



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 9 MAY 2013

Subject: PRE-APPLICATION Reference PREAPP/13/00074 – Change of use of retail and restaurant units to office, restaurant, bar and leisure uses including addition of mezzanines and external alterations at New Dock, Armouries Way, Leeds.

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 Panel for information. The developer's representative 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 New Dock (formerly Clarence Dock), South Bank, Leeds. The proposals will be presented to Panel by Allied London as an update to allow Members to comment on the evolving strategy since their last presentation to Plans Panel (City Centre) on 5th July 2012, and to raise any issues, prior to the intended imminent submission of detailed planning applications.

2.0 SITE AND SURROUNDINGS:

2.1 New Dock (its original name when constructed in 1843 up to the 1990s – Clarence Dock was the name given by the developer Crosby Homes in the 2000s) is located in the south east of Leeds City Centre, close to the River Aire. It is a mixed use development, completed in 2007-8, and comprises a variety of uses such as the Royal Armouries Museum, New Dock exhibition centre, former Alea casino, a number of restaurants, shops, residential, offices and a multi-storey car park. The walls of New Dock are a Grade II listed structure. The site lies adjacent to the

Eastern Riverside Conservation Area, and is within the designated City Centre Riverside Area.

3.0 PROPOSAL

- 3.1 Allied London acquired the commercial units at New Dock last year, and have been putting together a strategy to revitalise the area as a major commercial, tourist and visitor attraction, in a manner which would complement the City's aspirations for the City Centre Park on the South Bank. They are developing their proposals for future major investment to reinvigorate the Dock area. They will present their evolving strategy to promote New Dock as destination for start-up digital and creative businesses, a place to live, and a place for leisure for residents, workers and visitors alike.
- 3.2 The proposals seek to reconfigure the existing ground floor uses to create a new office hub for digital and creative industries with new mezzanine floorspace. Day-to-day convenience retail would be focused on the boulevard. Restaurant and café uses would be concentrated along the eastern waterside. Gallery and exhibition spaces would also be created. Works would include new shopfronts to the ground floor units.
- 3.3 The proposals would explore how a more positive use of the water space for floating retail, food, drink and office premises, and the potential of Leeds Dam Island for a food and drink use, could be achieved.
- 3.4 Proposals for new interventions in the public realm would aim to make Armouries Square, the boulevard and the public realm around the waterspace more attractive for residents, workers and visitors to use during the day and in the evening.

4.0 HISTORY OF NEGOTIATIONS

- 4.1 Allied London presented their early concept work to Plans Panel (City Centre) Members on 5 July 2012. Members also visited Spinningfields in Manchester in September 2012 to see how Allied London have successfully achieved the regeneration of the area. Further discussions will take place with officers regarding the detailed consideration of the planning implications of the scheme in the lead up to the submission of full planning applications by Allied London.
- 4.2 City and Hunslet Ward Members have been consulted by email on 30 April 2013 – any comments will be reported to Panel at the meeting.

5.0 RELEVANT PLANNING POLICIES

5.1 National Planning Policy Framework (NPPF)

The NPPF advocates a presumption in favour of sustainable development, and a 'centres first' approach to main town centre uses such as offices. The location of prime office development within the City Centre, close to the railway station meets this requirement to locate such uses in sustainable locations. The NPPF also promotes economic growth in order to create jobs and prosperity. These new office buildings would help consolidate Leeds City Centre's role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses, as advocated by the emerging Core Strategy.

5.2 Development Plan

Leeds Unitary Development Plan Review 2006 (UDPR)

The site lies within the designated City Centre, as an identified Proposal Area within the Riverside Area within the Leeds UDP Review 2006 designated City Centre Riverside Area (Proposal Area 25). This policy statement advocates a mixed use approach (including major visitor attractions, offices, housing, evening entertainment, food and drink), which should harness the potential for water-based leisure and recreation activities.

Other relevant UDPR policies include:

GP5 all relevant planning considerations
GP7 planning obligations
GP11 sustainability
GP12 sustainability
BD2 new buildings
A1 improving access for all
A4 safety and security provision
N12 urban design
N13 design and new buildings
N25 boundary treatments
N29 archaeology
BD4 all mechanical plant
CC3 City Centre character
CC10 public space and level of provision
CC11 streets and pedestrian corridors
CC12 public space and connectivity
CC13 public spaces and design criteria
CC19 office development
CC28 Riverside Area
Riverside Proposal Area 25
E14 Office development
T2 Transport provision for development
T2C Travel plans
T2D public transport provision for development
T5 pedestrian and cycle provision
T6 provision for the disabled
T7A cycle parking
T7B motorcycle parking
T24 Car parking provision
LD1 landscaping
R5 employment and training for local residents associated with the construction and subsequent use of developments
N38A development and flood risk
N38B planning applications and flood risk assessments
N39A sustainable drainage systems
N51 Nature conservation

5.3 Relevant Supplementary Planning Guidance includes:

SPD Street Design Guide
SPD5 Public Transport Improvements and Developer Contributions
SPD Travel Plans
SPD Building for Tomorrow Today: Sustainable Design and Construction
City Centre Urban Design Strategy
Leeds Waterfront Strategy

South Bank Planning Statement

New Dock lies adjacent to the area covered by the South Bank Planning Statement (see attached plan Urban Design Principles 1). It has a key role in contributing towards the economic growth of the City Centre on the south side of the River Aire, and as a major tourist and visitor attraction to complement the Council's aspirations for the City Centre Park. The site lies within the extension to the draft Aire Valley Area Action Plan, and could act as a local centre within the proposals for the Aire Valley Urban Eco-Settlement. The role of the northern end of the Aire Valley, within the City Centre, will be geared towards the provision of some housing, but with significant provision of new workspaces and offices for growing digital and creative businesses. This will enable a clustering of similar industries on a number of nearby sites, such as the former Tetley Brewery and the former Yorkshire Chemicals site, where new mixed use development proposals will come forward in the future.

5.4 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. 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.

5.5 Leeds Core Strategy Publication Draft 2012

5.5.1 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 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013. As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination. Spatial Policies 1, 4, 5 and 8 of the Core Strategy aims to promote economic prosperity, job retention and opportunities for job growth in key strategic locations including the City Centre and Aire Valley Urban Eco-Settlement. The promotion of enterprise and innovation to deliver job growth, particularly in digital and creative sectors, is highlighted as a particular opportunity. Spatial Policy 3 Role of Leeds City Centre 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 (focused upon the West End, South Bank, and Holbeck Urban Village)
- 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

The Core Strategy aims to promote the integration of the South Bank into the City Centre as the gateway to the Aire Valley. This application site lies within both the City Centre and the Aire Valley. The Aire Valley has been identified as one of the Leeds City Region's Urban Eco-Settlements, a regeneration priority which will promote sustainable development by seeking the delivery of commercial and residential areas which have a high quality greened environment, energy efficient buildings and operations, low carbon and green business, sustainable transport, community facilities and linked areas of green infrastructure. It is envisaged the Aire Valley would deliver 35000 new jobs across 250 hectares of land for employment uses.

Core Strategy Policy CC1 outlines the planned growth within the City Centre, including office growth. Policy CC2 (City Centre South) states that areas for development opportunity south of the river will be prioritised for town centre uses, particularly office development.

6.0 ISSUES

Members are asked to consider the following matters in particular:

- 6.1 It is considered that the principle of the proposed changes of use are appropriate to New Dock and the vision for the regeneration of the South Bank, subject to the consideration of detailed matters.

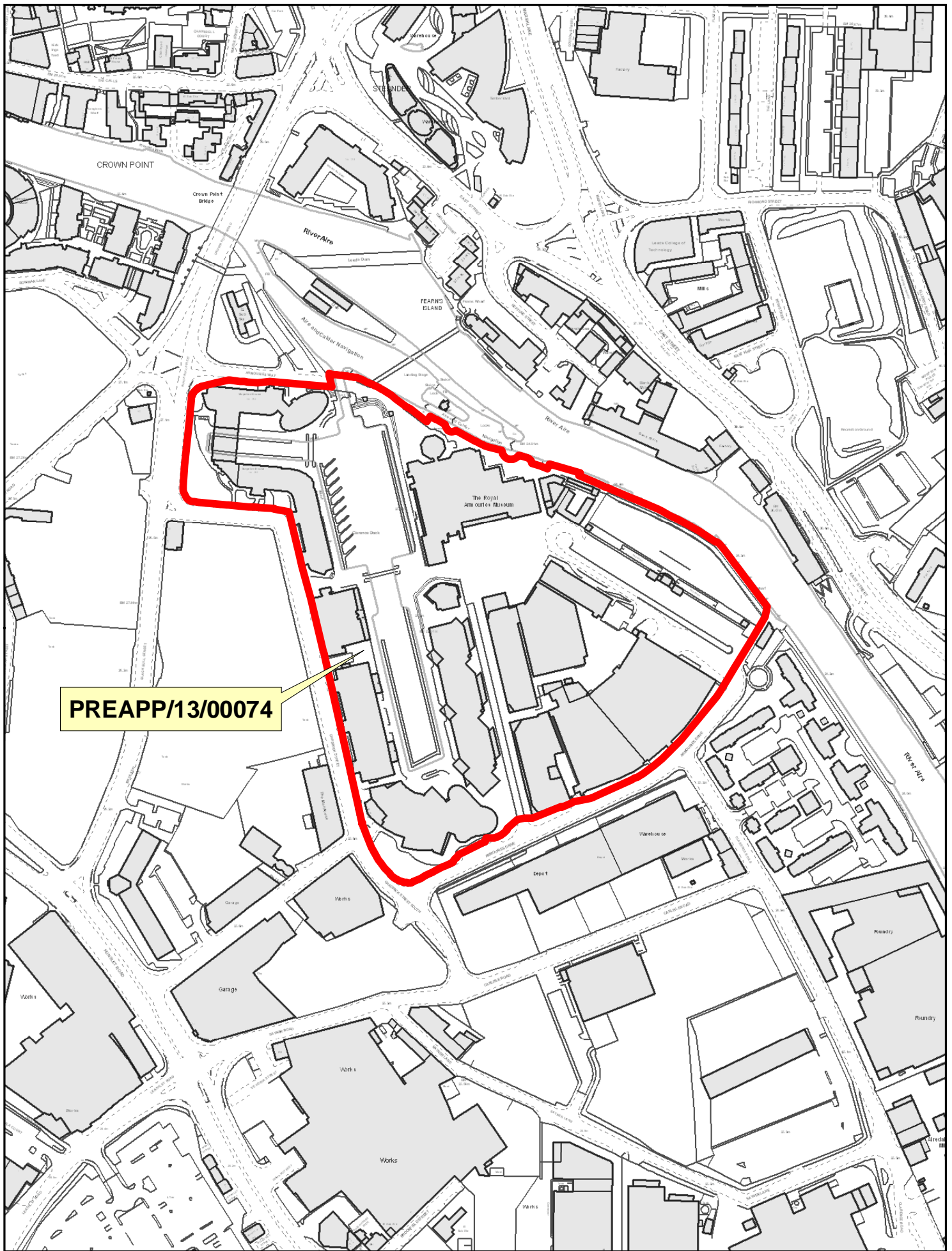
Do Members agree that the proposed range of uses for the site are appropriate in principle?

- 6.2 It is considered that the general approach by Allied London to the reconfiguration and refurbishment of the buildings and new public realm works would complement the City's vision for the waterfront, South Bank and the City Centre Park.

Do Members agree that the package of proposed refurbishment and public realm works would help to promote New Dock a destination in its own right, and generate activity that would create a catalyst that would be complementary to the South Bank and City Centre Park initiatives?

Background Papers:

South Bank Planning Statement



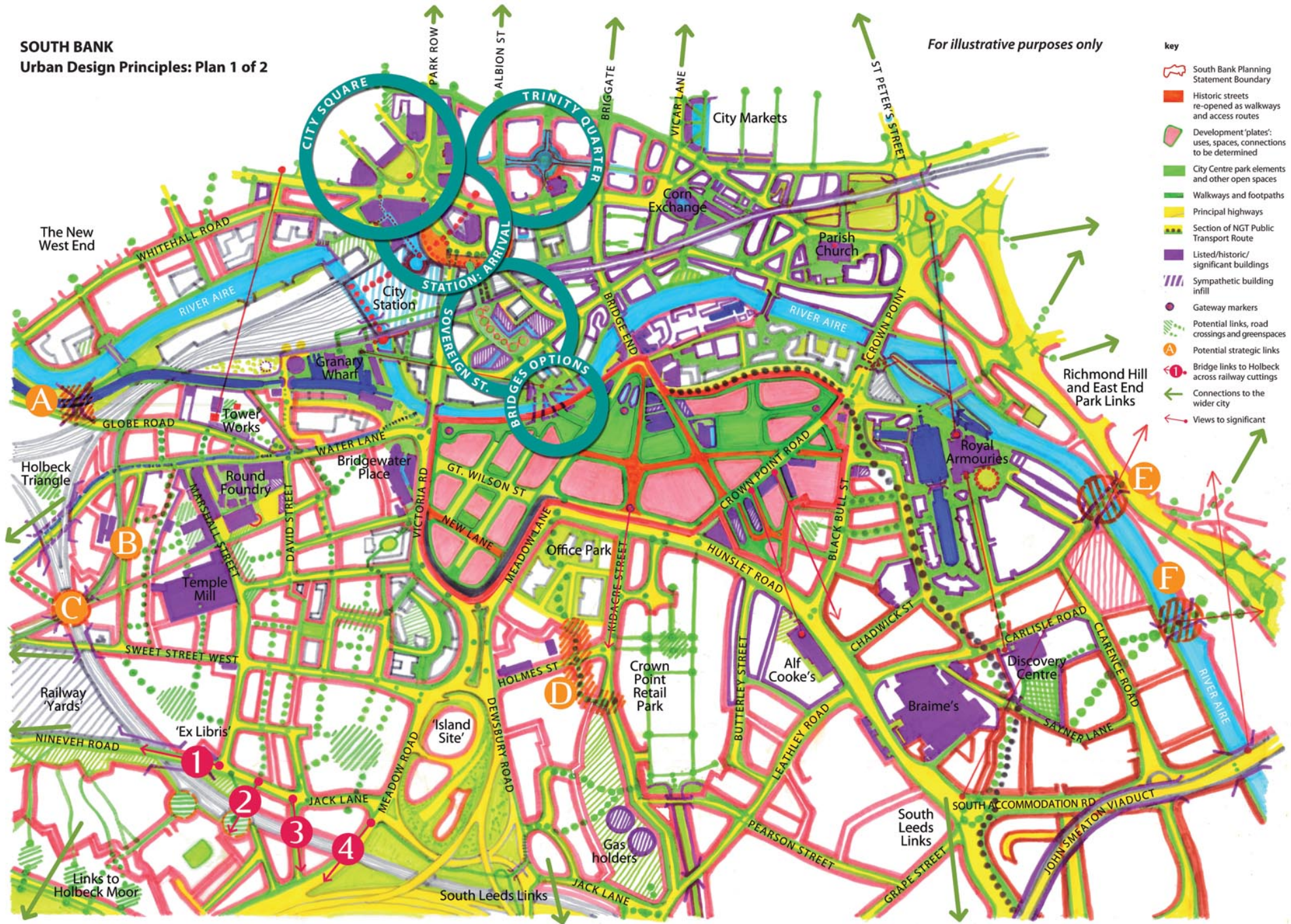
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CITY PLANS PANEL



SOUTH BANK
Urban Design Principles: Plan 1 of 2

For illustrative purposes only



- key**
- South Bank Planning Statement Boundary
 - Historic streets re-opened as walkways and access routes
 - Development 'plates': uses, spaces, connections to be determined
 - City Centre park elements and other open spaces
 - Walkways and footpaths
 - Principal highways
 - Section of NGT Public Transport Route
 - Listed/historic/significant buildings
 - Sympathetic building infill
 - Gateway markers
 - Potential links, road crossings and greenspaces
 - Potential strategic links
 - Bridge links to Holbeck across railway cuttings
 - Connections to the wider city
 - Views to significant