

Report of Director of City Development and Director of Communities and Environments**Report to Executive Board****Date: 7 February 2018****Subject: City Centre Park Delivery**

Are specific electoral wards affected? If yes, name(s) of ward(s): City and Hunslet	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is the decision eligible for call-in?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, access to information procedure rule number: 10.4 (3) Appendix number: 3	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Summary of main issues

1. The regeneration of the South Bank will effectively double the size and economic impact of Leeds City Centre, creating a distinctive mixed use district providing over 35,000 jobs and over 8,000 homes. It is one of the largest city centre regeneration initiatives in Europe, and will capture the growth of Leeds City Centre for the coming decades, cementing the city's role as the UK's fastest growing city and driver of the region's and nation's economy.
2. At its 18th October 2017 meeting, Executive Board gave approval for consultation to take place on a draft South Bank Framework Plan Supplementary Planning Document, further to comprehensive public consultation on the South Bank in 2016. The proposals contained in the Framework Plan seek to double the size and economic impact of the city centre, and propose a range of infrastructure interventions including upgrades to Leeds Station, the road network, public spaces, the waterfront, culture and other areas.
3. The city is now at the stage of moving from planning and scoping transformational projects for the South Bank to the delivery phase. Over the course of the next 18 months, it is envisaged that delivery and implementation plans will move forward for a wide range of infrastructure projects in the area, building on the successful projects such as the Flood Alleviation Scheme, Leeds Station Southern Entrance and the emergence of a new educational district in the area.

4. One of the landmark proposals that is now moving towards being delivered is the long standing ambition for a new green City Centre Park. The Park was highlighted as the public's number one priority for delivery in the South Bank in the 2016 consultation.
5. Envisaged to be approximately 3.5 hectares in size, the Council's planning policies in the Aire Valley Area Action Plan envisage that the Park will be delivered at land at and neighbouring the former Tetley Brewery (a site now owned by Vastint).
6. The park is proposed on land owned by multiple parties including land owned by the Council at Meadow Lane (a site that is currently two pay and display car parks and location of multiple lanes of highway – see appendix 1). Vastint has progressed its outline planning application to include the first phase of the park – which City Plans Panel endorsed and gave approval to defer and delegate approval of the application to the Chief Planning Officer. There is therefore an opportunity for the majority of the park to be operational within the next five years, when considering the Council's and Vastint's land interests in the area.
7. With the development proposals within this paper being focused around the phase one stage of delivery, it is important to raise that more phases could follow in future years on land owned by a party outside of LCC and Vastint. In the scenario where this arises the principles within this paper will be expected to be agreed upon by those furthering developing the City Centre Park.
8. In part due to multiple landowners responsible for delivering a park, there are risks that the park proposals may not be developed or maintained in an integrated and seamless way, or in a way where communities can effectively be involved in the park's operation. Ensuring a long term sustainable regime of maintenance is considered crucial to the success of the park. These risks were raised as concerns by a number of parties in the 2016 consultation.
9. Executive Board is asked to consider and give approval for the Council to proactively take steps to de-risk the delivery of the park to help ensure delivery of the majority of the park prior to 2023. This is with view of ensuring the viable delivery of a park that is operated and maintained seamlessly as one integrated civic space.
10. In support of these objectives, this report details, for approval, proposals for:
 - a) The Council to take a 250 year long lease at a peppercorn rent of the park delivered and funded by Vastint on Vastint owned land;
 - b) The Council to bring forward the re-development of its Meadow Lane site as part of a wider package of highways works to reduce the road space, to include a contribution to the City Park and a new development plot with potential for mixed use development. It is proposed that any capital receipts received in disposing of a development plot here will be pledged to fund the costs of the Council delivering green space at Meadow Lane.
 - c) Under the 250 year lease, the Council would retain the obligation to maintain the park using in house services. Costs for maintenance would initially be shared between the identified governance structure (who could generate income through activities at the park), the Council, Vastint and other landowners who may deliver the park with a future view of the park being self-sustainable over time.

- d) The Council with Vastint, and potentially other landowners, will explore options to deliver a sustainable structure to govern the park, this may include (subject to any value for money & further diligence) the formation of a Community Interest Company.
 - e) The identified governance structure could take a lease of the full park estate from the Council and be responsible for funding the operation of the park. The company would govern the park, promote it and ensure its successful operation as destination in the city. The identified structure will have the ability to appoint community representatives.
 - f) A shared design brief (see appendix 2) for the park which sets principles to guide the detailed design of the park at Council owned land and Vastint owned land, in response to Planning Policies contained within the Aire Valley Area Action Plan and principles contained within the draft South Bank Regeneration Plan SPD. Such principles include a range of matters highlighted as priorities through the 2016 consultation. The principles include working towards the City's: Our Spaces Strategy, HS2 Growth Strategy, Leeds Transport Strategy, Leeds Cultural Strategy, Child Friendly Agenda and Best City Vision.
11. Subject to Executive Board agreeing these steps, it would be the intention for legal agreements to be developed and finalised and for detailed work to commence on Council owned land. This is with a view of enabling construction works on the park to potentially start in 2019. This provides the opportunity to engage with young people and communities in Leeds in the design development process to inform the end design.
12. The proposals for the park can achieve a range of Best Council Plan strategic objectives including: a) Being a strong and compassionate city; b) Growing the economy, creating jobs, improving skills, promoting a vibrant city; c) Supporting healthy lifestyles; d) Keeping children safe, supporting families, raising aspirations and educational attainment and e) Connecting people and places, improving air quality, meeting housing needs. The proposals contained within this report are complementary to Executive Board reports considering Compressed Natural Gas Station Project and Leeds Cycling Strategy and will help to improve the city's walkability, cycling connectivity and contribute to improved air quality and lower emissions.

Recommendations

Executive Board is recommended to:

- i) Agree that the Council takes steps as set out at section 3.2 to support the delivery of a City Centre Park in the South Bank;
- ii) Agree the Heads of Terms in exempt appendix 3 and request that legal agreements are developed and finalised between the Council and Vastint using the principles set out in the heads of terms and at section 3.8 of the report to guide the development of legal agreements;
- iii) Agree the principles contained at section 3.14 for the redevelopment of Council land at Meadow Lane and request that further work takes place to develop proposals for new development and green space at this site;

- iv) Approve the City Centre Park design principles contained in appendix 2 as the basis for the development of the detailed design;
- v) Request a future Executive Board paper to consider the detailed design that is developed and progress on these matters;
- vi) To note that
 - a) The Director of City Development and Director of Communities and Environments are responsible for implementing recommendations i), ii), iv) and iv), in consultation with the Director of Resources and Housing, Executive Member for Regeneration, Transport and Planning, and Executive Member for Environment and Sustainability;
 - b) The Director of City Development is responsible for the implementation of recommendation iii.

1. Purpose of this report

- 1.1 This report seeks Executive Board approval to measures that will help bring forward the delivery of the long standing City Centre Park ambition. Executive Board approval is sought to develop a maintenance and delivery regime for the park, as well as approvals on the design brief, which consists of a number of principles that will shape the layout and function of the park.
- 1.2 This proposal is complementary to the South Bank Regeneration Framework Supplementary Planning Document, Leeds Integrated Station Masterplan, HS2 Growth Strategy and Our Spaces Strategy.

2. Background information

- 2.1 The regeneration of the South Bank will effectively double the size and economic impact of Leeds City Centre, creating a distinctive mixed use district providing over 35,000 jobs and over 8,000 homes. It is one of the largest city centre regeneration initiatives in Europe, and will capture the growth of Leeds City Centre for the coming decades, cementing the city's role as the UK's fastest growing city and driver of the region's and nation's economy.
- 2.2 Through co-production and city wide collaboration, the draft South Bank Leeds Framework Plan was produced to provide clear guidance for the future development of the South Bank and to establish principles to drive the growth of the area. In July 2016 Executive Board gave approval to undertake consultation on the draft South Bank Leeds Framework Plan.
- 2.3 An extensive 3 month public consultation exercise followed between August and December 2016. Over 2,200 people took part in this consultation, yielding over 32,000 individual responses. This provided invaluable input into the framework, with clear feedback from the public on the importance of culture, high quality urban realm, the waterfront and accessible family friendly features. The delivery of a City Centre Park was highlighted as the public's number one priority in the consultation.
- 2.4 As a result of the consultation on the framework amendments on the principles were brought forward and the framework was adapted to become a draft South Bank Regeneration Framework Supplementary Planning Document (SPD) which was approved by Executive Board in October 2017 as a basis of further consultation, to include proposals for the Leeds Integrated Station Masterplan (LISM).
- 2.5 A further six weeks of public consultation was undertaken on the draft SPD and the LISM between 8 November and 20 December during which time bi-weekly information sessions were held in different parts of the station and three drop-ins at locations in the South Bank. The consultation responses are now being reviewed and will be used to make amendments to the SPD to enable it to be formally adopted.
- 2.6 The provision of a City Centre Park has long been an ambition for the South Bank, as first envisaged in the South Bank Planning Statement 2011 extending from Meadow Lane to Crown Point Road across a number of land ownerships at a size of approximately 3.5 hectares.

- 2.7 The Council has successfully delivered new Green Space at Sovereign Square – the largest investment in new Green Space in Leeds City Centre over the last twenty years – as a stepping stone to the park.
- 2.8 The location of the proposed park is on land owned principally by three parties: the Council (at land shown at appendix 1), Vastint (owners of the 22 acre former Tetley Brewery site), and Asda (although part of the site is in the HS2 safeguarded boundary). There are other smaller landownerships within this area – an area known as ‘Site AV94’ in the Aire Valley Area Action Plan (Appendix 5).
- 2.9 The park will be delivered through Core Strategy policies relating to open space, negotiation with landowners and through direct use of council land holdings. Policy SB2 of the Aire Valley Area Action Plan includes a series of design and delivery principles and highlights that major development sites within Site AV94 are required to make a proportionate contribution of at least 20% of land area to the City Park.
- 2.10 Vastint owns the largest landholding in the area and submitted an outline planning application for their first phase of their development earlier in 2017. City Plans Panel gave approval to delegate and defer the determination of this planning application to the Chief Planning Officer.
- 2.11 Vastint propose in phase one of their scheme to contribute 2 hectares to the delivery of the City Park, 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.
- 2.12 Vastint has stated an ambition to potentially deliver the park as an early phase of their development, with works currently proposed to start in 2019/2020.
- 2.13 In addition, building on the work contained in the South Bank Regeneration Framework SPD, the Council has developed initial thinking about its land at Meadow Lane and how this could be brought forward for green space as part of plans to reduce the amount of highways infrastructure in the location. The Council has commissioned design work for the delivery of a new footbridge at Sovereign Square to connect the Sovereign Square green space to the proposed location of the city centre park, and link the park to the proposed principal entrance for HS2 in the city. Combined, the proposals will help to achieve the principles contained in the original and current Planning Policies for a 3.5 hectare Park.

3 Main issues

- 3.1 Put simply, the city is now at the point of moving from the planning stage of the City Park towards the detailed design and delivery phase. This represents an exciting time for the city due to the transformational impact the park will have across a number of areas. There is the potential for the majority of the city centre park to be delivered within the next five years.

- 3.2 It is considered, however, that there are principally three matters that require Executive Board consideration to support the development and delivery of the park to maintain this momentum:
- i) **Maintenance and Operation** – Land ownership of the proposed park is divided across a number of land holdings – public and private – in the area and the ongoing maintenance requirement for publicly accessible green space is key to its long term sustainability. There is a risk that the park may not be operated or maintained as a single space due to differing and potentially conflicting maintenance approaches by landowners. This was raised as a concern by a number of parties in the 2016 South Bank consultation who sought clarity on how the space could be delivered as ‘a civic space’ with community involvement in the park. To avoid this position, it is proposed that the role of the Council in the maintenance of the City Park as a whole should be clarified at an early stage;
 - ii) **LCC Land at Meadow Lane** – How the Council proposes to bring forward its site at Meadow Lane and contribute to the delivery of the City Centre Park and wider development proposals;
 - iii) **Shared design brief** – All proposals for the park will be required to comply with Planning Policy (in the AAP) and respond to principles in the draft South Bank Regeneration Framework SPD. This can ensure integration on the design of spaces. However, in addition to this, it is considered that would be beneficial for landowners to collaborate and agree a shared design brief for both Vastint land and Meadow Lane that responds to planning policies and ensures the delivery of a seamless space, as each landowner develops its detailed design for the area of park on their site.
- 3.3 **Park Maintenance and Operation**
- 3.4 With regards to the maintenance of the park, there could be an approach whereby each landowner is responsible for the maintenance and operation of the park within their ownerships. This approach, however, is not considered to present the best option for the city as it potentially limits the opportunities for community involvement in the design and operation of the park and the possibility of fragmented and conflicted approaches to the maintenance and operation of the spaces.
- 3.5 It is considered that, for the park to be a success, that it should be managed and operated as one single, seamless space – a space that communities of Leeds have influence on in terms of the operation and functionality of the park.
- 3.6 Accordingly, the Council has been in dialogue with Vastint on this matter. It is proposed that, to deliver a park that maximises benefit to the city as a whole and to de-risk the park proposal, the City Council takes a proactive role in the delivery and ongoing maintenance of the park.
- 3.7 In considering what role the Council may take in the park, regard has been given to:
- i) The extent of the Council’s role and risk exposure.
 - ii) European Procurement Regulations.
 - iii) The VAT and financial efficiency of the options available.

- 3.8 In accordance with the draft heads of terms contained within exempt appendix 3, it is proposed that the following principles are agreed as a basis for developing a detailed agreement:
- i) The City Council will take a 250 year long lease, at peppercorn rent, of the 'top layer' (Soft and Hard Landscape within the red line boundary of the site which is for public use) of the park area that Vastint will design, fund and construct on;
 - ii) The Council will work with Vastint, and potentially other landowners who will bring forward a part of the city centre park, to collectively agree upon a governance structure to manage the park which may include a formation of a legal entity. An example of this could be through a Community Interest Company (CIC), a type of Trust or a Limited Company;
 - iii) The identified structure will include representatives from the Council, landowners and community/ business representatives, and will be responsible for funding the operations of the full park estate by taking a 50 year sub lease from the Council of the areas of park that the Council owns or has a lease for;
 - iv) The landowners and Council will all contribute funding to the maintenance of the park; will be able to generate revenue from events at the park space; be responsible for governing the park's operation and promotion. The established structure to govern the park will be developed in agreement between both parties and will have the ability to generate income.
 - v) In compliance with EU procurement regulations that may be applicable, it is proposed that the Council's Parks and Countryside Service will maintain the park as the council will retain the obligation to maintain the park as part of the lease agreement with Vastint;
 - vi) The Council and Vastint (and potentially other future landowners) will collaborate on the detailed development of a design brief of the City Centre Park in order to mould an agreed approach ensuring sites with different ownerships intertwine.
- 3.9 This approach is considered to best meet the city's ambitions as it can de-risk the park, ensure a seamless and integrated approach to the development of the park, whilst enabling it to be a true civic asset. This collaborative approach can also provide clarity and a mechanism to encourage other landowners to contribute to the delivery of a city centre park in this location.
- 3.10 Subject to Executive Board agreement to the principles contained above, it would be the intention for the Council to take steps to develop and finalise necessary legal agreements, with views of agreements being exchanged and completed in 2018. Such work will include more detailed investigation on the financial efficiency of any proposal. Further reports would come to Executive Board seeking necessary approvals once the split of funding for park maintenance has been developed – likely to be later in 2018/ early 2019 when construction level designs of the park are developed and finalised.

3.11 **LCC Land at Meadow Lane**

- 3.12 The Council currently owns land at Meadow Lane (see appendix 1), immediately adjacent to ASDA and the River Aire and the proposed location of the new pedestrian footbridge linking Sovereign Square green space to the South Bank. The site is laid out as two pay and display car parks bisected by multiple lanes of highway. As part of the South Bank Regeneration Framework proposals, the highway network in this area will be altered, road capacity will be reduced whilst maintaining the route as a key transport and public transport network. These proposals form part of the Council's proposed investment package as part of the 'Leeds Public Transport Investment Programme', City Centre Transport Package – and are linked to the provision of a new Park and Ride site at Stourton considered elsewhere on the agenda.
- 3.13 In bringing forward these changes, there will be surplus highways land that can be repurposed as development opportunity.
- 3.14 It is proposed that the Council now develops detailed design and strategy for the delivery of potential new development plots and green space at Meadow Lane as detailed design work commences. It is proposed that the Council develops its thinking for the site on the basis of the following principles and indicative plan shown at appendix 4:
- i) The Council will deliver green space to support the delivery of the park that provides a direct connection to Vastint's proposal and a link to the Sovereign Square Footbridge;
 - ii) New development opportunities will be brought forward at this location to act as a gateway to the park and to support a wider transformation reinvigorating and extending the public realm at 'Bridge End' (the location outside of the Adelphi Public House);
 - iii) Any capital receipt that is received is hypothecated and will contribute the funding of any capital works to deliver the green space on Council land at Meadow Lane;
 - iv) Proposals will support the objectives of the Leeds Public Transport Investment Programme and ensure that Meadow Lane remains a key public transport corridor.
- 3.15 Should Executive Board agree to these principles, it is proposed that further work takes place to define the development opportunity, market testing, the development of a disposal strategy and further design work on the green space that will form part of the park. This would be developed harmoniously with any design work for the road network at Meadow Lane. Dialogue will take place with the West Yorkshire Combined Authority, who have land interests in the area, where land is safeguarded for a mass transit route, to ensure common alignment of strategic thinking on the purpose of spaces in the area.
- 3.16 Subject to Executive Board agreement, it would be the intention to bring a further report seeking approvals to further progress plans at this site upon completion of the steps set out at paragraph 3.14.

3.17 Design Brief

- 3.18 In accordance with the policies contained within the Aire Valley Leeds Area Action Plan, and principles contained within the draft South Bank Regeneration Framework SPD, Vastint and the Council have developed a draft document that sets out the proposed principles to guide the detailed design of the park to ensure plans are developed in a harmonious way. Each party will be responsible for designing the park on its own site, and these principles are submitted for Executive Board endorsement prior to the Council progressing further design work at its site.
- 3.19 The proposed design principles are contained at appendix 2.
- 3.20 Leeds has a vision to create an exemplar, vibrant, world class city that is inclusive, welcoming and accessible to all. Our spaces play a huge role in enhancing our reputation on a world stage. They are a key vehicle: in enhancing, promoting and supporting the city centre as a focal business location; are an engine for economic growth and present a retail and visitor destination of national and international significance with a unique identity.
- 3.21 Sovereign Square is the City's newest public space which sets a new quality benchmark for new green space and public realm proposals being brought forward. Proposals for a new connecting pedestrian footbridge from Sovereign Square to the South Bank, which will act as a gateway to the City Park, are currently being developed. This sets a clear platform of the continuity of quality described within the Supplementary Planning Documents boundary. This new approach on design quality will be the ambition for new spaces in South Bank.
- 3.22 The principles set out within the design brief are about the agreeing to the clear scale of quality in which the park must achieve upon delivery. This is in alignment with other LCC strategies and newly developed public spaces (See Appendix 2).
- 3.23 In agreement with Vastint, we want to ensure the following principles are approved by Executive Board and are embedded in the design of the City Park:
- The park will be designed for people – comfortable, stimulating, relaxing and safe
 - Highly connected, considering pedestrians first, clearly legible and easily navigable
 - Provide the opportunity for cultural activity, from small interactions to major events
 - Designed to be resilient to climate change, naturally green/trees, cooling the air, sustainable by managing surface water and absorbing carbon.
 - It will be inclusive by being designed for all ages, abilities and reflect Leeds' multi-ethnic population
 - It will Celebrate Leeds' built and natural assets, from the edges of the River Aire to the magnificent architecture of the city centre.
 - The City Park will be a valuable economic infrastructure, that supports businesses and provide a canvas for new investment
 - The delivery of the city park provides the opportunity to contribute to Leeds Child Friendly agenda and young people will be engaged in the design concept opportunities for the park.

- 3.24 The design brief also sets out that the park will be a flexible space and will have the infrastructure to potentially permit a range of uses, including the potential for events, physical activity, socialising amongst other activities. Executive Board will be aware that proposals for a major piece of public art within the park as part of Leeds' ambition for a year long celebration of culture in 2023, and opportunities for such provision will be proactively explored.
- 3.25 The design brief once approved will then be used by Vastint to commission an architect to design the City Park, embedding the principles into the design enabling the next step to take reserve matters to city plans panel.

4. Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Consultation has taken place on the City Park through the South Bank Regeneration Framework in 2016, South Bank Regeneration Framework Supplementary Planning Document in 2017 and through ongoing consultation from Vastint. The consultation engaged with residents, businesses, landowners and city stakeholders, this included a high number of responses on the City Centre Park, including public support for the park as follows:
- To be part of a wider green network of spaces;
 - Feature expanses of green, with mature trees, gardens, water features and seating
 - A 'destination' in its own right benefiting workers and residents and wider communities too, not just a space used during office hours
 - Include something for everyone, including families, young children and young people. For example play space and sports facilities helping to address a lack of provision in the city centre
 - Provide a flexible space to include areas which can be used for specific events as well as general public use
 - Include facilities like toilets, cafes and covered spaces to ensure the park can be used in all weathers
 - Feature public art and sculpture which is integrated with the landscape as well as accommodating temporary art works and trails
 - Increase biodiversity by creating new habitats for wildlife and pollinator resources.
- 4.1.2 All of these elements are incorporated and responded to within the emerging design principles contained within the draft design brief.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 The South Bank Regeneration Framework consultation included comprehensive public consultation and the production of an Equality and diversity, cohesion and integration Impact Assessment (See Appendix 6). The proposals in this paper respond directly to actions contained within that impact assessment. A screening assessment is included as part of this report (see Appendix 7), and more specific

equality and diversity implications will be considered throughout the development of the park.

4.3 Council policies and best council plan

- 4.3.1 The vision for a City Park is embedded within the recent published draft of the South Bank SPD which demonstrates the ambition for 253ha of Brownfield Land south of the River Aire.
- 4.3.2 The ambition to deliver this will support the Best City ambition as set out in the Best Council Plan to be a strong economy and a compassionate city. The work to deliver the City Park supports the Best Council Plan 2017/18 priorities on:
- Good Growth
 - Health & Wellbeing
 - Child Friendly City
 - Better Lives
 - Transport & Infrastructure
 - Low Carbon City

4.4 Resources and value for money

- 4.4.1 In agreement as land owners, Vastint and Leeds City Council take responsibility to fund and deliver parts of the City Park proposal in which they own. Collaborative working will take place to ensure that the development integrates seamlessly once the park is fully delivered. Maintenance funding will be split between LCC and Vastint, whilst the any structure that may be established to operate the park will have the ability to raise funds through events. With respect to the Council, its contribution towards the funding of the park maintenance will be a consideration in the setting of the revenue budget in future years, which at the time of writing is forecast to be 2020/21. In addition Vastint would make a revenue contribution which would likely in part come through the service charge to tenants on site.
- 4.4.2 Indicative costs have been provided for the parks horticultural and cleansing needs based upon the recently developed Sovereign Square. Costs have been estimated to match the scale of the City Centre Park. It is estimated to be £89,000 for soft landscaping and (if included in design) a water feature to be maintained, with a further £175,000 to be paid for cleansing creating a total annual cost of £264,400. These figures at this moment in time are indicative in absence of any design and will be reviewed once reserved matters has been submitted.
- 4.4.3 In the expansion of the park where new landowners are involved it is expected that they will abide by the same heads of terms used here. More specific funding proposals will be reported to Executive Board once the detailed design of the park is finalised. Further work will also take place on any potential taxation implications for the proposals ensuring the most efficient route is implemented.

4.5 Legal implications, access to information, and call-in

- 4.5.1 All information in relation to this programme is being held and managed in accordance with the access to information policies and procedures. Any proposal

contained will be subject to European Procurement Regulations and further diligence will take place on any implications of the proposed structures contained in this report.

- 4.5.2 The information contained in Appendix 3 is exempt under Access to Information Rule 10.4 (3) as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information). It is considered that the public interest in maintaining the content of appendices as exempt outweighs the public interest in disclosing the information.

4.6 Risk Management

- 4.6.1 It is agreed that the development of the City Park will be open for use to members of the public for a variety of uses. It is for this reason in which the Council must take an active role in ensuring the park has an ongoing, sustainable management and maintenance model in place. This must be flexible to suit the further expansion of the City Park and must have the ability to accommodate various landowners and other involved organisations.
- 4.6.2 Further to this, with different land owners there is a risk of the development of a City Park being fragmented from its surrounding area. The joining up of Meadow Lane (in Leeds City Council ownership) plays a pivotal role in the wayfinding across the South Bank and must intertwine with the proposal of land on the former Tetley Brewery site in Vastints ownership.

5. Conclusions

- 5.1 The vision for the City Park first became apparent in 2011 as a high priority ambition for the City of Leeds. This has come with the development of the ambition for the land south of the River Aire within the South Bank regeneration framework. With the proposition to deliver this ambition it is critical to ensure the appropriate measures are put in place to ensure the development is sustainable once delivered.
- 5.2 The Council agreeing to the steps outlined in this report can help to enable the delivery of the first phases of the City Park within the next five years and help to de-risk the proposition.
- 5.3 Agreement on the design brief ties into the evolving Our Space Strategy and combines a number of city centre regeneration initiatives effectively being developed within South Bank.
- 5.4 The approval of the design brief will enable an architect to be commissioned by Vastint and progress the project and build towards a full planning submission.

6. Recommendations

- 6.1 Executive Board is recommended to:
- i) Agree that the Council takes steps as set out at section 3.2 to support the delivery of a City Centre Park in the South Bank;
 - ii) Agree the Heads of Terms in exempt appendix 3 and request that legal agreements are developed and finalised between the Council and Vastint,

using the principles set out in the heads of terms and at section 3.8 of this report to guide the development of legal agreements

- iii) Agree the principles contained at section 3.14 for the redevelopment of Council land at Meadow Lane and request that further work takes place to develop proposals for new development and green space at this site;
- iv) Approve the City Centre Park design principles contained in appendix 2 as the basis for the development of the detailed design;
- v) Request a future Executive Board paper to consider the detailed design that is developed and progress on these matters;
- vi) To note that:
 - a) The Director of City Development and Director of Communities and Environments are responsible for implementing recommendations i), ii), iv)and v), in consultation with the Director of Resources and Housing, Executive Member for Regeneration, Transport and Planning, and Executive Member for Environment and Sustainability;
 - b) The Director of City Development is responsible for the implementation of recommendation iii.

7. Background documents¹

7.1 None.

8. Appendices

- 8.1 Appendix 1 – LCC Land Ownership
- 8.2 Appendix 2 – Design brief
- 8.3 Appendix 3 (Exempt) – Heads of Terms
- 8.4 Appendix 4 – Meadow Lane
- 8.5 Appendix 5 – Site Outline in Aire Valley Action Plan
- 8.6 Appendix 6 – South Bank Equality Impact Assessment
- 8.7 Appendix 7 – City Park Equality Impact Screening

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.