



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 10 March 2011

Subject: Sovereign Street Draft Planning Statement February 2011 – Officer presentation for information only.

Electoral Wards Affected:

City and Hunslet

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Presentation of Draft Planning Statement for information only – Members are requested to note and comment on the draft document.

1.0 INTRODUCTION:

1.1 The Sovereign Street site, identified in the attached Draft Planning Statement, represents a high profile development opportunity in the City Centre that has the potential to contribute to the economic prosperity and well-being of Leeds. Following the cancellation of the previous development proposal in July 2008, the future of the site was considered by the Council's Executive Board on 13 February 2009 and 21 July 2010. It was resolved that the site has the potential to integrate the first component of high quality City Centre greenspace that could respond to the aspirations identified at the Leeds City Centre Vision Conference 2008. A draft Planning Statement has been prepared in response to the resolution of Executive Board. This sets out development potential and design principles for new buildings, streets, connections and green open space, in order to form a distinctive place at the heart of Leeds City Centre, close to the railway station and the riverside.

Colour copies of the draft Sovereign Street Planning Statement can be obtained from the Clerk, or alternatively on the Council's website www.leeds.gov.uk - search for "Sovereign Street".

2.0 Summary of the document

2.1 The aspiration for new high quality City Centre greenspace gained momentum following the City Centre Vision Conference 2008. The site at Sovereign Street was considered by Executive Board in July 2010 as a potential site to deliver a new City Centre greenspace. This Draft Planning Statement has been prepared to help develop new proposals to reflect this changed context.

2.2 Uses

The draft Planning Statement follows guidance set out in the Unitary Development Plan (UDP) Riverside Area Statement Area 21 Sovereign Street, that the site should be principally developed for office use, with scope for ancillary retail, food and drink and leisure uses. Hotel and residential uses would also be acceptable in the Riverside Area. Under Policy CC28, a mix of complementary city centre uses which would serve to ensure life and vitality throughout the day is promoted. Public car parking for shoppers and visitors, to support the vitality and viability of the office, prime shopping and riverside quarters of the City Centre, would also be encouraged by UDP Proposal Area Statement 21.

2.3 Urban design including green public space and pedestrian connections

- (a) The Sovereign Street site offers an opportunity of distinctive buildings and open space. The Planning Statement sets out a series of urban design and landscape objectives that build on national policy, best practice, adopted UDP policy, and supplementary guidance, to give site specific aims and aspirations for any new buildings or greenspace.
- (b) UDP Riverside Area Proposal Area Statement 21 highlights the need for north-south pedestrian routes through the site, with a central public space, and a prestige office frontage visible from Neville Street. The proposal for greenspace is complementary to addressing the flood risk issues identified below and recognises that an intensive redevelopment on the scale of the previous Criterion Place proposal is now no longer a practical proposition. UDP Policy LT3 supports the provision of new leisure attractions and facilities in the City Centre. High quality greenspace will also help to promote high profile, distinctive and vibrant development proposals which will help to strengthen Leeds' position as the regional capital. UDP Policy CC10 states that development sites over 0.5ha shall contribute at least 20% public space. The draft Planning Statement proposes over 40% site area (approx.) to be secured as publicly accessible space, in addition to pedestrian or servicing connections between and around building plots.
- (c) UDP Riverside Area Proposal Area Statement 21 also states that pedestrian linkages from the riverside to the Prime Shopping Quarter should be improved via the provision of an additional pedestrian link across the river. In order to ensure that any greenspace developed at Sovereign Street enhances connectivity south of the River Aire, it is proposed to explore the potential to provide a pedestrian/cycle footbridge across the River Aire. There are two possible routes for the bridge which are identified in the Statement. The first is on the site of the Concordia Bridge – a new bridge previously considered by the Council in connection with the former Supertram scheme, located east of Sovereign House. The other is located further west between Sovereign House and Victoria Mill/Brasserie Blanc. In either case further feasibility works are required to establish the optimum location for a pedestrian/cycle bridge that would connect to the City Centre

Park proposal on the South Bank. The success of a chain of well-connected greenspace starting at Sovereign Street, crossing the River Aire, and continuing on the South Bank, depends on the provision of a new pedestrian/cycle connection at this location. The objectives of this Planning Statement and the draft Leeds South Bank Planning Statement both rely on an improvement in connections between the traditional prime office and shopping quarters to the north, and a future sustainable business and residential community on the South Bank (part of the Aire Valley Urban Eco-Settlement).

- (d) Indicative building plots A, B, and C have been identified in the draft Planning Statement. These have been sited in order to balance objectives to enhance the key views into the site from the Conservation Area in the east, from Neville Street in the west, take account of existing and potential future pedestrian connections from east to west and north to south, and the requirement to deliver and maintain a significant viable greenspace and pedestrian/cycle improvements to connect to the South Bank. The Planning Statement highlights the importance of achieving architectural and landscape design coherence between all three buildings and the greenspace, including special regard to the design of taller elements of the site (potentially Plot B).

2.4 Highways

The Movement section of the draft Planning Statement advises the following:

- (a) Servicing from Pitt Row or existing Swinegate service road to be improved to a shared pedestrian/vehicle space.
- (b) Taxi drop off would be best located from Pitt Row
- (c) Car parking provision would be at the Core standard in association with proposed uses. Any public car parking under current policy would be short-medium stay shopper/visitor only (i.e. to support the viability and vitality of the prime shopping, office and riverside quarters, but to deter these spaces being taken up earlier in the day by long stay commuters).
- (d) Enhancements to public transport would be required by Supplementary Planning Document (SPD) 5 Public Transport Improvements and Developer Contributions and provided through a Section 106 agreement, in addition to local accessibility improvements requested by Metro
- (e) A Travel Plan would be required, including monitoring and measures such as car club spaces and trial provision to be provided by a Section 106 agreement
- (f) A Transport Assessment would be required for each development proposal, in accordance with Department for Transport advice.

- 2.5 Flood risk is an important consideration in the redevelopment of this site. Development proposals would need to be accompanied by flood risk assessments, and where relevant, a Planning Policy Statement (PPS) 25 sequential test. It is not intended to pre-empt that formal process through this informal document, and detailed advice would be given at pre-application stage to interested parties, in the interests of the conciseness of the Planning Statement, and in order to take account of changes over time in available data from the Environment Agency.

2.6 Sustainability

- (a) Executive Board resolved that the site should be an exemplar in sustainable development.

- (b) The draft South Bank Planning Statement (which relates to nearby sites to the south of the river as part of the Aire Valley Urban Eco-Settlement) states that new commercial buildings shall achieve at least BREEAM Excellent, or equivalent, and it is proposed to match this requirement at the Sovereign Street site, given the complementary nature of the two sites in aiming to deliver a well connected chain of high quality greenspace together with highly sustainable buildings.
- (c) The Planning Statement also states that development should integrate building and greenspace design in order to adapt to the challenges of flood risk and climate change, and implement other sustainability measures in relation to energy, biodiversity, and waste management.

3.0 Conclusion

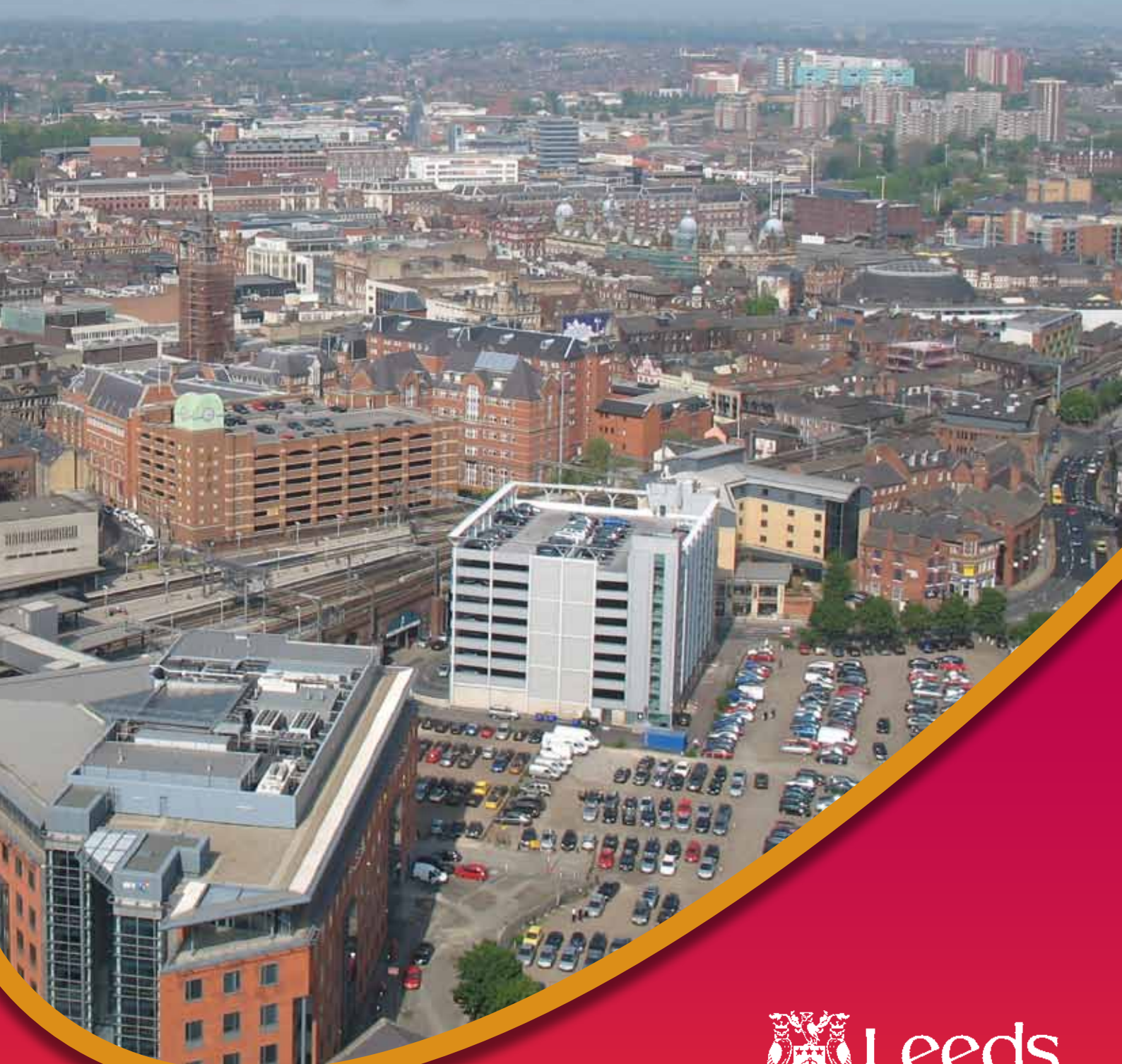
- 3.1 Sovereign Street is a high profile site in the ownership of the City Council that has the potential to be transformed into a high quality development that will make a significant contribution the life and vibrancy of the city. This would include the provision of new quality greenspace in the City Centre which would help to address the need identified in the City Centre Vision Conference 2008, and link into the South Bank and Aire Valley Urban Eco-Settlement proposals. It is therefore considered appropriate to prepare a Planning Statement that will guide its redevelopment, and promote the potential to incorporate high quality greenspace and a viable mixed use development.
- 3.2 The Council has sought to engage stakeholders, including local residents, businesses, interest groups and appropriate statutory agencies simultaneously, over a period of four weeks until the close of the consultation period at 5pm on 18 March 2011. The draft document would then be reviewed in the light of the consultation findings.
- 3.3 Members are requested to comment on the content of the draft Planning Statement during consultation process, with a view to its final version being adopted by Planning Board under delegated powers as non-statutory planning guidance for development management purposes.

Background Papers:

Sovereign Street Draft Planning Statement February 2011

Sovereign Street Draft Planning Statement

February 2011



Leeds
CITY COUNCIL

If you do not speak English and need help in understanding this document, please phone: (0113) 247 8092 and state the name of your language. We will then put you on hold while we contact an interpreter. This is a free service and we can assist with 100+ languages.

We can also provide this document in audio or Braille on request.

(Bengali):-

যদি আপনি ইংরেজীতে কথা বলতে না পারেন এবং এই দলিলটি বুঝতে পারার জন্য সাহায্যের দরকার হয়, তাহলে দয়া করে 0113 247 8092 এই নম্বরে ফোন করে আপনার ভাষাটির নাম বলুন। আমরা তখন আপনাকে লাইভে থাকতে বলে কোন দোভাষীর (ইন্টারপ্রিটার) সাথে যোগাযোগ করব।

(Chinese):-

凡不懂英語又須協助解釋這份資料者，請致電 0113 247 8092 並說明本身所需語言的名稱。當我們聯絡傳譯員時，請勿掛斷電話。

(Hindi):-

यदि आप इंग्लिश नहीं बोलते हैं और इस दस्तावेज़ को समझने में आपको मदद की ज़रूरत है, तो कृपया 0113 247 8092 पर फ़ोन करें और अपनी भाषा का नाम बताएँ। तब हम आपको होल्ड पर रखेंगे (आपको फ़ोन पर कुछ देर के लिए इंतज़ार करना होगा) और उस दौरान हम किसी इंटरप्रिटर (दुभाषिए) से संपर्क करेंगे।

(Punjabi):-

ਅਗਰ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਨਹੀਂ ਬੋਲਦੇ ਅਤੇ ਇਹ ਲੇਖ ਪੱਤਰ ਸਮਝਣ ਲਈ ਤੁਹਾਨੂੰ ਸਹਾਇਤਾ ਦੀ ਲੋੜ ਹੈ, ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 0113 247 8092 ਟੈਲੀਫ਼ੋਨ ਕਰੋ ਅਤੇ ਅਪਣੀ ਭਾਸ਼ਾ ਦਾ ਨਾਮ ਦੱਸੋ. ਅਸੀਂ ਤੁਹਾਨੂੰ ਟੈਲੀਫ਼ੋਨ 'ਤੇ ਹੀ ਰਹਿਣ ਲਈ ਕਹਾਂ ਗੇ, ਜਦ ਤਕ ਅਸੀਂ ਦੁਭਾਸ਼ੀਏ (Interpreter) ਨਾਲ ਸੰਪਰਕ ਬਣਾਵਾਂ ਗੇ.

(Urdu):-

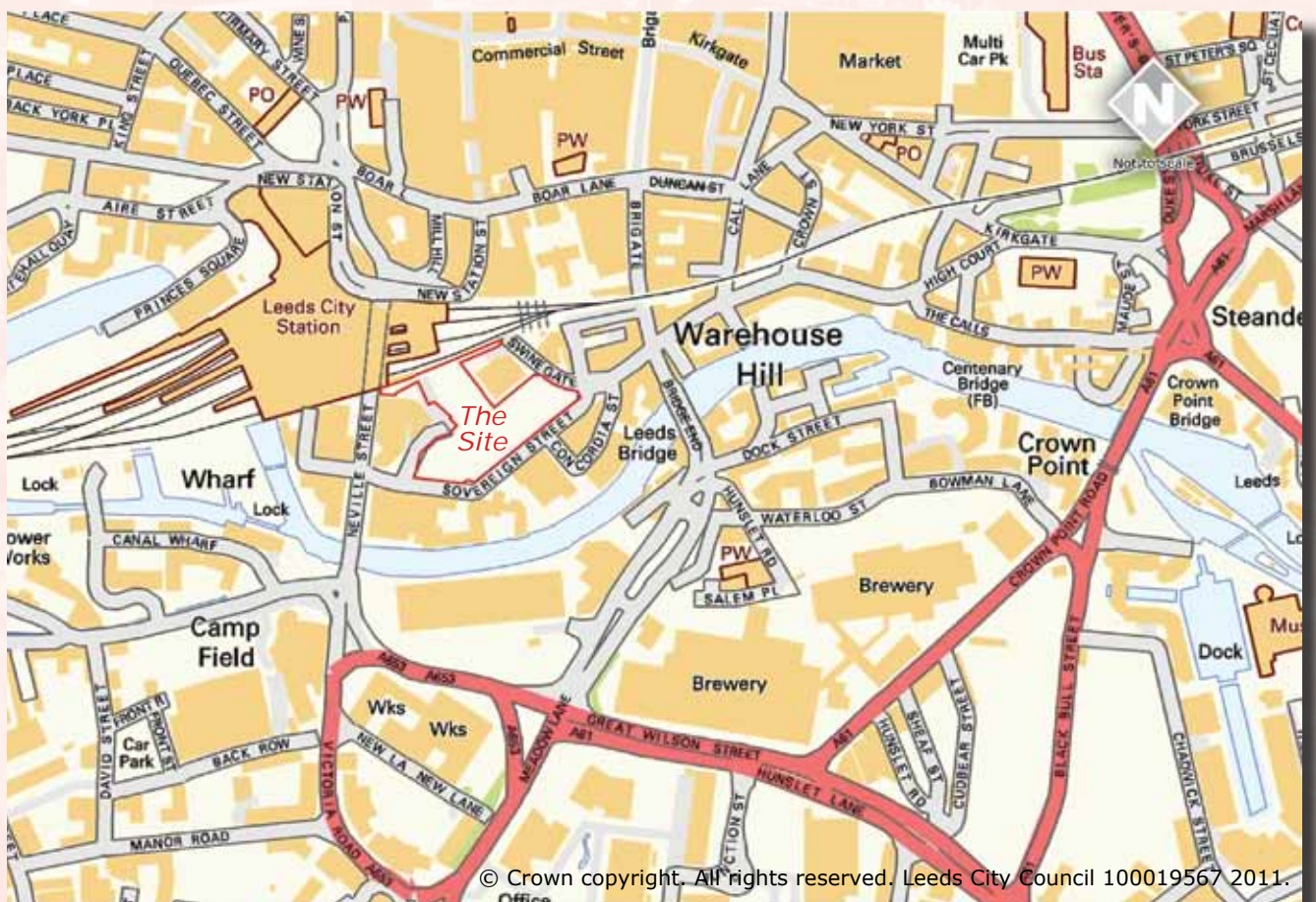
اگر آپ انگریزی نہیں بولتے ہیں اور آپ کو یہ دستاویز سمجھنے کیلئے مدد کی ضرورت ہے تو براہ مہربانی اس نمبر 0113 247 8092 پر فون کریں اور ہمیں اپنی زبان کا نام بتائیں۔ اس کے بعد ہم آپ کو لائن پر ہی انتظار کرنے کیلئے کہیں گے اور خود ترجمان (انٹریپرٹر) سے رابطہ کریں گے۔

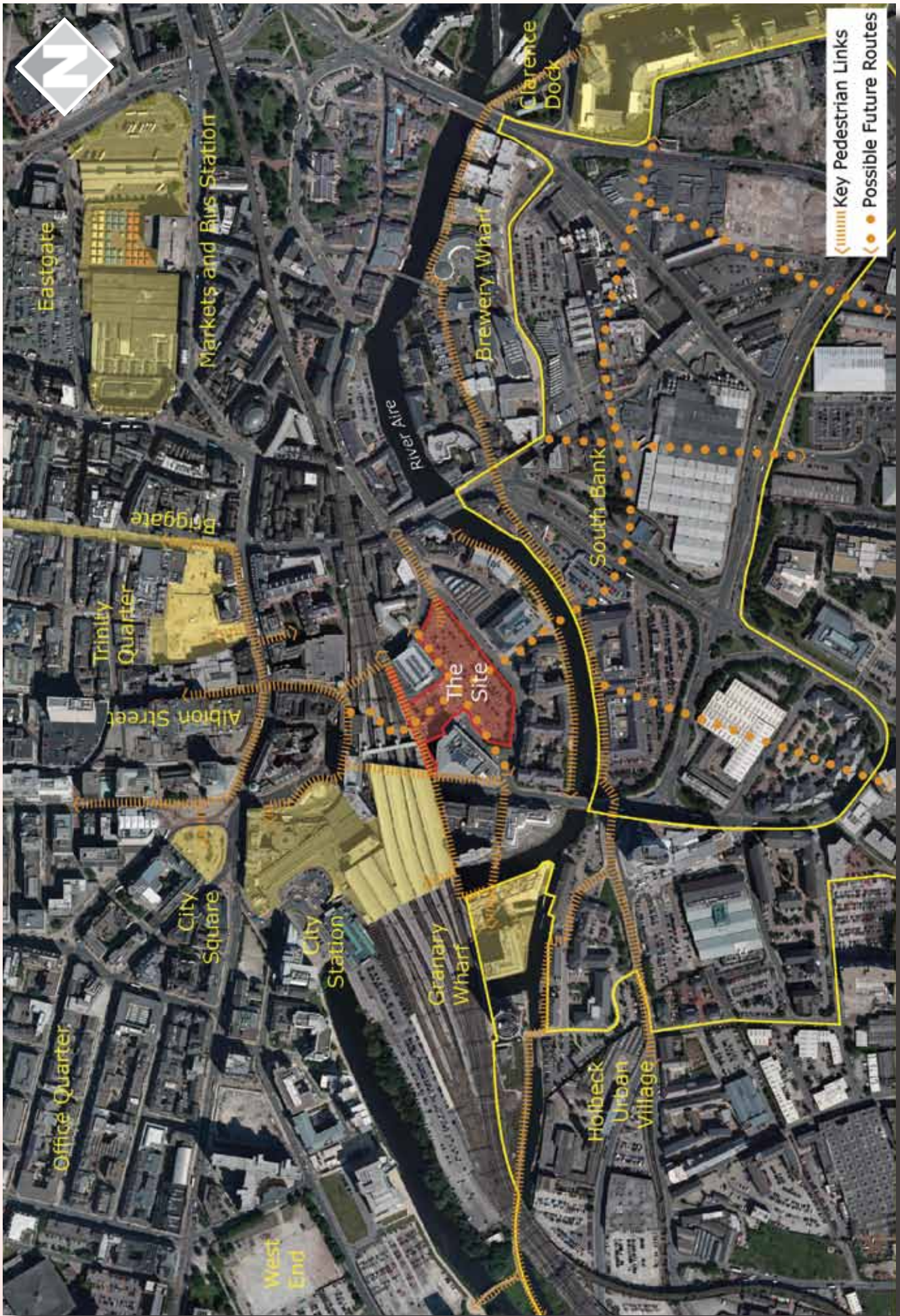
This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown copyright 2011. All rights reserved. Licence number 100019567.

The Ordnance Survey mapping included within this publication is provided by Leeds City Council under licence from the Ordnance Survey in order to fulfil its public function to act as a planning authority. Persons viewing this mapping should contact Ordnance Survey copyright for advice where they wish to license Ordnance Survey mapping for their own use.

1. Introduction

- 1.1 This brief sets out the development principles and options for the redevelopment of land to the north of Sovereign Street and south of the adjacent railway arches as identified on the Location Plan. The site presents an opportunity for a high quality development containing a mix of complementary land uses and public space which will add life and variety to this area, as well as scope to improve links within the City Centre, particularly to the south of the river.
- 1.2 The Sovereign Street Planning Statement aims to set the context for the forthcoming vision of a 21st Century City Centre greenspace within the development site. This Planning Statement does not aim to outline the design criteria for the greenspace itself, as this would be addressed as part of a later phase of the development process. The Planning Statement provides the basic development principles for this site and should be related to the indicative layout, and the indicative site perspective. These are for guidance only and are intended to demonstrate broad development options.





Pedestrian Links

2. Context

2.1 The site extends to 1.16 hectares (2.86 acres) and is predominantly level except for a strip in front of the railway arches to the north, which is at a lower level. The site lies within the UDP-designated Riverside Area (Proposal Area 21). It is currently a surface car park, with some boundary tree planting to Sovereign Street and a low boundary fence. At the north east corner of the site is a metal clad multi-storey car park with ground floor restaurant use. At the north west corner is an early 2000s office building. To the west lies Granary Wharf and Holbeck Urban Village, with the proposed Station Southern Access located above the River Aire with connections from the east and west. To the south of Sovereign Street a number of Victorian mill buildings, including the Grade II listed 4 The Embankment, and more recent infill developments of a complementary scale, provide enclosure to the street and to the river behind. To the east lies the City Centre Conservation Area, where its boundary cuts across Swinegate. Further south lies the River Aire, with potential for bridge connection to the South Bank and the future City Centre Park, which would in turn facilitate onward connections eastwards to Clarence Dock, and southwards into existing residential communities.



▲ Site as existing from Swinegate



▲ Site as existing from Neville Street

3. Potential

3.1 Uses

The area covered by this Statement lies within the designated City Centre. Therefore, the town centre uses as identified by Planning Policy Statement 4 and the Leeds Unitary Development Plan Review 2006 would be supported. The primary objective in the Riverside Area (Policy CC28) is to secure a mix of complementary uses which will create activity and vitality. The following uses would be encouraged at Sovereign Street:

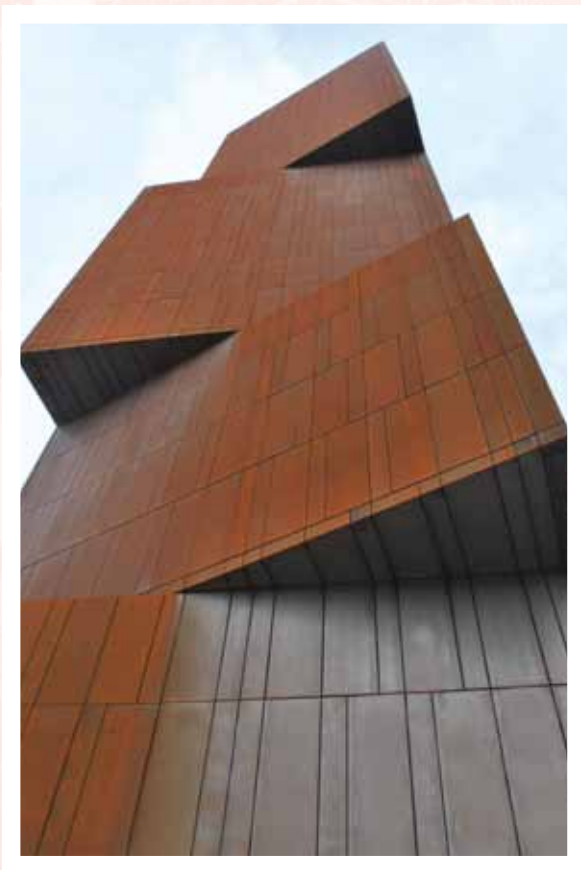
- Offices
- Hotels
- Residential
- Cafés, restaurants, bars, leisure, entertainment and cultural uses.
- Shopper/visitor car parking

This site provides an opportunity to create an innovative development of exceptional design which makes a visual statement, whilst enhancing and respecting the distinctive character of the Riverside Area. It also affords the potential to consolidate City Centre uses by overcoming the physical and visual barrier of the railway line, by opening up new pedestrian routes linking the Office and Retail Quarters to the north with the Riverside Area and beyond to the South Bank, Clarence Dock and Holbeck Urban Village.

3.2 Form and Design

The Sovereign Street development site offers an opportunity for buildings, streets and open spaces to form over time, as a distinctive 'place' at the heart of Leeds City Centre. The urban design aims and aspirations for this site are summarised below:

- To provide a meaningful public greenspace with ground floor active uses surrounding it.
- To facilitate pedestrian permeability across the site and link into a network of routes and spaces extending to the riverside, canal, Holbeck Urban Village, South Bank (including the proposed City Centre Park) and beyond.
- To maximise the use of the railway arches and create a pedestrian zone of walkways, cafes, restaurants etc.
- To improve the 'sense of street' of Sovereign Street.
- To improve the urban form at the junction of Sovereign Street and Swinegate.



Given the importance of the site, a high quality, innovative design will be required. The massing and configuration of individual buildings or elements of larger structures will require careful consideration and should be addressed through high quality design solutions. Any development must relate to the existing multi storey car park and maximise the potential of the railway arches to provide activity and connectivity.

The location of buildings should create a well defined townscape where buildings line streets, walkways and other spaces to provide spatial definition and a sense of enclosure. These spaces should be designed with the pedestrian in mind, to create a safe environment with interesting and active frontages, as illustrated on the plan on pages 8-9.

A key factor shaping the form and design of any development must be pedestrian

permeability. This site will be an integral part of an inter-connected network of pedestrian routes and spaces extending across the City Centre and beyond. These spaces will provide visual as well as physical linkages, especially from the river, to the arches and beyond, as illustrated on the Pedestrian Links Plan on page 2.

The buildings fronting Sovereign Street should be of a similar height as the existing buildings to the south. However, there is potential for taller buildings around the existing multi storey car park in the interior of the site, with a focal element of around 15 storeys. Guidance on taller buildings is contained in the Leeds Tall Buildings Design Guide and the Leeds City Centre Urban Design Strategy. The erection of buildings, particularly tall buildings, changes a site's microclimate. It is therefore essential that the types of environment created are considered in detail during the site planning stage, including the effect on the arches. It is expected that development proposals will be supported by information gathered during modelling trials. The potentially taller element of the trio of proposed buildings should be 'grounded' in such a way that it meets and defines the spaces around it in a positive manner.



▲ *Granary Wharf*

The nearby Granary Wharf development around the Canal Basin and adjacent to the railway station and viaducts offers a recent precedent for three buildings to be expressed with individual characters, whilst having complementary qualities, which in turn generate a singular sense of place. The scheme is also unified by a carefully considered continuity, in a distinctive landscape scheme. The aspiration for the Sovereign Street site is to follow a similar set of basic principles, but to discover an architectural and landscape

language which is both adaptable to a phased process of development, and will define a character that is special to this location.

3.3 Green Space and Public Realm



▲ *Musée du Quai Branly, Paris*

The provision of green infrastructure at Sovereign Street will enhance the City Centre's commercial offer and enhance its credentials as a liveable place, by supporting local employment, community development, environmental resilience and social gain. There will be significant economic, environmental and social advantages for the City Centre as a whole in ensuring the delivery of new City Centre greenspace. It



▲ Leeds' award winning entry at the 2009 Chelsea Flower Show

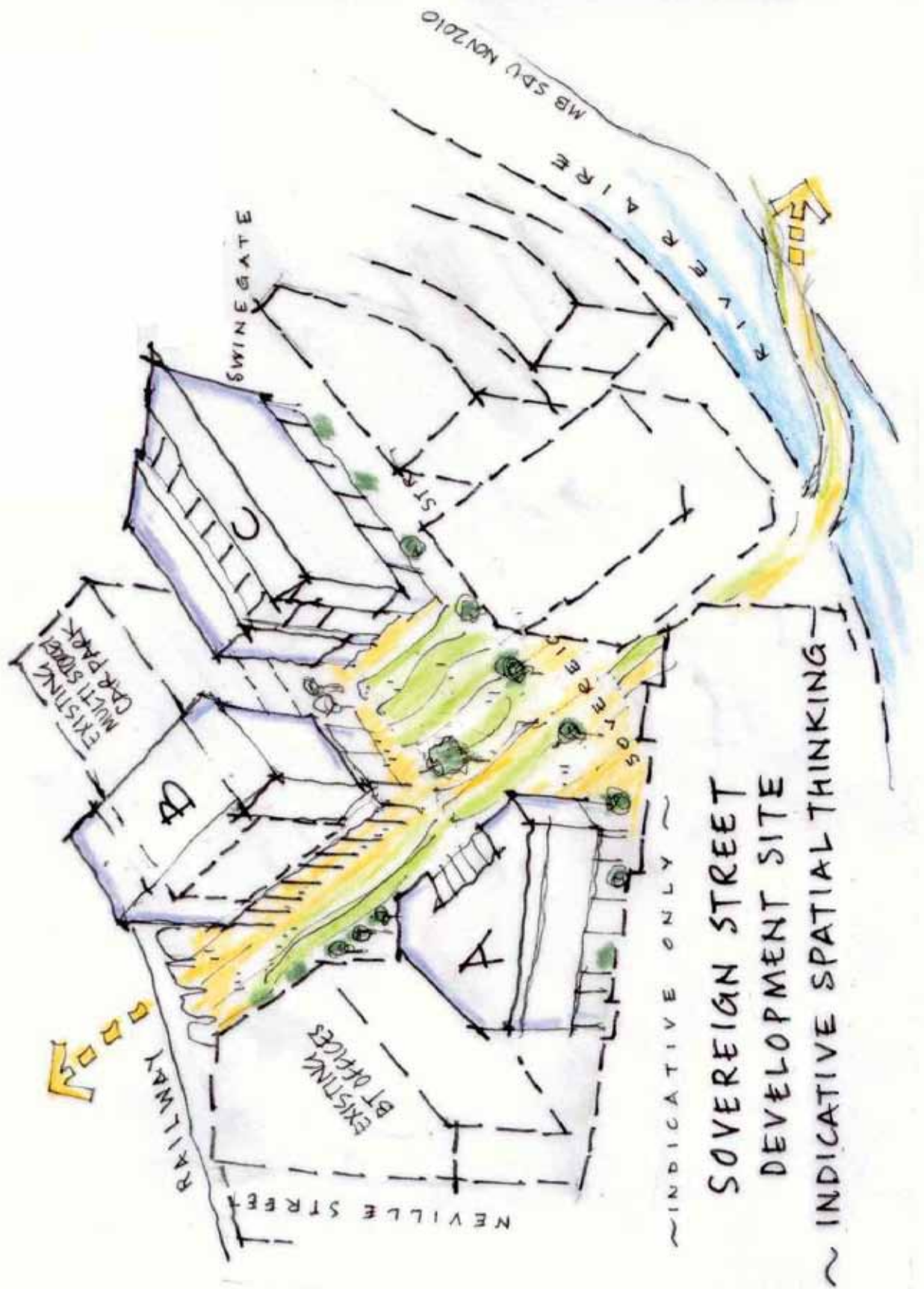


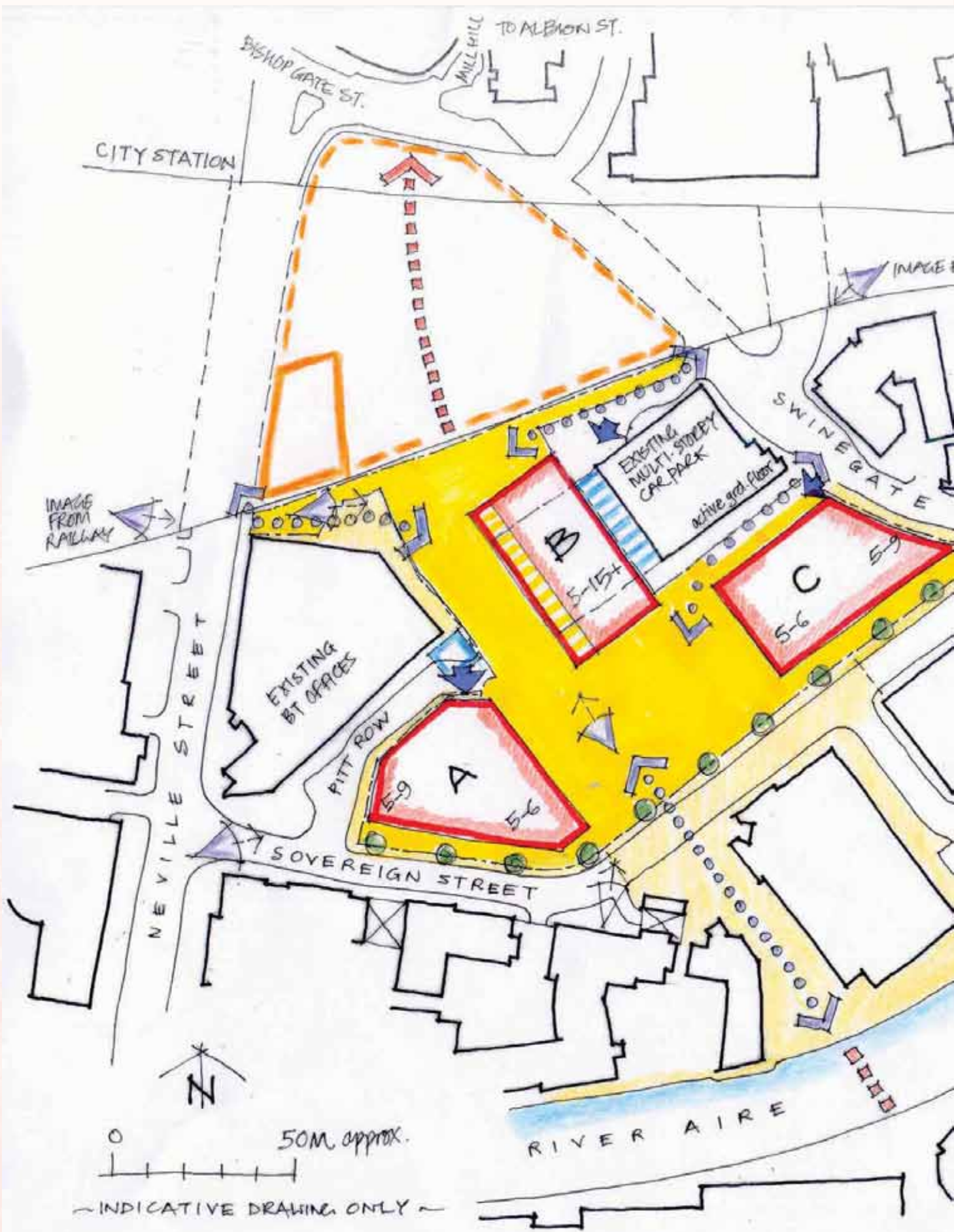
▲ Brindley Place, Birmingham

will act as a catalyst for attracting and sustaining regeneration and connectivity.

Principally the aim to deliver a new greenspace for the City Centre will:

- Reach a size of approximately 0.5 - 0.6 Ha (around 40% - 50% site area) when phased over time in order to be a meaningful green public space;
- Be an accessible, safe and secure space with improved connectivity within the City Centre for pedestrians and cyclists;
- Give a high quality environment which balances the passive and active recreational needs of day visitors, office workers and City Centre residents;
- Attract and facilitate the delivery of new commercial developments with a design character that helps to frame the new greenspace, and also support its financial viability;
- Enhance the reputation of Leeds and the City Centre as a liveable environment with high quality design standards;
- Add to the critical mass of the City Centre's attractions as destination in its own right;
- 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;
- Connect with the potential re-development of Leeds South Bank, thus improving connectivity, particularly between the north and south banks of the River Aire;
- Spur regeneration and enhance employment opportunities in the City Centre.





This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Leeds City Council 100019567 2011.



KEY

- SITE BOUNDARY
- DEVELOPMENT SITES
- POSSIBLE STOREY HEIGHTS
- ACTIVE FRONTAGE
- PUBLIC REALM / CITY PARK (HARD + SOFT LANDSCAPE)
- OFF SITE CONNECTION
- KEY PEDESTRIAN ROUTE
- KEY FUTURE PEDESTRIAN LINK (OPTIONS/POSSIBILITIES SHOWN)
- TREES ALONG STREET EDGE
- KEY VIEWS
- VEHICLE/DELIVERY ACCESS (GENERALLY TO BASEMENT PARKING)
- POSSIBLE VEHICLE LINK
- POSSIBLE DROP OFF
- POSSIBLE OPPORTUNITY TO ABUT MULTI-STOBBY + PROVIDE ARCADE
- POSSIBLE ARCADE/SHELTERED ROUTE
- RAILWAY ARCHES TO BE RE-DEVELOPED (FUTURE OPTION)
- RAILWAY ARCHES REGENERATED IN USE

NB POSSIBLE NEW HIGHWAYS ALIGNMENT & IMPROVEMENTS FOR PEDESTRIANS ESPECIALLY AROUND SWINEGATE

NB ENCOURAGE POSITIVE RELATIONSHIP BETWEEN BUILDINGS & PUBLIC REALM / CITY PARK ~ INTEGRATED USES SUSTAINABLE CHARACTERISTICS & FEATURES

MB. SDU NOV 2010

OPTION 1A

SOVEREIGN STREET DEVELOPMENT SITE

~ FRAMEWORK ~

INDICATIVE ONLY

The delivery of the greenspace will be dependent upon commercial interest in the types and mix of land uses proposed at each of the three plots, namely the timing of planning application submission, approval, construction and occupation; the phasing of any on-site or commuted sum provision via planning obligations attached to new development at this site; and the implementation of public sector initiatives (at this stage, Leeds City Council).

UDP Policy CC10 recognises the importance of landscape and open space within the City Centre and the Sovereign Street site is specifically identified in the UDP as a site for proposed open space. Therefore it is expected that the requirements of this policy will be fully met (Proposed Area 21). This space should be safe, attractive and accessible to all, and an integral part of any development.

The Indicative Development Site Framework (page 8-9) promotes the concept of an open air public space extending north - south across the site which would provide a physical and visual focus as well as linkages.

3.4 Movement



▲ *NGT trolley buses*

Guidelines on maximum parking requirements for new developments are contained in Appendices 9A and 9B of the UDP. However, the Council expects the level of parking provision to be considerably lower than that indicated in these guidelines in light of the excellent access to local, regional and national public transport routes. The site is in very close proximity to Leeds Station and within easy walking distance of the Bus Station.

The site will benefit from the proposed Station Southern Access, via Dark Neville Street, or by pedestrian bridge off Little Neville Street.

There are also various stops for local buses located on the neighbouring streets and the proposed New Generation Transport (NGT) network will pass along Swinegate and Boar Lane to City Square. The existing multi-storey and NCP car parks off Swinegate offer parking space for visitors and shoppers.

Operational parking required for Plot A should be accessed from Pitt Row. Plots B and C should be accessed from the existing shared vehicular/ pedestrian route south of the multi-storey car park off Swinegate, which should be widened. Taxi drop-off for the site shall be from Pitt Row.

Safe and secure parking facilities for cycles and motorcycles should be provided to encourage the use of sustainable transport modes, along with shower and locker facilities in any new building.

Travel Plans for each plot will be required at planning application stage. These will set out the sustainable travel options available in order to reduce reliance on the private car and lead to an increased use of more sustainable travel patterns such as walking, cycling, motorcycles, car share, pool cars and car clubs. Monitoring and procedures for meeting travel plan targets will be set out in any Section 106 agreement in accordance with the Travel Plans SPD.

For each phase, a Transport Assessment will be required in accordance with DfT guidance March 2007 'Guidance on Transport Matters'.

Servicing should be taken from Pitt Row for Plot A, and from a shared pedestrian/vehicle space south of the existing multi-storey car park off Swinegate for Plots B and C. Access to the arches for deliveries and servicing must also be maintained. Any provision of a hotel must accommodate taxi drop-off facilities in close proximity to its main entrance, for example off Pitt Row if a hotel were to occupy Plot B.

Contributions to strategic public transport improvements to be provided by Section 106 Agreement will be required under adopted Supplementary Planning Document (SPD) 5. Local public transport improvements may also be required in addition to this, for example bus stops.

Pedestrian connectivity improvements are particularly needed to the south, to connect to the future City Centre Park on the South Bank. Developer contributions may be used to facilitate this link.

3.5 Sustainability



▲ *Musée du Quai Branly, Paris*

As sustainable development is central to this Planning Statement, each proposal will be encouraged to implement a range of wider sustainability requirements, including energy harnessed from the sun, the wind and the earth; water management and sustainable urban drainage; sustainable transport options; biodiversity enhancements; waste management; and community infrastructure (e.g. greenspace).

All developments are to be accompanied by a sustainability statement setting out exemplar sustainable design, construction and operational measures to be adopted to the highest accredited standards, for example BREEAM. Non-residential development will target at least BREEAM Excellent standards (or equivalent). Residential developments will need to meet at least level 3 Code for Sustainable Homes (or equivalent).

3.6 Flood Risk

Planning Policy Statement 25: Development and Flood Risk (PPS25) has been developed to underpin decisions relating to future development within areas that are subject to flood risk. Planning applications will have to take account of their own flood risk and mitigation issues by reducing surface water run-off, ensuring no increase in flood risk on-site or elsewhere - including allowances for climate change. Each application submitted will have to provide an appropriate flood risk assessment including direct and indirect mitigation measures, take opportunities for creative greenspace design, sustainable drainage, biodiversity enhancement, and pass the PPS25 Sequential Test where applicable. Discussions are in progress with the Environment Agency regarding the acceptability of various land use options, and topographical surveys have indicated that the site lies in Flood Zone 2.

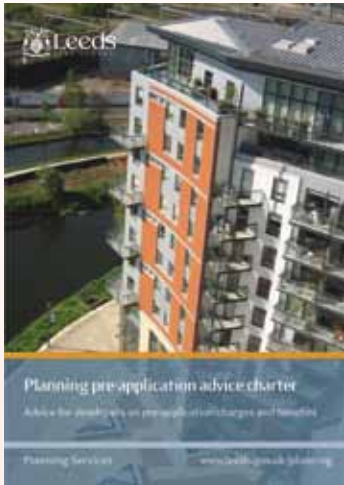
3.7 Land Contamination

Land contamination is an important planning consideration for new development. If a development site has had any previous industrial uses or has been used for the disposal or treatment of wastes, there is a potential for the site to be contaminated. Where there is reason to suspect that a site may be contaminated and there is the possibility that the contamination may affect the proposed development or ground water, the applicant will be required to submit reports in support of their planning application. Further guidance can be found on the Leeds City Council website www.leeds.gov.uk

4. Planning Obligations

- 4.1** Our aspiration for new high quality greenspace on this site will form part of a hierarchy of public realm, linking northwards to the city centre and spaces such as Merrion Street Gardens and Park Square, and south to the proposed City Centre Park. It is proposed to provide this new greenspace through on site Section 106 contributions as publicly accessible space. In order to achieve the objectives of this Planning Statement and adopted Council policies, new development will need to address the planning obligations referred to above, namely contributions to greenspace and pedestrian improvements, public transport improvements, and travel plan measures and monitoring. Other obligations may be required depending on the uses proposed, for example affordable housing, and jobs and skills training programmes.

5. Guidance for Developers - Planning Pre-application Process



- 5.1** A new protocol has been introduced to provide a framework for the management of major regeneration projects which could really make a difference to Leeds. The protocol provides a collaborative development team approach and promotes early consultation and discussions between developers, the Council, local councillors and their communities prior to the submission of complex major applications. Leeds City Council offers an integrated approach to dialogue with developers and will coordinate all planning and related inputs, including advice on Building Regulations issues.

6. Next steps

- 6.1** If you have any questions or comments on the Draft Sovereign Street Planning Statement, please telephone the Development Enquiry Centre on 0113 2224409, or email planning@leeds.gov.uk quoting "Sovereign Street" in the subject line, or write to: Planning Services (Central Area Team), Leeds City Council, Leonardo Building, 2 Rossington Street, Leeds LS2 8HD
- 6.2** Following the consultation process, and subsequent updates to the document, it is envisaged that the Sovereign Street Planning Statement would be adopted for development management purposes as informal planning guidance, to inform the preparation of development proposals and guide the phased delivery of greenspace.



◀ View looking north towards railway arches across Sovereign Street from the South Bank

Appendix

Applications for development will need to address relevant planning policy and other documents including:

National Planning Policy (Planning Policy Statements (PPS) and Planning Policy Guidance (PPG))
PPS1 Delivering Sustainable Development & Climate Change Supplement
PPS4 Planning for Sustainable Economic Growth
PPS5 Planning for the Historic Environment
PPS9 Biodiversity
PPG13 Transport
PPS25 Development and Flood Risk
PPS10 Planning for Sustainable Waste Management
PPS22 Renewable Energy
PPS23 Planning and Pollution Control

Development Plan Documents:

Regional Spatial Strategy for Yorkshire and the Humber 2008 (RSS)
Leeds Unitary Development Plan Review 2006 (UDP)
Emerging Local Development Framework (LDF):
Draft Core Strategy December 2009

Supplementary Planning Documents and Guidance (SPD/SPG) include:

Leeds Waterfront Strategy
Leeds Strategic Flood Risk Assessment
Public Transport Improvements and Developer Contributions
Travel Plans
Biodiversity and Waterfront Development
Sustainable Urban Drainage
Affordable Housing
City Centre Urban Design Strategy
Neighbourhoods for Living
Statement of Community Involvement
Street Design Guide
Tall Buildings Design Guide
Building for Tomorrow Today - Sustainable Design and Construction
South Bank Planning Statement

Background documents include:

Vision for Leeds 2004-2020
Leeds City Centre 2020: A Prospectus for Our Future



Leeds
CITY COUNCIL