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**Report of the Chief Planning Officer**

***CITY PLANS PANEL***

**Date: 6<sup>th</sup> October 2016**

**Subject: Pre-Application Reference PREAPP/16/00453 – Proposal for mixed use development consisting of residential, office, hotel, retail, institutional, ancillary uses and park Former Tetley Brewery Site, Hunslet Road, Leeds LS10 1JQ**

**Applicant: Vastint Leeds BV**

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**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

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**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 part of the former Tetley Brewery site, in the South Bank area of Leeds City Centre. The initial work-in-progress proposals will be presented to Panel by the landowner Vastint to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of an outline planning application.

**2.0 SITE AND SURROUNDINGS:**

2.1 The outline application is for phase one of the overall former brewery landholding, and relates to the redevelopment of the 6.69ha area of land bounded by Crown Point Road to the east, Waterloo Street and Bowman Lane to the north, Meadow Lane to the west and Hunslet Road (A61) to the south. Phase two (1.98ha) would not form part of this application and is the area between Crown Point Road, Black Bull Street and Hunslet Road (A61).

- 2.2 The site is located in the designated City Centre, within the adopted South Bank Planning Statement 2011 and emerging Aire Valley Leeds Area Action Plan areas. The site has been under-utilised since 2011 when the brewery closed, and most of the brewery buildings were demolished. The site is currently in use as a temporary car park, temporary greenspace, temporary training facility for ASDA, and an art hub in The Tetley building.
- 2.3 The proposal has potential to contribute to planned new housing and jobs provision and place-making opportunities for the South Bank/Aire Valley area. The site is currently unallocated in the saved LDF Proposals Map, but is allocated for mixed use including residential in the emerging Aire Valley Area Action Plan under site reference Site AV94.
- 2.4 The site lies in flood risk zones 2 and 3.
- 2.5 The Tetley building and gatehouse are unlisted heritage assets in the phase one application site boundary. Outside the phase one site, the Grade II listed Salem Chapel lies to the west, between Hunslet Road and Hunslet Lane, and the Grade II\* listed Chadwick Lodge is to the east of the site at the junction of Crown Point Road and Black Bull Street. To the south east of the phase one boundary are the Grade II Listed former Alf Cooke Printworks, the Grade II Listed Buildings at Risk at Crown Point Road/Hunslet Road, and unlisted heritage assets at Duke Studios at Sheaf Street, the vacant Crown Pub, and the former malthouses at Waides Yard facing Cudbear Street and Crown Point Road. The City Centre Conservation Area boundary lies at the north-west edge of the site at Bridge End, and includes listed buildings such as Leeds Bridge House, the Adelphi Public House, the Old Red Lion Public House, and Leeds Bridge.

### **3.0 PROPOSAL**

- 3.1 The proposal would be for an outline planning application (all matters reserved except access) for residential (C3), office (B1), Retail (A1-A5), Hotels (C1), Cultural and Institutional (C2, D1&D2) and public park, car parking and accesses and includes the following maximum floorspace parameters:
- Residential – circa 1,000 units (1-3 beds)
  - Employment – B1 including creative industries – 85,000sqm (GEA)
  - Hotel –19,000sqm (GEA) (circa 400 rooms)
  - Active Uses: Retail (A1-A5), Cultural, Educational, Leisure (gym), Health (including Spa) (C2, D1, D2) – 15,000sqm (GEA)
- 3.2 Vastint will propose an indicative layout and scale of buildings and spaces in support of their outline planning application for this first phase. This would be formed in 13 principle blocks (see attached Proposed Block Plan at Appendix 1), ranging in heights from two to approximately thirty storeys, arranged and linked by major greenspaces, which together would make a significant contribution to the City Centre Park. The tallest buildings would be located at the south west, north east and south east corners of the site at approximately 17 storeys, with a circa 30-storey tower located more centrally to the north of The Tetley.
- 3.3 The City Centre Park, created by a series of phased linked “stepping stones” as identified in the South Bank Planning Statement 2011, is an important aspect of Vastint’s proposals. As envisaged by the Council’s adopted vision, the Park would be formed over time by an area of land starting along the River Aire embankment in the west, sweeping across the former Tetley brewery site, giving over 3.5 hectare of

greenspace made up of linked elements, including the Council's own land in Meadow Lane, and extending to the south east across Crown Point Road. Vastint propose in phase one of their scheme to contribute 2.36 hectare (in two distinct areas), and would ultimately link to a further greenspace area to the south east in phase two (area 0.46ha). The park would be in an arc-shape across the former brewery site, principally running on a north-west to south-east orientation via a central space at The Tetley, with smaller areas of greenspace and courtyards between buildings, including a new greenspace facing Bowman Lane. In total, across the two phases as shown on the Proposed Block Plan at Appendix 1, Vastint could deliver approximately 2.82 hectare of public greenspace, which would make a significant contribution to the Council's overall ambitions for a new park in the South Bank area. From a planning perspective, detailed allocation of function, landscape design and planting proposals for the park would form part of future reserved matters application(s).

3.4 With regard to access and parking, five access points are proposed for the phase 1 development:

- two from Crown Point Road;
- one from the A61;
- one from Meadow Lane; and
- one from Waterloo Street

Parking levels (including electric vehicle, disabled, cycle and motorcycle parking) would be provided in accordance with the Parking SPD maximum standards and would be located within basement and undercroft parking areas.

3.5 Vastint have adopted the following design philosophy, inspired by the Council's adopted vision set out in the South Bank Planning Statement 2011:

- Improve connectivity by linking communities to the south with the South Bank and the City Centre, linking the future HS2 to Leeds Dock, and linking the city centre to the South Bank and the Aire Valley;
- Provide a wide mix of uses creating a sustainable and vibrant neighbourhood within the City Centre;
- Contribute to the City Centre Park, with the Tetley Building as a central focal point, with active ground floor uses and frontages to frame it;
- Enable new city centre living by creating a sustainable mix and type of dwellings, and stable communities, through "flexible" dwellings, with residents being able to expand and contract the number of rooms within their flat or house without moving, so that residents can adapt their living spaces to meet their changing circumstances;
- Be a catalyst for the transformation of the South Bank, moving eastwards into the Aire Valley and to communities to the south.

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

4.1 Planning officers have had two pre-application meetings with Vastint and their professional team in August and September 2016.

4.2 City and Hunslet Ward Members were consulted by email on 31 August 2016 regarding this new pre-application. Councillor Nash stated that City & Hunslet Ward has a shortage of family houses and this should be taken into consideration.

## **5.0 RELEVANT PLANNING POLICIES**

### **5.1 Development Plan**

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once Adopted.

5.2.1 **Relevant Core Strategy Policies include:**

Spatial Policy 1 sets out the broad spatial framework for the location and scale of development. This policy prioritises the redevelopment of previously developed land within Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 Establishes the importance of the city centre as an economic driver for the City Region by: promoting the City Centre's role for major new retail, leisure, hotel, and culture development; making the City Centre the main focus for office development focussed upon, inter alia, the South Bank; and planning the redevelopment and re-use of vacant and under-used sites and buildings for mixed use development and new areas of public space (including a major City Centre Park in the South Bank 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 mixed use housing allocation which could make a significant contribution towards meeting the area's requirement to provide 6,500 dwellings.

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.

## Spatial Policy 13 Strategic Green Infrastructure (including the Aire Valley)

Spatial Policy 2 – Spatial approach to retailing. In this proposal, the type of ‘retail’ use proposed falls into two categories, A1 retail use, and other town centre uses falling within the ‘A’ class. For A1 retail use, because the site lies outside the designated Prime Shopping Area of a designated centre, the NPPF and the Core Strategy set out that the applicant will be required to complete a Sequential Test and Impact Assessment (depending on the scale of A1 retail) to demonstrate that the proposal would not harm designated retail centres in the area.

Policy P8 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.

Policy CC1 City Centre development and land uses. This policy sets out the planned provision of offices, retail, housing, and public realm in the City Centre.

Policy CC2 City Centre South prioritises development opportunities south of the river in the city centre for town centre uses particularly large scale office development, delivery of a new park, residential, cultural and leisure uses.

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.

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 G5 – Open space requirements – within the city centre, mixed use development are required to provide at least 20% of the site area as open space or a minimum of 0.41 hectares per 1,000 population of open space, whichever is greater. For Phase 1 of this scheme, the minimum open space requirement is calculated to be 1.34 hectares.

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 phase 2 of the areas identified as having most potential in the Aire Valley & City Centre Energy Masterplan (see Map 6 of the draft AVLAAP).

Policy EN5 Flood risk. A flood risk assessment and sequential test would be required as the site lies in Flood Zones 2 and 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.

The City Centre Park concept is identified within the Core Strategy at paragraph 2.39 'Our Green Environment', para 3.2, para 4.3.2, and in Policies SP3, CC2 and para 5.1.18, G5 and para 5.5.20

#### 5.2.2 **Leeds Unitary Development Plan Review 2006 Saved Policies**

Relevant policies include:

GP5 all relevant planning considerations

BD2 new buildings

LD1 landscaping

#### 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 lies within the boundary covered by the emerging Aire Valley Leeds Area Action Plan (AVLAAP) which is being prepared in accordance with Core Strategy Spatial Policy 5 and will form part of the LDF when adopted. The AAP has been the subject of public consultation, and it signals the Council's aspirations and priorities for the future development of the area. The draft AVLAAP has been submitted to the Secretary of State for examination (23 September 2016) and is therefore at an advanced stage. Where policies and proposals are not subject to objection they can now be accorded significant weight in decisions. There have been no objections to the principle of the allocation in this case. There were objections to detailed matters relating to design, layout and capacities, which have been addressed through pre-submission changes made in the version submitted to the Secretary of State.

The draft AVLAAP shows the site as part of the South Bank Planning Statement Area (SBPSA, Site AV94). This is a housing and mixed use allocation made under Policy AV7 which applies across a wider area than the former Tetley Brewery site. Policy SB2 of the AVLAAP sets out a proposal for a 3.5 hectare new city park within site AV94. The estimated capacity for the wider SBPSA site (AV94) is 1,635 dwellings, which includes the entire Tetley Brewery site (including Phase 2) and potentially other sites. The provision of 1,000 units in Phase 1 is considered to be consistent with achieving the stated level of housing delivery within site AV94.

The B1 employment uses proposed (85,000 sq m of floorspace) is above the estimated level stated within the draft AVLAAP for site AV94 (73,500 sq m of office

floorspace in Table 4). This level of provision is appropriate given the focus on the area as an office location in the Core Strategy and because it is not likely to prejudice delivery of housing targets. The proposals would make a significant contribution to delivery of the Core Strategy office target under Policy CC1 and would support employment growth in a sustainable and accessible location.

Policy SB1 Pedestrian and cycle connectivity in the South Bank relates to measures to improve connectivity in the area, links to other locations in the city centre and surrounding communities and measures to reduce the physical and visual impact of vehicular traffic infrastructure.

Policy SB2 sets out the objectives for the City Park (as set out in the 2011 South Bank Planning Statement)

Policy SB3 relates to new and enhanced green routes and spaces in the South Bank, including the provision of new greenspace, and the planting of street trees along pedestrian/cycle routes and major road frontages.

Policy SB4 sets out appropriate uses in mixed use sites within the City Centre as including housing, office, hotel, small scale retail, cafes, bars, bars, leisure and entertainment, community uses and cultural uses

The AVAAP also has relevant policies regarding strategic transport infrastructure for the area, green infrastructure, pedestrian connectivity, and specific guidance for the South Bank sub-area which will formalise the aspirations of the South Bank Planning Statement 2011 into the Development Plan. The area covered by the planning statement is now contained with the South Bank sub-area (SBPSA Spatial Vision and Policies SB1, 2, 3 and 4).

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

SPD Street Design Guide

SPD Travel Plans

SPD Building for Tomorrow Today: Sustainable Design and Construction

SPG Neighbourhoods for Living

SPD Parking

SPD Tall Buildings

#### 5.6 **South Bank Planning Statement 2011**

The South Bank Planning Statement was adopted at Executive Board following public consultation in 2011 as informal Supplementary Planning Guidance (SPG) for development management purposes, which will be formalised in due course through the Aire Valley Area Action Plan. The area covered by the planning statement is now contained with the South Bank sub-area of the AVAAP, and its objectives covered by SBPSA Spatial Vision and Policies SB1, 2, 3 and 4.

The adopted vision for this site is to enable the delivery of a project that will contribute towards the transformation of Leeds South Bank into a distinctive, vibrant, well connected, sustainable neighbourhood, which has at its heart a new City Centre Park. The planning statement offers guidance on mix of uses (which remain in accordance with the Core Strategy and Aire Valley Area Action), and sets out an illustrative framework for building layout and form (see attached illustrative urban design principles plan at Appendix 2).

The new park will act as a catalyst for the regeneration and place-shaping of the South Bank of Leeds City Centre, by creating a vibrant public space that provides

the context for the broader redevelopment of the area, and will help to improve connections from the City Centre core to the surrounding communities in the Aire Valley, Hunslet, Richmond Hill, Beeston Hill and Holbeck. The Council's ambition is to develop a major new City Centre Park just south of the River Aire, with strong pedestrian links across the river into the heart of the shopping and commercial area, and the Aire Valley. The key principles to guide the development of the Park can be summarised as follows:

- The park will reach approximately 3.5 hectares when phased over time in order to be a meaningful high quality green public space of a type not currently provided in Leeds City Centre or its fringes, which balances the passive and active recreational needs of day visitors, office workers and City Centre residents and add to the critical mass of the City Centre's cultural and visitor attractions.
- An accessible, safe and child-friendly secure space with improved connectivity within the City Centre for pedestrians and cyclists to adjoining areas;
- Integrate the functionality of the space for different types of recreation, of a park landscape with substantial large canopy trees and extensive grassy spaces as major green infrastructure, and a civic "people" event space, with positive interfaces with surrounding ground floor building uses;
- Attract and facilitate the delivery of new commercial and residential developments with a design character that helps to frame the new greenspace, and also support its financial viability, by acting as a catalyst for new development;
- Create opportunities for public art and cultural attractions;
- Create opportunities for biodiversity enhancement;
- Be designed with sustainability, climate change and flood alleviation in mind, e.g. incorporating surface run-off in greenspace design;
- Spur regeneration and enhance employment opportunities in the southern part of the City Centre, and beyond.

## **5.7 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 Government's 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).

## **5.8 Other material considerations:**

### **The Leeds Standard 2014 and the Nationally Described Housing Standards**

The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. 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. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, they are currently used to help inform decisions on the acceptability of development proposals.

## **6.0 ISSUES**

Members are asked to consider the following matters in particular:

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

- 6.1.1 The National Planning Policy Framework, Leeds Core Strategy, Aire Valley Area Action Plan and the South Bank Planning Statement would support a mixed use office/hotel/residential development with significant greenspace in this prominent City Centre location, as a major contribution to the Aire Valley Urban Eco-Settlement and South Bank regeneration ambitions. Subject to demonstrating that any proposed A1 convenience or comparison retail will not undermine nearby centres, the proposed mix of uses is considered acceptable. The site is allocated for mixed residential and office/business uses in the emerging site allocations process under the draft Aire Valley Area Action Plan, and the scheme has great potential to contribute to new homes and jobs in the South Bank area. Core Strategy CC2 states that the north and south 'halves' of the City Centre should be more effectively integrated and better connected, through the prioritisation of town centre uses such as large scale office, residential, cultural and leisure uses, and the delivery of a new park and strong pedestrian corridors to the north, south, east and west. It is considered that the emerging vision for this scheme positively reflects the Council's

adopted vision as indicated in Core Strategy Policy CC2, the emerging Aire Valley Area Action Plan, and the South Bank Planning Statement 2011.

**Do Members agree that the principle of the proposal for a mixed-use residential, office and hotel scheme with ground floor retail, cultural and leisure uses, strong pedestrian routes and a new park would be appropriate?**

## **6.2 Residential Quality**

- 6.2.1 Discussions are at an early stage, but Vastint have indicated that they would meet the Council's requirements to provide an adequate size and mix of accommodation, with appropriate consideration of good amenities such as external amenity space, outlook, daylight/sunlight and privacy. They would like to introduce an innovative way of residents being able to expand and contract the number of rooms within their flat or house without moving, so that residents can adapt their living spaces to meet their changing circumstances. This is considered to be an interesting concept that could help to make the City Centre a place for families of all ages to move to and stay throughout their lives. More details of how this would work in practice will be presented at the meeting.

**Are Members happy with the approach to flexible residential accommodation?**

## **6.3 Layout and scale, including the approach to the provision of the City Centre Park**

- 6.3.1 The South Bank Planning Statement 2011 highlights that a new park will act as a catalyst for the regeneration and place-shaping of the South Bank of Leeds City Centre, by creating a vibrant and outward-facing public space that provides the context for the broader redevelopment of the area, with a high quality environment which balances the recreational needs of day visitors, office workers and residents. The proposed maximum layout and form of the buildings in this future outline planning application will shape the extent of the central area of the City Centre Park and the important new pedestrian/cycle connections in all directions. Vastint's strategy positively takes account of the Council's place-making aspirations, and makes some slight changes to the shape and distribution of proposed greenspace around the site, so that it would run broadly from north-west to south-east in a curve from the River Aire to Hunslet Road. This is considered to be a positive interpretation of the Council's illustrative vision for the Park. The total area of the park on Vastint's land ownership would exceed what would be required to serve the development in line with Core Strategy Policy G5 (20%), and would represent a significant contribution to the overall 3.5ha ambition in the South Bank Planning Statement. However, it is acknowledged that consideration of the City Centre Park needs to be more than an allocation of quantity of areas around potential building plots, and that this is an early stage in the overall process of developing the City Centre Park. Through this outline planning process, development floorspace proposed through maximum parameter building footprint plans, and the spaces between them, must demonstrate a series of linked free-flowing and continuous spaces, which can respond positively to heritage assets and express new high quality design and activity around the park-facing ground-level frontages. This can be demonstrated in a number of ways including a Design Code to support the outline planning application.
- 6.3.2 The indicative layout and scale of the proposed buildings and the linked park spaces between them, have the potential to enhance the setting of the Grade II listed Salem Chapel, and the unlisted Tetley building. It is noted that Vastint propose a number of tall buildings, and there a number of detailed considerations such as key views,

impact on heritage, wind modelling, and overshadowing, that will need to be taken account of at the outline stage. A key view from Leeds Bridge across the site towards the Crown Hotel with the Alf Cooke Printworks clock tower in the distance is important, and is acknowledged in the emerging scheme.

6.3.3 The indicative masterplan proposes the demolition of the former gate lodge, a complementary building to The Tetley identified as having historic importance, and this will need to be justified in heritage terms. Phase two of the site includes several heritage assets 'at risk', including the listed Crown Point Road/Sheaf Street/Hunslet Road cottages, which require immediate attention. It is considered that their refurbishment should be brought forward as soon as is practicable, in advance of phase two proposals.

6.3.4 In summary, it is considered that the emerging indicative building layout and scale parameters that support this outline scheme, have strong potential to create a positive relationship between new buildings, existing heritage assets, new pedestrian/cycle routes, and greenspaces. Together, these factors would improve connectivity and set out the approach to this phase of the future City Centre Park.

**Is the emerging scale and layout of the emerging development, including the approach to the City Centre Park, generally acceptable?**

#### **6.4 Access, highways and transportation**

Discussions with Vastint to-date have been a high level overview of the proposals, and the transport requirements for the site will develop as the detailed transport assessment work for the site progresses. Consideration of the location of the vehicular accesses and opportunities for improvements to pedestrian connectivity will be particularly important.

**Although at a very early stage, and subject to the agreement of Transport Development Services (to ensure there would be no adverse impact on highways safety or amenities) do Members have any comments on the proposed approach to accessibility and level of car parking?**

#### **6.5 Section 106 Obligations and CIL**

At this stage, adopted policies would result in the following necessary Section 106 matters:

- Affordable Housing 5% on-site in accordance with the policy for the area
- Sustainable travel fund
- Travel plan monitoring fee
- Public access through the site including new routes and the City Centre Park
- Cooperation with local jobs and skills initiatives
- Management fee

The proposal would be subject to the Community Infrastructure Levy (CIL).

#### **7.0 Conclusion**

This scheme is a significant regeneration opportunity that will contribute to the delivery of the Council's adopted vision for the transformation of the South Bank, including a new City Centre Park, and high quality sustainable enabling development which will bring with it a large number of new homes, jobs and opportunities for investment and innovation.

Members' views are sought at this early stage on the evolving scheme, in particular on the following matters:

- 7.1 Do Members agree that the principle of the proposal for a mixed-use residential, office and hotel scheme with ground floor retail, cultural and leisure uses, strong pedestrian routes and a new park would be appropriate?**
- 7.2 Are Members happy with the approach to flexible residential accommodation?**
- 7.3 Is the emerging scale and layout of the emerging development, including the approach to the City Centre Park, generally acceptable?**
- 7.3 At this early stage, 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?**
- 7.4 Do Members have any other comments at this stage?**

#### **Appendix 1**

Proposed Block Plan

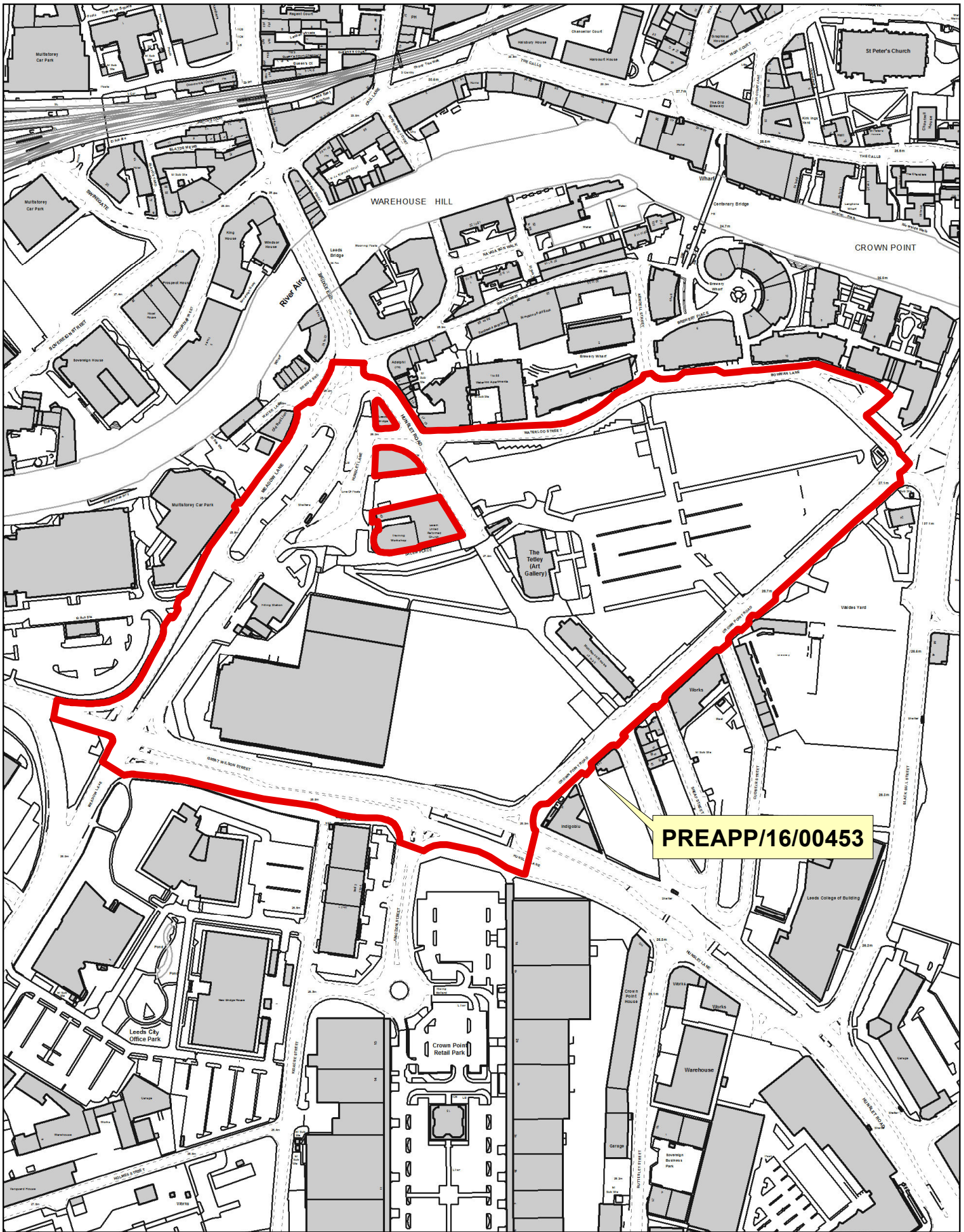
#### **Appendix 2**

South Bank Planning Statement 2011 Plan

#### **Background Papers:**

Pre-application file PREAPP/16/00453

South Bank Planning Statement 2011



PREAPP/16/00453

# CITY PLANS PANEL



# BLOCK PLAN



For illustrative purposes only

key  
Best of key as on Urban  
Design Principles Plan 1

6 Indicative storey heights  
5 Elements of the park

