

PLANNING POLICY SUMMARY

1 Introduction

Development proposals for the Tower Works site would be assessed against the Statutory Development Plan which comprises saved policies within the Leeds Unitary Development Plan (UDP) Review (2006). The National Planning Policy Statement (NPPF), the recently published Ministerial Statement on Local Planning and National Planning Practice Guidance are also of relevance, together with emerging policies in the Draft Leeds Core Strategy (2013).

2 Leeds Unitary Development Plan (UDP) Review (2006)

2.1 HOLBECK URBAN VILLAGE

The Tower Works site is identified on the UDP Proposals Map as being part of the Holbeck Urban Village Strategic Housing and Mixed Use Site (site reference 31A). **Policy H3-1A.44** states that this area is allocated as a strategic **housing and mixed use site** subject to:

- I. Preparation of a framework which will provide guidance on the sustainable development, mix and location of uses, conservation and urban design issues, the public realm, pedestrian permeability, vehicular access, parking and methods of implementation (see text below);
- II. Preparation of development briefs for key sites;
- III. Retention of a **significant employment element** including existing and **new businesses**;
- IV. Provision of community, cultural, leisure and service facilities;
- V. An appropriate level of affordable housing being provided;
- VI. Environmental improvements to the public realm including open space, pedestrian routes, the Holbeck and the Leeds Liverpool Canal;
- VII. Financial support for public realm and highway network improvements;
- VIII. A satisfactory flood risk assessment incorporating an appropriate drainage strategy (including any off site works) shall be undertaken encompassing the whole area as delineated within the allocation site.

The policy and accompanying text states that mixed uses could include: **business, community, cultural, leisure and service** uses together with potential for **live/work units**. **Policy CC28** states that **complementary land uses** will also be considered within the riverside area (which can serve to ensure life and vitality through the day). Leeds City Council produced a Planning Framework¹ to guide development in this area. This is a supplementary planning guidance and is therefore a material consideration in the determination of planning applications. This document is not available via the Council's webpage but a paper copy can be viewed at Leeds City Council's offices.

¹ Holbeck Urban Village Revised Planning Framework (February 2006)

2.2 AFFORDABLE HOUSING

Leeds City Council adopted an interim affordable housing policy requiring a contribution for developments over 15 units. The proportion of affordable housing to be provided in the city centre is 5% of the total number of proposed residential units. The policy document advises that planning applications may be time limited to 2 years to ensure a swift implementation.

2.3 LISTED BUILDINGS

The site has four listed buildings (Engine House, Verona Tower, Giotto Tower and the Boiler House Chimney) which are within the ownership and control of Leeds City Council. In addition the entrance range (6 and 8 Globe Road) is grade II listed and the building adjacent to Globe Road (to the west of the entrance) is identified as a 'positive building' within the Holbeck Conservation Area Appraisal. In addition there is a Grade II listed warehouse adjacent to the western boundary of the site.

Policy N14 states that there will be a presumption in favour of the preservation of listed buildings. **Policy N17** states that existing detailing and features of listed buildings should be preserved.

2.4 HOLBECK CONSERVATION AREA

The site is within the Holbeck Conservation Area. **Policy N19** states that all new buildings and extensions within a Conservation Area should seek to preserve and enhance the character of the Conservation Area through compliance with key criteria detailed in the policy. **Policies N18A and N20** state that there is a presumption against the demolition of buildings, trees or boundary walls which make a positive contribution to the Conservation Area. Policies within volume 2 of the UDP also seek to encourage development proposals of a high quality design within Conservation Areas. The policies state that development should harmonise with the existing area, using traditional materials (**Policy BC7**) and landscaping which reflects its surroundings (**Policy LD1**). **Policy N29** of the UDP relates to requirements for the preservation and recording of archaeological remains. Further information on archaeological matters is included at chapter A04, Volume 2 of the UDP. Further information on the Conservation Area is included in the Holbeck Conservation Area Appraisal, NPPF (paras 17 and 100) and National Planning Practice Guidance (available via the Planning Portal website).

2.5 TRANSPORT

Policy T2 states that inter-alia new development should be served adequately by existing or planned highways or by improvements to the highway network which are funded by the developer via planning obligations. **Policy T2b and T2c** state that developments likely to generate significant travel demand must be accompanied by a Transport Assessment and Travel Plan. In addition, **Policy H3-1A.44** emphasises the importance of pedestrian permeability and connectivity in Holbeck Urban Village. Further detail is provided within the National Planning Practice Guidance.

2.6 FLOOD RISK

The site is identified as being within Flood zone 3 (high probability of flooding) on the Environment Agency website based on its proximity to the Leeds and Liverpool Canal. **Policy N38B** states that

planning applications must be accompanied by a Flood Risk Assessment where there is evidence that the site is at risk from flooding. Further details can be found in the NPPF (Para 100) and the relevant section of the National Planning Practice Guidance.

2.7 DESIGN

Policies BD2 and BD5 state that new development should complement and where possible enhance existing vistas and skylines, and be designed with consideration both for its own amenity and that of their surroundings. The north east boundary (facing the Wharf approach road and incorporating the Boiler House Chimney) will be of particular importance in this regard. **Policy BC7** states that development in Conservation Areas will normally be required to be constructed in traditional local materials.

2.8 ENERGY EFFICIENCY

Policy GP11 states that where applicable development must ensure that it meets sustainable design principles. **Policy GP12** states that a sustainability statement should be provided with all planning applications for major development. Further information is provided within the relevant section of the Holbeck Urban Village Revised Planning Framework (2006) and Building for Tomorrow Today - Sustainable Design and Construction.

2.9 PREVIOUSLY DEVELOPED SITE

The Ministerial Statement published 6th March 2014 stresses the importance of bringing brownfield land into use and made clear that authorities do not have to allocate sites on the basis of providing the maximum possible return for landowners and developers.

3 Leeds Emerging Local Plan – Draft Core Strategy 2013

The draft Leeds Core Strategy is at an advanced stage, having been examined in public in October 2013 with a further hearing expected late spring 2014 and adoption later this year. The emerging policies of relevance to this site are briefly summarised below.

Draft Spatial Policy 3 – identifies the key criteria to improve and enhance the city's role as an economic driver by (inter-alia) focussing office development in the City Centre, particularly the west end, south bank and Holbeck Urban Village.

Draft Policy H3 suggests a housing density of 65 dwellings per hectare for the City Centre. Whilst Draft Policy H4 advises that new development should have an appropriate mix of house types and sizes, to address needs over the long term. The policy states that developments over 250 units in the main urban area will need to submit a housing needs assessment addressing all tenures.

Draft Policy H5 states that a supplementary planning document will be prepared for affordable housing. The policy text suggests a threshold of affordable housing of between 10-15 dwellings and states that overall targets for affordable housing will vary from 5 to 50%.

Draft Policy P11 states that development proposals within a Conservation Area will be expected to include a heritage statement together with details of mitigation measures (if required).

Draft Policy EN5 states that the Council require details of mitigating measures where development is likely to have flood risk issues.

Draft Policy CC3 states that development in appropriate locations will be required to help provide and improve connections within the City Centre and connections to adjoining neighbourhoods.

Draft Policy ID2 states that developer contributions will be required where they are deemed to be necessary, directly related to the development and reasonably related in scale (as per para 204 of the NPPF).

Draft Policy EN2 will require developments over 10 dwellings or 1,000 square metres to meet the following standard by 2016 – BREEAM Excellent or Code for Sustainable Homes Level 6.
