

LSDG Open Meeting 29/11/10 - Notes

Comments
<ul style="list-style-type: none"> Should we think about a <u>much</u> wider area? We have covered the City Centre South but should we be thinking about the entire Leeds City Region? There is the potential to spread the Sustainable development theme to a wider area, thus not just benefitting the City Centre.
<ul style="list-style-type: none"> Are there other focal areas within the region?
<ul style="list-style-type: none"> The Bridge Head of Criterion Place (the smaller scale and short term) is a good move forward. But in the long term we should be thinking about a much wider influence. Not just a matter of what Leeds can give to the wider region but also what can the region bring to Leeds?
<ul style="list-style-type: none"> Should we look at everything at the same time?
<ul style="list-style-type: none"> Is the planning framework area that we are looking at the same population size as Otley? If so, that smaller area of the CC South is already the size of a small town! Would it need significant new infrastructure therefore?
<ul style="list-style-type: none"> Transport is important if we are looking at a very large area.
<ul style="list-style-type: none"> Obviously there are many opportunities for this large area of land. However what can the land do for us? What can it bring to the City?
<ul style="list-style-type: none"> The question is how do we tie together all these ideas and make a start? Green infrastructure could be the starting point.
<ul style="list-style-type: none"> We understand the big and the little scale that the LSDG are talking about but what about the middle scale?
<ul style="list-style-type: none"> We need to also think about the connections between Leeds and the further region (Bradford for example). A key aspect of Leeds is the Cultural scene; however this is not made the most of. How do we emphasise the character of the City? To kick start change, we need the seed of an idea. Maybe we could start with the exploration of small opportunities.
<ul style="list-style-type: none"> The LSDG has a strong sense of the context of Leeds and the beginnings of a vision for the long and short term. If we don't use land today what will happen to it in the short term? Maybe we should plant it! This would definitely be a better solution than leaving piles of rubble for years until the area is developed.
<ul style="list-style-type: none"> For the City Centre South, there is currently the question 'why would people go there (to live or work)? We need to create a framework so investors think of this area above other options.
<ul style="list-style-type: none"> The point is that we currently have the time to consider a framework without being rushed into development.
<ul style="list-style-type: none"> Yes, but there are aspects which need to be considered soon, such as schools. Do we need new schools in the area and, if so, how many and of what stage of education? Setting up a new school will take a while and this may need to be done before any 'families' will think about moving into the area.
<ul style="list-style-type: none"> Quality space should come before high density on the priority list.
<ul style="list-style-type: none"> We should be thinking about providing mixed residential within the City Centre. People come in as young householders and mature in the City Centre (don't <u>have</u> to move to the suburbs). Developments in the CC South won't be like Otley, it is the City Centre! However we can take the positives of Otley as a community of roughly the same size and apply them in a City Centre-appropriate way.
<ul style="list-style-type: none"> Leeds is not a product but Yorkshire is. The reverse example is Manchester, which is a product, while Lancashire is not one. We need to emphasise the character and story of Leeds. We need leadership from the Council. We want to start tomorrow by getting it right in the middle of the City and this will create a ripple effect of redevelopment and rejuvenation outwards.
<ul style="list-style-type: none"> Currently in Leeds there is a drain on the creative culture. Bristol and London are seen as the 'creative' cities. People don't see Leeds in this way, even though there is the talent there. It's just not celebrated and showcased in the same way. We need to give Leeds a new story.

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<ul style="list-style-type: none"> The capacity study is to find a quantum of people; it's not an exact development plan! However we can look at the numbers for an idea of what infrastructure could be required (not just roads). For example as mentioned before, family homes = schools. If we look at Otley, they have several schools, so why shouldn't we have them here?
<ul style="list-style-type: none"> OK, but why wouldn't people just live in the City Centre and travel out to the school?
<ul style="list-style-type: none"> Having a school in the centre creates a 'seed'! Also the catchment areas around Leeds are very strict and people living in the Centre won't be able to get into the schools further out.
<ul style="list-style-type: none"> Negatives of City Centre living include the fact that it is too expensive to have a private car. This is one of the factors pushing people to move outwards.
<ul style="list-style-type: none"> If we have a quality public transport system set up (which should be included in any sustainable development) then there is no need for a private car.
<ul style="list-style-type: none"> Disagree, you do need a private car incase you need to travel far to visit family or for business!
<ul style="list-style-type: none"> However (refer to previous comment about an improved public transport system). Also the potential for car share?
<ul style="list-style-type: none"> If we provided homes within the City Centre that have a bit of private green space then people may stay in or move into the City Centre.
<ul style="list-style-type: none"> Amsterdam is a great example of European housing; however they 'love' British 1930s semi detached housing as they often have a private garage and gardens both front and back. In Europe it is mostly flats, which often don't have any private outdoor space. The point is that in the Netherlands, choices have been constrained and they have made a virtue out of necessity. We will also need imaginative responses to greater constraints which actually open up new opportunities.
<ul style="list-style-type: none"> Another benefit of the semi-detached house is that it is adaptable! It can be extended as the family grows.
<ul style="list-style-type: none"> "Long-life, loose-fit" – coined in the 1970s, still very applicable to quality, sustainable housing today.
<ul style="list-style-type: none"> Why not just have the City Centre for younger residents and older residents can have the 'suburbs'? A conveyor belt system. Transitional housing?
<ul style="list-style-type: none"> Issue in Leeds is that it is currently cheaper and more convenient to drive a car to work in the City from the suburbs because the bus is so expensive and unreliable.
<ul style="list-style-type: none"> People living in the City Centre are close to amenities and work, so does it matter about transport?
<ul style="list-style-type: none"> If you live, work and play in one place then you can have a transport-worry-free life! The City Centre South is mostly 10 to 15 minutes walk from City Square. There is a worry associated with living and working far apart.
<ul style="list-style-type: none"> Important to remember that a lot of people want to live in a traditional house - therefore it is essential to include this type of dwelling in the City Centre if we want people to stay there and not move outwards. The capacity study shows a high number of people, so couldn't we reduce this and have some lower density traditional housing areas?
<ul style="list-style-type: none"> There is a 180 house development already going at Yarn Street (which is surrounded by industrial buildings).
<ul style="list-style-type: none"> Transient community? Not radical enough, we need a very strong pull to move people back in to the CC. We need very good schools and amenities to attract people.
<ul style="list-style-type: none"> In the future, will people want to own their own home or will we have moved to the European model of mostly rental?
<ul style="list-style-type: none"> The 1930s first created the idea of the suburbs and schools were used then as an attraction to the suburbs.
<ul style="list-style-type: none"> Now we are in a reverse situation where for sustainable living we want people to move back into the city to decrease transport etc. But we need to market the idea well or people will have a life plan of 'get to a certain age and move out to the suburbs and buy a family house'.

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<ul style="list-style-type: none"> We just need to provide mixed housing, some owned and some rented with families, young and old all together. We can build family residential in the City now; I believe there is the requirement for it! But we need to prove that we have the amenities to attract people. We want to encourage people to walk more and use communal space to create a lively community.
<ul style="list-style-type: none"> Currently the CC doesn't have family appeal; it is noisy and there is a lack of space. The trouble is that you can live only a half hour drive from work in the city and be in green suburbs. This already has the proximity benefit that City Centre living is supposed to provide.
<ul style="list-style-type: none"> Harrogate is a good example of moving towards European housing. There are large traditional houses that have been made into mixed units in a successful way.
<ul style="list-style-type: none"> Remember, to be sustainable we need this change to be an evolution; we can't just change everything at once! If we say that 10% more people stay in the City Centre, at what point do you need a school? If there is no plan to have a school then people just <u>won't</u> stay in the City Centre!
<ul style="list-style-type: none"> Bloomsbury is a good example of a sustainable urban form; it's very adaptable as the economy changes. We need housing typologies that alter by need.
<ul style="list-style-type: none"> The south of the City Centre is in walking distance of existing schools! Can we market the use of existing schools as a positive?
<ul style="list-style-type: none"> Chicken and egg (families and schools).
<ul style="list-style-type: none"> A pre-school is needed and a high school needs to be good enough to keep people in the City.
<ul style="list-style-type: none"> It is a big ask to get people to commute to school, especially primary school!
<ul style="list-style-type: none"> The capacity study is interesting. What is the existing infrastructure? How can the existing be used in regeneration and modified? The River Aire is a fantastic amenity and can have huge benefits. The flood alleviation scheme was a good idea, although, if there isn't enough money for this, maybe the green link could be used.
<ul style="list-style-type: none"> Does the City Centre South need to be an 'island', with all of its own infrastructure? Could a small amount of money create this?
<ul style="list-style-type: none"> Perception of a place is key! The ideas of the LSDG are not for a master plan to flatten the whole of the City Centre South and start again. We're trying to find the 'jewels' that are often missed and build upon these.
<ul style="list-style-type: none"> Maybe a story to emotionally connect people to the area; a sense of the history would change people perception of the run-down South.
<ul style="list-style-type: none"> Story of the future? What challenges are there for young people living in the City Centre? How could this 'typical' story be changed for the positive? Creativity of Leeds needs to be celebrated.
<ul style="list-style-type: none"> Remember that we are talking about a long term vision. By 2030, the vision will include different typologies from those of today and social issues will have changed. We need to think in different ways and almost envisage what life will be like in 20 to 50 years time.
<ul style="list-style-type: none"> A resident says that the City Centre has already changed dramatically in the last 10 years! It would very easily change to the same extent again. Maybe we should be learning from the European examples (perhaps not copying them, but taking the positives and altering them to suit the UK lifestyle).