

---

**Report of the Chief Planning Officer**

***CITY PLANS PANEL***

**Date: 11 FEBRUARY 2016**

**Subject: PRE-APPLICATION Reference PREAPP/15/00956 – Proposal for mixed use residential development at Left Bank, Former Hydro Aluminium Foundry, Clarence Road, Hunslet, Leeds 10**

**Applicant: Citu**

---

**Electoral Wards Affected:**

**City and Hunslet**

☐ Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

---

**RECOMMENDATION: This report is brought to Plans Panel for information. The developer's representatives will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

---

**1.0 INTRODUCTION:**

- 1.1 This pre-application presentation relates to the proposed major development at the former Hydro Aluminium Foundry site, which lies between Clarence Road and the River Aire, located to the south of Leeds Dock at the edge of Leeds City Centre. The initial work-in-progress proposals will be presented to Panel by the landowner and developer Citu to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a full planning application.

**2.0 SITE AND SURROUNDINGS:**

- 2.1 The 1.6 hectare vacant brownfield site is located on the southern edge of Leeds City Centre, within the South Bank sub-area of the emerging Aire Valley Leeds Area Action Plan. The site has been vacant since 2005 when the foundry closed, and the buildings have subsequently been demolished. The scheme has potential to contribute to the planned new housing provision (over 6500 homes) and place-making opportunities for this area. The site is currently unallocated in the saved

LDF Proposals Map, and allocated for mixed use /residential in the emerging Aire Valley Area Action Plan.

- 2.2 The site is bounded by the River Aire and Transpennine Trail to the east and Clarence Road to the west. To the north is the Liberty Dock student flats, and to the south, industrial premises at Vickers Oils. Allied Glass is located to the south west. The applicant is aware that they need to take account of local industrial and road noise, odour and air quality in their scheme design proposal, in order to protect the amenities of future residents without adversely affecting the operation of existing local businesses.
- 2.3 The remaining part of the former Hydro Aluminium foundry site, to the west on the opposite side of Clarence Road/Sayner Lane, is the subject of a current planning application by Citu for a 2 storey office extension to the existing vacant industrial warehouse. The application reference is 15/07175/FU. The premises would be used as a housing research and development, manufacturing and exhibition facility for Citu's new housing developments. The proposal would bring a long term vacant and unsightly building and site back into active use, and bring new jobs and skills to the area, to develop the houses that would be built at Left Bank (subject to planning) and at Low Fold on the opposite side of the river. Subject to further discussion at Plans Panel, officers will request if Members are able to agree that the current planning application by Citu 15/07175/FU for a two storey office extension to existing warehouse and associated works on the opposite side of Clarence Road can be determined under delegated powers – see question 7.8 below.
- 2.4 To the north and west of the former foundry site on Clarence Road and Sayner Lane (subject of application 15/07175/FU) is the Leeds Discovery Centre, a vacant site, and the proposed route of the NGT trolleybus. There is a proposed NGT stop at Sayner Lane close to the junction with Carlisle Road.
- 2.5 The site also has potential to connect to East Street, Cross Green and Richmond Hill for pedestrians and cyclists by linking over the River Aire to the Low Fold site. The nearest primary school is Richmond Hill (via the proposed footbridge) and the closest secondary schools are Mount St. Mary's and the Ruth Gorse Academy on Black Bull Street (due to open September 2016)
- 2.6 The site lies in flood risk zone 3, and the applicant is aware of the requirements to undertake a Flood Risk Assessment, and implement appropriate flood resilience and evacuation plan measures.

### **3.0 PROPOSAL**

- 3.1 Citu delivered the Greenhouse project in Beeston in 2010, and gained planning permission for a new sustainable housing scheme at Low Fold in 2015. Start of works on-site at Low Fold is expected this year.
- 3.2 The proposal includes 205 dwellings, arranged in 13 blocks (see attached plan at Appendix 1), made up of a mixture of flats, live-work units and houses, built to high sustainability standards, and mainly with dual aspect. The proposal includes associated private, shared communal (including glazed winter gardens in Block 3, and "deck access" to the 11 storey Block 12), and public open space, and ancillary community and café uses (958sqm). 121 car parking spaces are proposed, with car share and electric car charging points on-site, and secure cycle parking.

- 3.3 As at the Low Fold scheme, the homes on Left Bank would be owned, managed and operated by the residential occupiers within a development using a purpose formed community interests company (CIC). The scheme would feature a unique digital platform that allows the homeowner the ability to control energy remotely via a desktop, laptop, tablet or smartphone.
- 3.4 The proposed dwellings would be constructed to a zero-carbon standard which means that they would not require conventional heating. The ambient heat given off in the house would be retained through a highly insulated air tight structure. Whilst the Passivhaus standards are predominantly concerned with the goal of lowering energy consumption there are several components of the approach that also improve acoustic insulation and the internal air quality of dwellings. To achieve the thermal and acoustic performance criteria it is likely that windows would be triple glazed as well. Ventilation to a dwelling would not rely on opening windows, instead a Mechanical Ventilation Heat Recovery (MVHR) system is installed within each dwelling. The system has a ventilation unit with two fans, one draws outside air in and supplies it to bedrooms and living rooms, the other extracts air from kitchens and bathrooms to exhaust to the outside. Inside the unit is a heat exchanger which transfers the heat from the outgoing air to the incoming air without any recirculation of the air itself. Also housed within this unit are air filters to clean the incoming air. In tandem the units work to ensure that less heat is lost than by opening a window and that the supply air continuously delivered into the dwelling is clean. Rainwater and storm water collection would form part of a sustainable integrated urban drainage system. Solar panels would deliver on-site renewable energy via a community owned company utility company with a private wire network for electricity and energy storage.
- 3.5 The units would be built by Citu with a timber panel system. Discussions with the applicant are underway regarding the architectural detailing and building materials.
- 3.6 The dwelling types, numbers and sizes would be as follows:
- "Corner House" - 4 two-bed units - 70 square metres each
  - "Bungalow" - 5 one-bed units - 50 square metres
  - "Bungalow" – 30 two-bed units – 70 square metres
  - "Bungalow" – 10 three-bed units – 86 square metres
  - "Bungalow" – 5 four-bed units – 108 square metres
  - "T2B" – 18 one-bed units – 60 square metres
  - "T2B" – 18 two-bed units – 74 square metres
  - "T2B" – 18 three-bed units – 108 square metres
  - "T2B" – 6 four-bed units – 147 square metres
  - "Atrium" – 10 one-bed units – 60 square metres
  - "Atrium" – 20 two-bed units – 74 square metres
  - "Atrium" – 10 three-bed units – 108 square metres
  - "Cottage" – 18 two-bed units – 81 square metres
  - "Cottage" – 6 three-bed units – 101 square metres
  - "Warehouse" – 19 four-bed units – 125 square metres
  - "Live-work" – 8 three bed units – 119 square metres
- 3.7 The site would have approximately a 130m long riverside frontage, and pedestrian and cycle access through the site from Clarence Road, linking to East Street via Low Fold over the bridge (permission ref. 15/00415/FU approved at June 2015 City Plans Panel, also by Citu, and works are due to start on-site this year). A 12m wide tree-lined public space would link Clarence Road to the bridge, and there would be

public access between the scheme and the riverside at various points along its frontage.

#### **4.0 HISTORY OF NEGOTIATIONS AND PLANNING HISTORY**

- 4.1 Officers have had one pre-application meeting with Citu and their professional team in January 2016.
- 4.2 City and Hunslet Ward Members were consulted by email on 20 January 2016 regarding this new pre-application.
- 4.3 A previous planning application 06/02364/FU for a multi-level development in 14 blocks up to 10 storeys comprising 625 residential units, hotel, and offices with ancillary retail, restaurants, bars, gallery space, public space and car parking was approved at Plans Panel (City Centre) in 10 January 2008 and subsequently granted permission 26 October 2009. The permission has now expired. This proposal related to both former Hydro Aluminium foundry sites to the east and west of Clarence Road.

#### **5.0 RELEVANT PLANNING POLICIES**

##### **5.1 National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) came into force in March 2012 and represents the government's commitment to sustainable development, through its intention to make the planning system more streamlined, localised and less restrictive. It aims to do this by reducing regulatory burdens and by placing sustainability at the heart of development process. The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so.

The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development to deliver homes...
- Seek high quality design and a good standard of amenity for existing and future occupants.
- Encourage the reuse of existing resources, including conversion of existing buildings.
- Conserve heritage assets in a manner appropriate to their significance.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

The NPPF states that LPA's should recognise that residential development can play an important role in ensuring the vitality of centres (para 23). Housing applications should be considered in the context of the presumption in favour of sustainable development (para 49). LPA's should normally approve applications for change to residential use where there is an identified need for additional housing in the area (para 50).

Planning should proactively support sustainable economic development and seek to secure high quality design. It encourages the effective use of land and achieves standards of amenity for all existing and future occupiers of land and buildings. One of the core principles is the reuse of land that has previously been developed. Paragraph 49 states that housing applications should be considered in the context

of the presumption in favour of sustainable development. The NPPF states that local authorities should deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (para 50).

On 6 March 2014 the Government launched the National Planning Practice Guidance, which brought together most national planning guidance and circulars under one web-based resource.

## **5.2 Development Plan**

- 5.2.1 The Leeds Core Strategy was adopted by the Council on 12th November 2014. This now forms the development plan for Leeds together with the Natural Resources & Waste Plan and saved policies from the UDPR. A number of former UDP saved policies have been superseded by Core Strategy policies and have been deleted as a result of its adoption. Appendix 1 of the Core Strategy provides a full list of 'deleted' UDP policies and policies that continue to be 'saved' (including most land use allocations). Relevant Saved Policies would include:

GP5 all relevant planning considerations  
BD2 new buildings  
LD1 landscaping

- 5.2.2 **Relevant Core Strategy Policies include:**  
Spatial Policy 2 – Spatial approach to retailing

Policy P8 – sequential and impact assessments for main town centre uses – sets out a centres first approach to the location of main town centre uses and the requirements for sequential and impact assessment. The proposals include a number of small-scale town centre uses (café, and bakery). These will require a sequential assessment to be carried out in accordance with Policy P8. As the site is located in an edge of centre location, the assessment would only needs to consider sites within centres in the relevant catchment area.

Spatial Policy 4 – Identifies the Aire Valley Leeds as a Regeneration Priority Programme Area. Priority will be given to developments that include housing quality, affordability and choice, improve access to employment and skills development, enhance green infrastructure and greenspace, upgrade the local business environment and improve local facilities and services. Emerging work on the draft Aire Valley Area Action Plan has proposed the site as a housing allocation which could make a significant contribution towards meeting the area's requirement to provide 6,500 dwellings. This allocation was approved at Executive Board in February 2015 as the basis for consultation on the publication draft version of the plan, which took place in late 2015. Issues relating to the loss of employment land (based on the existing allocation) are discussed in the appraisal section of this report.

Spatial Policy 5 – Sets out the broad principles for development in the Aire Valley Regeneration Priority Programme Area including targets for housing (6,500 units) and employment land (250 ha) specific to the area.

Spatial Policy 7 – Sets out the spatial distribution of the district wide housing requirement between Housing Market Characteristic Area. The site is in the City Centre HMCA with a requirement to provide 10,200 units (2012-28) Being consistent with the site allocation in the draft AVLAAP, the proposed development will contribute to the achievement to the housing targets set out under both the above policies.

Spatial Policy 8 states that training/skills and job creation initiatives would be supported by planning agreements linked to the implementation of appropriate developments given planning permission.

Spatial Policy 11 – Transport Investment Priorities – includes a priority related to improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the edges of the City Centre and the City Centre itself.

Policy EC3 – Safeguards existing employment land and industrial areas unless specific criteria are met.

Policy CC3: Improving connectivity between the City Centre and neighbouring communities – provide and improve routes connecting the City Centre with adjoining neighbourhoods to improve access and make walking and cycling easier.

Spatial Policy 13 – Strategic Green Infrastructure – The River Aire corridor is part of the GI network described in the policy. The applicant will also need to address Policy G1 (green infrastructure) and G9 (biodiversity).

Policy H2 – New housing development on non-allocated sites & Policy T2 accessibility requirements – refers the capacity of infrastructure and accessibility standards in Appendix 3. Links to local shops, primary schools, secondary schools, parks and employment locations are important.

Policy H3 – Density of development. A minimum density target of 65 dwellings per hectare is set for edge of centre locations.

Policy H4 says that developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long-term taking into account the nature of the development and character of the location.

Policy H5 – Affordable Housing. The affordable housing requirement would be 5% of the total number of units, with 40% for households on lower quartile earnings and 60% for households on lower decile earnings

Policy EC3 Safeguarding existing employment land and industrial areas.

Policy G4 – Open space requirements. Outside the City Centre the normal requirement is 80 sqm per dwelling. The delivery of a proportionate amount of open space per dwelling, both private and shared communal, and the provision of public realm, is important and is currently being discussed with the developer. Contribution to specific off-site greenspace enhancements to mitigate a shortfall on-site may be required.

Policy G9 Biodiversity improvements

Policies EN1 & EN2 Policy set targets for CO2 reduction and sustainable design & construction, including meeting the energy and carbon emissions reduction targets of the former Code for Sustainable Homes Level 4 and at least 10% low or zero carbon energy production on-site.

Policies EN4 District Heating. This site lies within the area identified as having potential in the Aire Valley & City Centre Energy Masterplan (Map 6 of the draft AVAAP).

Policy EN5 – flood risk. A flood risk assessment and sequential test would be required as the site lies in Flood Zone 3. Housing is proposed in Zone 3 and therefore the exceptions test would also be required. The applicant would need to consider the layout of site and potential for locating green space in the in higher flood risk zones in accordance with NPPG advice.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and enhancing existing landscapes and spaces.

Policy P12 states that landscapes will be conserved and enhanced.

Policies T1 and T2 identify transport management and accessibility requirements for new development.

### 5.3 **Natural Resources & Waste Plan**

The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding flood risk, drainage, air quality, trees, and land contamination are relevant to this proposal. The site is within the Minerals Safeguarding Area for Coal (Minerals 3) and Sand and Gravel (Minerals 2).

### 5.4 **Emerging Aire Valley Area Action Plan**

The site is located within the Aire Valley Leeds Regeneration Programme Area for which an Area Action Plan is being prepared. This will form part of the development plan when adopted and make allocations within the area (replacing or renewing existing UDP land use allocations). The AAP has been the subject of public consultation, but has limited weight in decision making currently, however it signals the Council's aspirations and priorities for the future development of the area. The site is allocated for mixed use residential development under site reference AV14, to provide 105 dwellings, with office and leisure development. Para 3.3.9 of the draft AVLAAP makes clear that housing should form a significant proportion of the total development area and the capacity should therefore be treated as a minimum figure. The office capacity assumes that half the site is developed for that use but should not be treated as a minimum in the same way because other uses (including leisure) may be appropriate. In principle therefore the housing use (as the main use proposed) is consistent with emerging policy in the area

The AVAAP also has relevant policies regarding strategic transport infrastructure for the area, green infrastructure, pedestrian connectivity, and specific guidance for the Clarence Road sub-area of the South Bank.

### 5.5 **Relevant Supplementary Planning Guidance includes:**

- SPD Street Design Guide
- SPD Travel Plans
- SPD Building for Tomorrow Today: Sustainable Design and Construction
- SPD Biodiversity and Waterfront Development
- SPG Neighbourhoods for Living
- SPG Leeds Waterfront Strategy
- SPD Parking

### 5.6 **Other material considerations**

#### **5.6.1 Best Council Plan**

The Plan identifies 6 objectives in order to achieve the best council outcomes identified between 2014-2017. One of the three best Council outcomes (Best Council Plan 2013-17) is to “improve the quality of life for our residents”, and the priority “Maximising housing growth to meet the needs of the city in line with the Core strategy” within the Best Council objective “Promoting sustainable and inclusive economic growth” which gives a strong foundation to improving the quality of housing and ‘liveability’ of places delivered under this ambitious programme for the city. Also, the objective “Promoting sustainable and inclusive economic growth” is of relevance to this proposal. This would be achieved by improving the economic wellbeing of local people and businesses, meeting the skills needs of business to support growth, boosting the local economy, creating ‘more jobs, better jobs’ by working with employers and businesses, and continuing to secure local training and recruitment schemes.

#### **5.6.2 Vision for Leeds 2011-2030**

One of the aims is that by 2030 Leeds’ economy will be more prosperous and sustainable. This includes having a skilled workforce to meet the needs of the local economy, and creating significant job opportunities. The vision also states that Leeds will be a great place to live, where local people benefit from regeneration investment, and there is sufficient housing, including affordable housing, that meets the need of the community.

#### **5.6.4 The Leeds Standard**

The Leeds Standard was adopted by the Council’s Executive Board on 17 September 2014. The introduction of a Leeds Standard seeks to ensure excellent quality in the delivery of new council homes under three themes: Design Quality, Space Standards and Energy Efficiency Standards. It sets out how the Council can use the Leeds Standard in its role as Council landlord through its delivery and procurement approaches. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council’s Neighbourhoods for Living guidance. The Leeds Standard sets out the importance of excellent quality housing in supporting the economic growth ambitions of the council.

### **6.0 ISSUES**

Members are asked to consider the following matters in particular:

#### **6.1 Principle of the scheme**

The National Planning Policy Framework, Leeds Core Strategy, and the emerging Aire Valley Area Action Plan would support a residential development in this edge of City Centre location, as a major contribution to the Aire Valley Urban Eco-Settlement. The site is allocated for mixed residential use in the emerging site allocations process under the draft Aire Valley Area Action Plan. There is a small amount of commercial floorspace for office and/or café use, community use, and some live-work units. Policy EC3 safeguards existing employment land and industrial areas unless specific criteria are met. As the site was last used for employment, the criteria set out in Part A of the policy will need to be addressed in the context of the broad development requirements set out above. The draft AVLAAP makes an assumption that some employment development could be delivered at the site (0.8 ha of offices under Policy AVL3) to contribute to the overall employment land target of 250 ha. However paragraph 3.2.24 states that there is an overall oversupply of 6.2 hectares in the document which provides some flexibility.



The contribution the proposal makes to the area's housing targets is considered to outweigh this small loss of potential employment land. The site is not in an area of employment shortfall so part B of the policy does not apply. The proposal is for a mix of 1, 2, 3, and 4 bedroom dwellings, to meet the objectives of Policy H4 for a balanced provision of house types. The proposal meets the percentage ranges set out in the policy:

| <b>Unit size</b>    | <b>One</b>  | <b>Two</b>   | <b>Three</b> | <b>Four</b> |
|---------------------|-------------|--------------|--------------|-------------|
| Proposed No.        | 33          | 90           | 52           | 30          |
| %                   | 16          | 44           | 25           | 15          |
| <b>H4 Min-Max %</b> | <b>0-50</b> | <b>30-80</b> | <b>20-70</b> | <b>0-50</b> |

**Do Members agree that the proposed use of the site for a predominantly residential scheme, and the mix of dwellings proposed, would be appropriate?**

## **6.2 Residential Quality**

In the context of the Executive Board adoption of the “Leeds Standard” for the Council's own housing schemes, it is strongly encouraged that private developers also meet our aspirations for high quality, liveable homes in the City, particularly in relation to design quality, space standards and energy efficiency standards. This includes meeting the latest Building Regulations for carbon emissions and energy targets in accordance with Core Strategy Policies EN1 and EN2, and meeting the Nationally Described Housing space standards. This scheme would be designed to Passivhaus principles, and would exceed the minimum space and energy/efficiency sustainability standards encouraged by the Council under the Leeds Standard, the Nationally Described Housing Standards and Core Strategy Policies EN1 and EN2.

**What are Members' views on the quality of the homes proposed, in terms of design, space standards, energy efficiency and sustainable construction?**

Discussions with the applicant regarding residential amenity considerations are on-going. The applicant will need to demonstrate that there are satisfactory privacy relationships between buildings in terms of distances between facing habitable room windows. Distances between habitable room windows are generally considered acceptable where they exceed 15-20m, unless it can be demonstrated that the internal configuration of the dwellings are such that overlooking and loss of privacy can be avoided through internal room configurations and locations of windows. With reference to the attached Proposed Block Plan (Appendix 1), the spaces between dwellings ranges from 10m between Block 11 and Block 10 for example, and 10.7m and 20.7m between Blocks 2 and 3. The relationships between Blocks 1, 2, 3, 4, and 5 and 6 are considered appropriate in this case.

However, officers have some concerns regarding the proximity of facing habitable room windows between for example Blocks 11 and 10, and 8 and 9, where distances are around 10m. The quality of outlook at 10m towards the boundary wall of Vickers Oil to the south in relation to the dual aspect units in Blocks 7 and 8 also needs careful consideration. The applicant will also need to design the scheme so that amenity concerns arising from nearby industrial uses are minimised, and the proximity of habitable room windows in Blocks 6, 7 and 8 towards Allied Glass and Vickers Oils need careful consideration to ensure that these existing businesses are not impacted upon by the potential for complaints by future residents.

Officers have highlighted concerns with the “deck access” to Block 12. The applicant's aim is to re-invent the concept, promote a sense of community, and

create opportunity for interaction with neighbours. However, this will need balancing against considerations of a sense of privacy, security, safety, management and the overall form and design of the building.

**What are Members' views on the general siting of the buildings and the spaces between them?**

### **6.3 Site Layout and Outdoor Amenity Space**

The scheme has been designed with a hierarchy of hard and soft amenity space for private space, shared private communal space, and publicly accessible space. Discussions are ongoing with officers regarding the amount, type and distribution of space around the site. Core Strategy Policy G4 requires that 80 square metres of greenspace is provided per dwelling in this location. Due to the high density of the proposal, which may be appropriate in principle in this edge of city centre location, there is likely to be a shortfall in on-site provision. This can be mitigated through an off-site s106 contribution, which would need to be targeted to a specific local greenspace scheme. In this case the open space requirement for 205 dwellings would be 16,400sqm, which exceeds the total site area in this case (approx. 16,000sqm). At present, the applicant is proposing:

- 3045 square metres of private amenity space in the form of gardens, terraces and balconies, including a glazed winter garden-style atrium for the flats in Block 3.
- 2493 square metres of shared resident-only communal space between the townhouses at blocks 5, 6, and 7
- 6007 square metres of publicly accessible space across the whole site, including hard-surfaced space, footpaths and the shared deliveries/emergency vehicle route.

It is considered that the dwellings would benefit from a good level of private and shared communal private amenity space for residents to enjoy, have ownership over, and feel secure in.

However, the proposal appears to be predominantly hard paved in this area, with limited green pockets having views into/out of the development from the Transpennine Trail along the riverside. The difference in levels between the towpath and the site, at some 1.5m, can be addressed with ramps and steps. Much of the public space on-site is primarily for movement rather than recreation/relaxing. This could be improved by removing Block 13 and providing a more generous focussed riverside setting. However, without change, officers consider that there is a lack of useable greenspace with a significant riverside aspect, and that the proposal would not take the opportunity to enhance and green the waterfront corridor in this location.

**Do Members consider that the balance and amount of private amenity space is appropriate for the mix of dwellings proposed?**

### **6.4 Design, Scale and massing**

The varied housing types within the proposal present a range of building forms varying from 2 storeys to 11 storeys:

- Blocks 8, 9, 10 and 11 would be two/three storeys in height at right angles to the riverside
- Blocks 5, 6 and 7 would be four/five storeys in height, at right angles to Clarence Road
- Block 1 would be four storeys in height facing Clarence Road ("The Warehouse")
- Block 4 would two storeys
- Block 12 would be an 11 storey tower on the waterfront
- Block 13 would be 5 storeys

It is considered that the range of building heights would be appropriate in the context of the varied scales of development around the site – from 3-4 storeys proposed at Low Fold, and present at the neighbouring student housing to the north, 14 storeys at Echo on East Street, 8 storeys generally at Leeds Dock (with a 20 storey tower) to large scale industrial premises at Allied Glass and Vickers Oils. The proposed materials would be a mixture of timber, brick slips, tiles and metal cladding, which subject to exact details, would complement the existing and future character of the area.

**Is the scale and form of the proposed development considered appropriate at this location?**

## **6.5 Car parking provision and accessibility**

The scheme proposes 121 undercroft car parking spaces, which would equate to 59% parking provision. Car parking spaces would be rented rather than purchased. The developer is also proposing travel plan measures in order to encourage future residents to rely less on private car use, such as providing real-time public transport information and car sharing apps for each household to access. The site is located in a sustainable location with good access to public transport on Hunslet Road and Clarence Road, and the future NGT stop at Sayner Lane/Carlisle Road. Secure cycle storage would be provided for each dwelling. The applicant is also exploring car club options as part of their travel plan preparation. The applicant will need to justify their approach to parking provision, including visitor parking.

The scheme shows a landing area to be provided to the proposed pedestrian/cycle bridge to link the site with the Low Fold housing development proposed on the site on the opposite bank of the river. The drawings also show linkages through the site to Clarence Road allowing links through to Leeds Dock and the South Bank of the City Centre. This reflects the indicative routes referred to in emerging Policy SB1 and shown on Map 7 of the draft AVLAAP and the site requirements under Policy AVL7, Site AV14. It is considered that that the scheme would contribute to improving connectivity between the City Centre and neighbouring communities and in particular will help deliver the bridge and route to provide better connection between the East Bank / Richmond Hill and South Bank areas.

**Subject to the agreement of Transport Development Services (to ensure there would be no adverse impact on highways safety or amenities) would the proposed level of car parking and approach to accessibility be considered acceptable?**

## **6.6 Section 106 Obligations and CIL**

The proposal would be subject to the Community Infrastructure Levy (CIL) which is estimated at £140 655 based on the current proposal.

Adopted policies would result in the following necessary Section 106 matters:

- Affordable Housing 5% on-site in accordance with the policy for the area
- Specific travel plan measures contributions to be agreed
- Travel plan monitoring fee
- Off-site greenspace contribution in accordance with Policy G4
- Public access through the site
- Cooperation with local jobs and skills initiatives
- Management fee

## **7.0 Conclusion**

This scheme is a significant regeneration opportunity that will contribute to the delivery of the Council's vision for the South Bank. Members' views are sought at an early stage on the evolving scheme, in particular on the following matters:

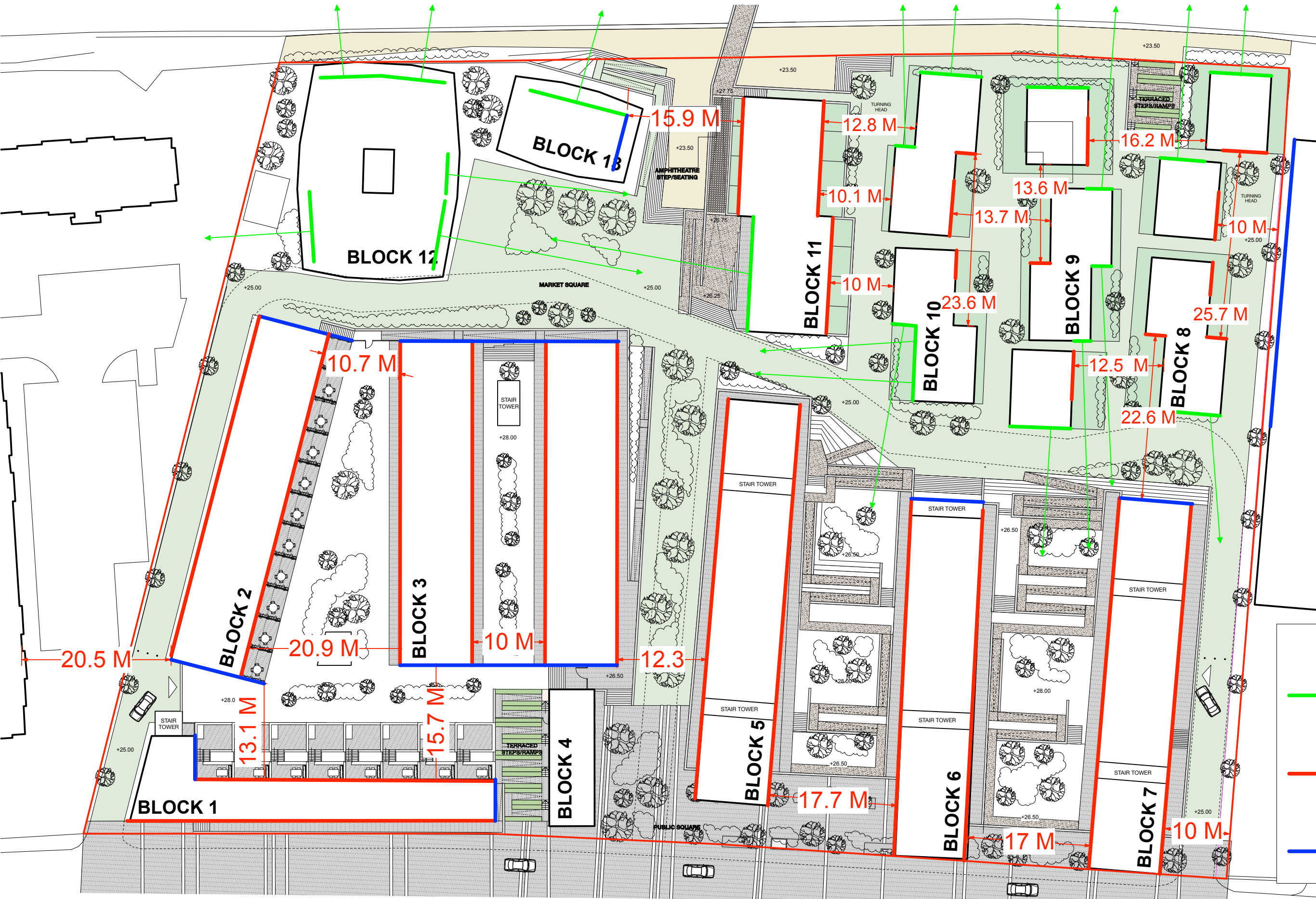
- 7.1 Do Members agree that the proposed use of the site for a predominantly residential scheme, and the mix of dwellings proposed, would be appropriate?**
- 7.2 What are Members' views on the quality of the homes proposed, in terms of design, space standards, energy efficiency and sustainable construction?**
- 7.3 What are Members' views on the general siting of the buildings and the spaces between them?**
- 7.4 Do Members consider that the balance and amount of private amenity space is appropriate for the mix of dwellings proposed?**
- 7.5 Is the scale and form of the proposed development considered appropriate at this location?**
- 7.6 Subject to the agreement of Transport Development Services (to ensure there would be no adverse impact on highways safety or amenities) would the proposed level of car parking and approach to accessibility be considered acceptable?**
- 7.7 Are Members able to agree that subject to the satisfactory resolution of detailed planning matters, the current planning application by Citu 15/07175/FU for a two storey office extension to existing warehouse and associated works to create a housing research and development, manufacturing and exhibition facility for Citu on the opposite side of Clarence Road, can be determined under delegated powers?**
- 7.8 Do Members have any other comments at this stage?**

## **Appendix 1**

Ollier Smurthwaite Architects Proposed Block Plan

## **Background Papers:**

Pre-application file PREAPP/15/00956



KEY

PRINCIPAL OUTLOOK  
FROM HABITABLE ROOM  
(UNRESTRICTED)

PRINCIPAL OUTLOOK  
FROM HABITABLE ROOM  
(DISTANCES INDICATED)

BLANK WALL



PROPOSED SITE PLAN SHOWING OUTLOOK AND OVERLOOKING DISTANCES

IMPORTANT NOTES:

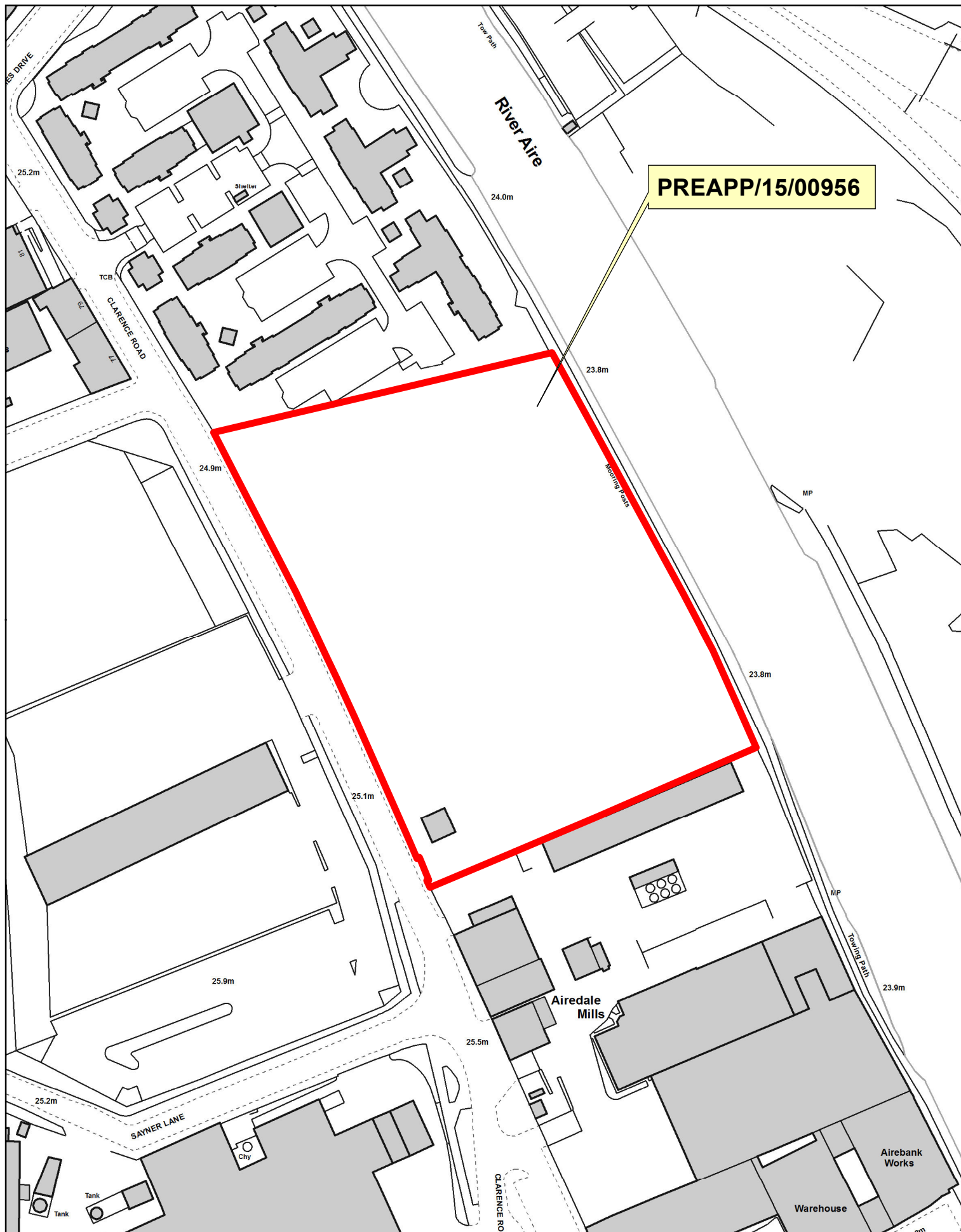
DRAFT  
rev A

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|

|  |               |
|--|---------------|
| CLIENT: CITI   |               |
| PROJECT: NEW RESIDENTIAL DEVELOPMENT                 |               |
| ADDRESS: LEFTBANK, CLARENCE ROAD, LEEDS              |               |
| DRAWING TITLE:PROPOSED SITE PLAN: UPPER GROUND LEVEL |               |
| SCALE: 1:250@A1                                      | DATE: JAN '16 |
| DRAWING NO: A306_P_020                               |               |

OLLIER SMURTHWAITE ARCHITECTS  
106 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY  
T 0161 883 0838  
F 0161 883 0839  
E mail@olliersmurthwaite.com





# CITY PLANS PANEL

© Crown copyright and database rights 2016 Ordnance Survey 100019567

PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

