangle Community Association	Bill Rollinson
Drummonds Action Group	Val Wright
Far Headingley Village Society	David Hall
Gilberts / Sandford Rd Residents Association	Don Carlin
Headingley Network	Lesley Jeffries
Heal Headingley	Bill Rollinson
Highbury Residents Association	Graham Mann
Kirkstall Village Community Association	John Liversedge
Little Woodhouse Community Association	Freda Matthews
Lumleys Action Group	Jacky Fleming
Meanwood Action Group	Norman Ramsden
Moor Grange Action Group*	Linda Cullen
Moor Park Residents Association	Kate Henshall
Moorlands Residents Association	Richard Witt
North Hyde Park Neighbourhood Association	Chris Webb
Friends & Residents - Orville Gardens*	Richard Norton
St. Chads Residents Association	David Waterhouse
South Headingley Community Association*	Sue Buckle
Spenn Lane / West Park Residents Association	Nina Foster
Stanmore Residents Association	Richard Wilcocks
Turnways / Laurel Bank Residents Association	Ben Jordan
Weetwood Residents Association	Hugh Thornton
Woodbine Terrace Residents Association	Susan Powell

Other Organisations:
Cardigan Centre*
Brudenell Centre
Leeds Met University – Students Union*
Leeds University Union*
Leeds City Councillors
Leeds City Council

Copies for public access
Internet access to pdf copy

Penny Bainbridge
Claire Tabert
Bill Howe
Tom Wong
12 representing 4 INWAC wards
Development Department*
Learning & Leisure
Chief Executives Department (Licensing)
Headingley Library
www.leedscommunities.org
www.healheadingley.org.uk

Group B – Interested Individuals

P Morgan
David & Angela Appleyard
Meryl Knapp
Norma Saccheth
Anne Dale
Signe Westergarard
Tony Hartigan
Pauline & Bryan Elliott
Andrew Vickers
Anne Clark*

Group C – Commercial & Business

The Headingley Landlords Group
The Headingley Pub Watch Group

Headingley Estate Agents
Leeds Chamber of Commerce
Leeds Property Association
White Young Green
Visualfiles Ltd
Halcrow Ltd
Arndale House Building Manager
Princess Garage
Dinsdales
Howarth Clark Whitehall
CMT Multi Media
Paper Birds Theatre Company
C.F.S. Financial Adviser
Making Space
Oasis Hairdressers
Headingley Stadium

Locally managed retailers:
Harris's Greengrocer
Natural Choice Health Food
Copy Centre
Simply Hair
Quick Colour Prints
Sarah's Florists
Crossley's Newsagents
Newsagent -Arndale Centre
Azendi
Piprala gift shop

Naveen Ahmed, Park Lane Properties
Martin Wolstencoft, Arc Inspirations*
John Dammone, Salvos Restaurant*
Stella Mallinson, ArcadiaArndale Centre
Stevie Sawiuk, Mannings Stainton
Ian Williams
Miles Pickard
Richard Hare
Mark Woodwood & Natalie Lockett
Clorinda Wowk,
Martin Young
Patrick
Graham Lindsay-Jones
Mike Jackson*

Chris Bowland
Linda Anderson
Irving
Entertainments
Rugby Club (Tykes & Rhinos)
Cricket Club

Keith Harris
Chris Sharratt
Tracy Hogg
Abe Blake
Mark Shepherd
Sarah Farley
Mr and Mrs Crossley
Mr Hayfield
Mr Jones
Alexander Clemet

* Written responses received

Appendix 8 – Glossary

ASHORE - Area of Student Housing Restraint

In the area of student housing restraint, new student halls of residence (and extensions to existing student housing) will not be permitted, nor any other developments which require planning permission, subject to a condition prohibiting occupation by full-time students.

BID - Business Improvement District

An area defined by local authorities, jointly with local businesses, in which additional services and improvements are funded by an additional levy on the business rate.

Conservation Area

An area designated by the Local Planning Authority (Leeds City Council) as possessing special architectural or historic interest, the character of which is to be preserved or enhanced.

Headingley Development Trust

A community-led, not-for-profit enterprise organization established in 2005.

Home Zones

An highly 'traffic calmed' residential area where pedestrians and cyclists have a clear priority over motor vehicles. Traffic speeds are kept very low i.e. to allow children to play safely.

HMO - Houses in Multiple Occupation

A house or flat with one or more units of accommodation (not self contained) occupied by 3 or more people who are not in one household (i.e. not a family group) and share key rooms e.g. a kitchen. Licensing is mandatory for properties of 3 or more storeys and 5 or more persons.

LDF - Local Development Framework

A portfolio of Local Development Documents that, together, provide a spatial planning system for the area of a Local Planning Authority. Introduced by the Planning and Compulsory Purchase Act 2004.

LTP - Local Transport Plan

A five year plan which sets out the transport strategy for an area. Produced by Metro and the five West Yorkshire Local Authorities for the West Yorkshire area.

PAC - Pedestrian and Cycle Priority

Any number of systems that give pedestrians and cyclists priority over motorists. One system that is particularly beneficial is the provision of 'raised crossings' at all controlled crossings and at other places, e.g. side road junctions where the cycle lane and the pedestrian path are maintained at the raised level and vehicles have to cross up and over the PAC path (as opposed to the pedestrian having to drop down). Particular regard should be made to the needs of wheelchair users.

PPS - Planning Policy Statements

Government national planning policy guidance that Local Planning Authorities must take into account in making Planning decisions.

Section 106 Agreements

Planning Obligations (Planning 'Gain') which may provide for specific operations to be carried out or to secure community benefits in association with a Planning Approval through a Section 106 agreement between the Local Planning Authority and the applicant for Planning Permission.

Sustainable Communities

Places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life.

Sustainable Development

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

UDP - Unitary Development Plan and

RUDP - Review

The statutory Development Plan for an area produced by the Local Planning Authority to be superseded by a Local Development Framework by 2007. In the case of Leeds, the UDP was adopted in 2001 but is currently subject to a partial review, particularly in respect of housing policies. The review policies have been subject to a Public Inquiry and the Inspector's report is awaited.

Use Classes Order

Categorises uses and sets out what changes of use do not require Planning Permission.

A3 – restaurants and cafes – sale of food for consumption on the premises

A4 – drinking establishments – public house, wine-bar, etc

A5 – hot food take-away – sale of food for consumption off the premises

Vision for Leeds

Vision for Leeds 2004-2020 is the second community strategy for the city produced by the Leeds Initiative, the city's strategic partnership group.

5.0 Endword

The visions and ideas of the local community, as expressed in the Action Plans in this document, highlight the many issues which existing and other newly formed groups will be able to take forward.

Already we have witnessed how ongoing efforts by local groups and Leeds City Council have produced the Cumulative Impact Policy on licensing. In addition, the licensees have got together and formulated their Best Practice Guide.

There has been progress with the use of ASHORE and Leeds City Council are gearing up for the licensing of the larger HMOs. Very recently an 'Area of Special Control' has been established to control 'To Let' signs from much of Headingley. We have also seen the formation of Headingley Development Trust.

Residents, businesses, decision-makers and others need to embrace the objectives and actions outlined in this document to make Headingley a better place.

The Central Headingley Strategy Steering Group

Mark Burgess	Resident / Turnways RA / LCC Architect / Urban Designer
Martin Cook (Secretary)	Resident / Headingley Network / Arts Manager
Andrew Crates	LCC Community Planning Officer (from 2005)
Richard Crossley	Resident / Headingley Network / ODPM - Regeneration
Janet Douglas	Resident / Lecturer
Brenda Frater	Resident / Civic Trust
Stewart Golton (Chair)	Councillor (Weetwood Ward)
David Hall	Resident / Far Headingley Village Society
Lesley Jeffries	Resident / Headingley Network / Lecturer
David A Jones	LCC Community Planning Officer (to 2005)
Elizabeth Minkin	Councillor (Kirkstall Ward)
Greg Mulholland	Resident / MP (Leeds NW)
Tony Ray	Resident / Planning Consultant / Lecturer
Rachel Sannaee	Resident / Artist
Lindsay Smales	Planning Consultant / Lecturer
Richard Tyler	Resident / South Headingley Community Association Leeds HMO Lobby
Brian Unsworth	Resident / Engineer



The aim of this strategy and action plan is to provide a **vision to guide the future development of Central Headingley**, in accordance with the aspirations and priorities identified by the local community, and following sustainable community principles. In particular it reflects the community's desire to improve the quality of the environment of Headingley and to have a more 'balanced' community.

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November 2005

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**Strategy & Action Plan
for Central Headingley**