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## Report of the Chief Planning Officer

### **CITY PLANS PANEL**

**Date: 22 November 2012**

**Subject: LAND OFF SOVEREIGN STREET AND PITT ROW, LEEDS LS1**

**12/04018/FU FOUR STOREY OFFICE DEVELOPMENT WITH BASEMENT CAR PARKING AND LANDSCAPING**

#### **APPLICANT**

Sovereign Leeds Ltd.

#### **DATE VALID**

20 September 2012

#### **TARGET DATE**

20 December 2012

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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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## **ADDENDUM TO REPORT**

This Addendum sets out the emerging strategic planning context in relation to the Leeds Core Strategy, an amendment to Condition 12 as recommended for this planning application, and a clarification regarding the number of trees being removed at this site.

### **1 Draft Core Strategy:**

- 1.1 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 7<sup>th</sup> November 2012 Executive Board approved the proposed pre-submission changes to the Publication Draft of the Leeds Development Framework Core Strategy. Executive Board also resolved to recommend that Council approve the Publication Draft Core Strategy and the sustainability report for the purposes of submission to the Secretary of State for independent examination pursuant to Section 20 of the Planning and Compulsory Purchase Act 2004.
- 1.2 Of particular relevance to this application proposal is Spatial Policy 3 Role of Leeds City Centre. This policy seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by

- promoting the City Centre's role as the regional capital of major new office development,
- making the City Centre the main focus for office development in the District,
- comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space,
- enhancing streets and creating a network of open and green spaces to make the City Centre more attractive
- improving connections between the City Centre and adjoining neighbourhoods

1.3 Also of relevance is Core Strategy Policy CC1B which outlines the planned growth within the City Centre, including office growth.

## **2 Update to Conditions specified in the report:**

2.1 In relation to the recommended conditions for this application, there has been an update to Condition 12 since the time of writing. Arup drawing reference CH001 P3 specifies the agreed off-site highways works to Pitt Row and the basement car park entrance.

## **3. Clarification to number of trees removed at Sovereign Street:**

3.1 There are 42 trees on the wider Sovereign Street site – 33 Norway Maples, 1 Cherry, 8 Italian Alders.

3.2 Office scheme -15 Norway Maples and 1 Cherry are being removed

3.3 Greenspace scheme – 6 Norway Maples are being removed (56 new trees proposed)

3.4 Around Plot C - 12 Norway Maples are being retained as part of phase 1 of the greenspace works, but are likely to be removed to enable the redevelopment of Plot C

3.5 At the North western corner of the greenspace site – 8 Italian Alders are being retained