

**Report of :** Land and Property Services  
**Report to :** Director of Environment and Housing  
**Date:** October 2014  
**Subject:** Land at Cromwell Street and Naseby View, Burmantofts, LS9

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Burmantofts & Richmond Hill		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:	10.4(3)	
Appendix number:	1	

### Summary of main issues

1. The purpose of this report is to recommend Council owned land at Cromwell Street and Naseby View be declared surplus to requirements for inclusion in highway improvement works and subsequently the adopted highway.
2. The highway works are associated with the relocation of the Bridge Street Pentecostal Church to the former Agnes Stewart C of E High School as part of the Victoria Gate retail scheme in Leeds City Centre.

### Recommendations

3. It is recommended that the land at Cromwell Street and Naseby View be declared surplus to requirements for its inclusion in the adopted highway.

## 1 Purpose of this report

- 1.1 The purpose of this report is to recommend land vesting with Environment and Housing be declared surplus by the Director of Environment and Housing for its inclusion in a scheme of highway improvements and subsequently the adopted highway.

## **2 Background information**

- 2.1 Hammerson UK Properties plc (Hammerson) has commenced the development of its Phase 1 Victoria Gate retail scheme in the city centre. Part of the Phase 2 development will require relocation of the Bridge Street Pentecostal Church (Church), which currently owns and occupies premises on Bridge Street. In 2006 Hammerson purchased the former Agnes Stewart C of E High School from the C of E Diocese to which the Church would be relocated.
- 2.2 Detailed planning permission has been granted for conversion and redevelopment of the Agnes Stewart site to accommodate the Church. Access and egress will be taken from Rider Street and Cromwell Street. Highway improvements will be necessary at Cromwell Street and a footway will be widened at Naseby View, both of which will necessitate the inclusion of Council owned land. The land vests with Environment and Housing, and is shown marked A and B on the attached plan.

## **3 Main issues**

- 3.1 The Cromwell Street junction improvements over area A, and footway widening over area B, will be undertaken by Hammerson at the company's cost under a s.278 Agreement. On satisfactory completion the works will be adopted by the Highway Authority. It is not necessary for Hammerson to own the land upon which the improvements will be constructed provided the land owner confirms to the Highway Authority title can be deduced and the land can be incorporated into the adopted highway. Hammerson has requested the Council, in its capacity as land owner, to make the land available for its inclusion in the adopted highway.
- 3.2 The Chief Asset Management and Regeneration Officer is prepared to approve the terms upon which the Council makes the land available to Hammerson for the road and footway improvement works, subject to it being declared surplus by the Director of Environment and Housing.
- 3.3 Area A is situated at the junction of Cromwell Street and the access road to the Agnes Stewart school site. It sits next to a small recycling centre, which will be unaffected by the junction improvements, and within a larger area of land surrounding the Cromwell Towers multi-storey tower block. The land is currently laid to grass. Further information is contained in the confidential appendix accompanying this report.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 Asset Management e-mailed Ward Members on 9 October 2014 seeking their views on several issues regarding the reuse of the Agnes Stewart site, including the Cromwell Street junction improvement. The following comments were received:
- 4.1.2 Cllr Ron Grahame advised that in respect of Cromwell Street the transaction needs to reflect the traffic plan.
- 4.1.3 Cllr Maureen Ingham made no specific comments about the Cromwell Street junction improvements.
- 4.1.4 Cllr Asghar Khan has not commented, but was copied into emails from his Ward Member colleagues.

## **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 An Equality Impact Assessment (EIA) screening exercise has taken place to ensure due regard to Equality, Diversity, Cohesion and Integration was effectively considered. The outcome of the screening exercise was that a full EIA is not required and there are no likely impacts on any of the protected equality characteristics.

## **4.3 Council Policies and City Priorities**

- 4.3.1 A number of transactions are proposed between Hammerson and the Bridge Street Pentecostal Church including making the Cromwell Street land available for junction improvements. Completing the transactions with Hammerson and the Church at Agnes Stewart will enable Hammerson to progress its Victoria Gate development, and will assist the Council in achieving several of its objectives, most notably:

### **The Economic Growth Strategy 2012**

- 4.3.2 As indicated in the Economic Growth Strategy, retail is one of the seven core priorities. The Strategy sets out the determination to correct the fact that Leeds has slipped in the retail rankings, and that Leeds will work with developers and large retailers to address this situation to understand their needs, helping them to attract new stores to the city such as John Lewis.
- 4.3.3 Through the delivery of these large high quality schemes, such as Victoria Gate and Trinity, the Strategy highlights that Leeds will move to near the top of the retail rankings. This, along with hospitality and catering, will be a major draw for tourism and leisure trips to the city and coupled with the fact that over 1 in 5 businesses and more than 1 in 7 jobs in Leeds are in the wholesale and retail sector, will reflect on inward investment decisions to the city.

### **The Best Council Plan 2013**

- 4.3.4 In line with the Plan's ambition for Leeds to become the best city, with an economy that is both prosperous and sustainable, the Victoria Gate development delivers against the objectives of promoting sustainable and inclusive economic growth; this will help people into jobs, boost the local economy and will generate income for the council.

### **The Council's new Vision 2010-2030**

- 4.3.5 By 2030, Leeds will be internationally recognised as the best city in Britain; a city that is fair, open and welcoming with a prosperous and sustainable economy, a place where everyone can lead safe, healthy and successful lives.

### **Leeds: Becoming the Best City Centre**

- 4.3.6 The Victoria Gate development and the delivery of the John Lewis flagship store is seen as a major step in achieving the vision. This development will bring new retailers and shoppers to Leeds and revitalise a part of the city centre that has long been recognised as a key development opportunity.

## **4.4 Resources and Value for Money**

- 4.4.1 All costs associated with the junction improvements will be borne by Hammerson.

## **4.5 Legal Implications, Access to Information and Call In**

4.5.1 The proposal is not a Key Decision and is not subject to call in.

## **4.6 Risk Management**

The risks associated with the proposal to declare the land surplus to requirements are detailed in the accompanying confidential appendix.

## **5 Conclusions**

5.1 It can be concluded that the land at Cromwell Street and Naseby View should be declared surplus to requirements to enable road junction and footway improvements and their subsequent inclusion in the adopted highway.

## **6 Recommendations**

6.1 It is recommended that land vesting with Environment and Housing be declared surplus by the Director of Environment and Housing for its inclusion in a scheme of highway improvements and subsequently the adopted highway.

## **7 Background documents<sup>1</sup>**

7.1 There are none.

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<sup>1</sup> The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.