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To whom it may concern

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Dear Sir/Madam

**Red Carpet Leisure (Leeds) Limited – Renewal of Sex Establishment Licence**

I am writing to you to object to the application by Red Carpet Leisure to renew their licence for Silks, 2 Sovereign Place, Leeds LS1 4SP. The licence, if renewed, will allow the applicant to continue to operate Silks as a 'Gentlemen's Lounge' providing sexual entertainment including lap dancing, pole dancing and stage strip tease.

The basis of this objection is that these activities conflict with Council plans to provide public infrastructure and promote the regeneration of the adjacent Sovereign Square area by providing a new greenspace, Sovereign Square Greenspace, at its heart along with associated public facilities such as food kiosks and street cafes. Furthermore the Council has additional concerns that the development of the surrounding Sovereign Square area, as a new high quality mixed use location, would be compromised by the continuing operation of a sex establishment at Sovereign Place as inward investment could be deterred. Also the Council is promoting the development of active uses at ground floor level; the presence of Silks does not complement this objective.

The Sovereign Square Greenspace will be the first new green space created in the city centre for many years. The site, which is conceived as an exemplar of quality design and horticulture, will offer open access to the public including the growing city centre residential community. The greenspace will provide opportunities for social interaction, outdoors events or simply relaxation. Critically for this objection the development of the greenspace supports the Council aspiration to be a 'Child Friendly' city. A key installation in the greenspace will be a water feature that will be appealing to children along with the grassed areas of the park which will provide leisure space for families alongside office workers and visitors to the city.



Planning approval has already been granted for the greenspace and the scheme is fully funded in the Council's Capital Programme. Works are due to be on site in September 2014 with completion of the scheme scheduled for June 2015. The first phase of the Sovereign Square transformation is already underway with the construction of the new Northern Headquarters of KMPG which is due to be completed on the 22<sup>nd</sup> August. Further phased development of Sovereign Square is currently being planned including the possibility of a localised evening economy and residential elements. The Leeds Waterfront, which is adjacent to Sovereign Square and short walk from Silks, is the focus of the growing city centre residential population. Therefore the development of Sovereign Square will help to link this existing community to the City centre and is likely to result in more families and children living in the area.

In addition to the site specific considerations for the objection to the licence renewal the design development for the greenspace and surrounding Sovereign Square area is underpinned by design principles that promote the emergence of Sovereign Square as a key pedestrian hub for the city. The area will form a new highly legible link connecting the city centre shopping areas including the new Leeds Trinity, to the Leeds Waterfront and South Bank of the River Aire. A new bridge is proposed to cross the River Aire close to Sovereign Square. The bridge is included in the South Bank Planning Statement (adopted October 2011) which also illustrates the Council aspirations for linking the South Bank of the River to the city centre. Also planned are improved links between Sovereign Square and the train station including the new Leeds Station South Entrance which is programmed to be delivered by 2015. A new road crossing close to the junction of Neville Street and Sovereign Street has already been delivered as part of these on-going connectivity improvements.

In consideration of the above points please refuse permission for the application by Red Carpet Leisure to continue operating as a sex establishment at Sovereign Place

Yours faithfully



**Martin Farrington**  
Director of City Development

cc. Cllr Richard Lewis