



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 30th November 2023

Subject: 23/04778/FU- Student residential development – SOYO, Block A, Quarry Hill, Leeds

Developer- Quarry Hill Developments Ltd, 9 York Place, Leeds, LS1 2DS

Electoral Wards Affected:

Little London and Woodhouse

Yes

Ward Members Consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions at Appendix A, consideration of comments made by Active Travel England and the completion of a Section 106 agreement to include the following obligations:-

Travel Plan & Monitoring Fee (£4787)

Development to be occupied by full time students in perpetuity.

Local Employment and training initiatives.

Retention of public accessibility through the site

Contribution to eastern Gateway Highway Improvement Scheme (£84,000)

Contribution towards Leeds E-Bike scheme (£32,000)

Section 106 management fee

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

1.0 INTRODUCTION:

- 1.1 The scheme brought forward for determination is the latest and final programmed phase of the SOYO residential led development at Quarry Hill and seeks planning permission for a new student residential building and areas of public realm, departing from the approved matrix of uses determined under outline planning permission 14/06534/OT approved in 2017.
- 1.2 The application has been brought to City Plans Panel for determination under the terms of the officer/member delegation agreement due to the scale and significance of the proposals and at the request of members who were resolved to determine the application at City Plans Panel rather than allow a delegated decision as was decided at the pre application presentation of these proposals at the City Plans panel meeting of 13th July 2023. The proposals are therefore brought to members under subsection G of the exceptions list in the officer delegation agreement where the Chair considers that the application should be referred to the relevant Plans Panel for determination because of the significance, impact or sensitivity of the proposal)

2.0 SITE AND SURROUNDINGS:

- 2.1 The site is part of the previously approved outline consent for SOYO and is within the larger Quarry Hill development site which is the area of land which links Playhouse Square in the west, to Quarry House in the east. The SOYO development is partially built and occupied. Quarry Hill has vehicular access from the A64 York Road/Inner Ring Road to the north and from York Street to the south.
- 2.2 Adjacent to the site is Leeds Playhouse (LP), and to the south is the Leeds College of Music (LCM) with its associated student residential tower and the Northern Ballet HQ. SOYO residential blocks E and F have recently been completed whilst blocks B and C (also to be in C3 residential use) are under construction.
- 2.3 The SOYO site currently consists of a mix of hard and soft landscaped areas with a redeveloped central pathway containing steps and ramps leading from the junction with the Eastgate roundabout along the northern elevation of the Leeds Playhouse. The on-going development of blocks B & C currently dominates the immediate setting, with much of the southern edge of the SOYO portion of Quarry Hill taken up by the redevelopment of these plots and associated site welfare.
- 2.4 The Block D site is currently being used as a site compound during the construction of blocks B and C and has recently had a new planning application submitted for the development of a new Purpose Built Student Accommodation (PBSA) scheme providing 291 student bed spaces (following presentation of the proposals to City Plans Panel – see paragraph 4.4.1 / 4.4.2 below for further details).

3.0 PROPOSAL:

- 3.1 The proposals are for the development of Block A SOYO for student use – with the proposed accommodation as follows:
 - 360 Bed Spaces
 - 132 cluster rooms in 6 bedroomed clusters and 228 individual studios
 - Studio room sizes ranging between 20-26 sqm
 - Cluster room sizes ranging between 15-25sqm
 - 21 Accessible Ready Bedrooms

- 2.2 sqm Internal Amenity (per bed space)
- 1.1 sqm External Amenity (per bed space)

The proposals involve the introduction of a 7-storey building – in essence in a mirror orientation and massing of the approved Block B, broadly recreating the presence and on the footprint of the previously approved Multi Storey Car Park (MSCP) scheme - however also including the introduction of a west facing courtyard. The courtyarded area would allow for a secure garden/terrace setting at ground level along St Cecilia St for residents. This 'C' shaped form mirrors the massing strategy established for Block B to the south and would provide relief to the St Celia streetscape and further breathing space with block E to the west.

- 3.2 The southern frontage/footprint of the building follows the masterplan requirements which also manifested in the design of the MSCP - with a stepped facade to mirror that of SOYO Block B, currently under construction. This 'symmetrical' arrangement would provide a framed view of the Quarry House entrance when approaching along SOYO's central street which acts as the termination of the important west-east axis from the Headrow/Eastgate.
- 3.3 The proposals also look to provide 8 accessible EV parking spaces. Level access would then be available from the parking spaces to the principle entrances of blocks A,B,C,D and E and to block F and the Leeds Playhouse via steps or the accessible ramped approaches already constructed. A new layby is proposed to the northern side of the new building's demise to provide two of the accessible spaces.
- 3.4 Materials would follow the established SOYO vernacular of brick, stone plinth, rainscreen cladding and aluminum glazed windows.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 **14/06534/OT** – *'Outline application for mixed use redevelopment including A1, A3, A4 and A5 uses, offices (B1), hotel (C1), residential (C3), medical centre (D1), college (D1), student residential accommodation, multi storey car park, basement car parking, access and open space'*. - Approved 02.11.2017.
- 4.1.1 14/06534/OT comprises 'the outline consent'. A S106 Agreement was signed on 1st November 2017. Access and layout were approved, and appearance, scale and landscaping were reserved matters to be addressed at each phase stage. The outline consent was accompanied by a Matrix of Accommodation (MOA) which was based on anticipated uses within each of the proposed development blocks identified i.e. Blocks A – E. It also proposed potential alternative uses in a number of blocks to maximise the opportunity to respond to market signals once the outline application had been approved.
- 4.2 **17/07206/RM** – Reserved Matters Application for appearance, scale and landscaping in relation to the Phase 1 development of Blocks E and F for 515 Private Rented Sector units and ancillary accommodation together with Class A3 use and the provision of public realm areas within the Phase 1 area of the Quarry Hill site pursuant to outline planning permission reference 14/06534/OT. The Reserved Matters application was approved on 14th May 2018 and the development has recently been completed.

- 4.3 **19/03175/RM** – Reserved Matters application for appearance, landscaping and scale for the proposed Multi Storey Car Park pursuant to outline approval 14/06534/OT (approved)
- 4.4 **20/06989/RM** – Reserved matters application for appearance, scale and landscaping for Phase 3 development of Blocks B and C for 331 build to rent units and ancillary accommodation together with Class A1 and A3 use and the provision of public realm areas with the Phase 3 area pursuant to Outline Planning Permission 14/06534/OT - Quarry Hill St Peters Street Leeds LS2 7UP' Approved September 2021 and currently under construction
- 4.4.2 **23/00747/FU** - Erection of 291 bedspace purpose-built student accommodation, SOYO Block D (under consideration, awaiting signature of Section 106 agreement). This was presented at pre-application stage to City Plans Panel on 3/11/22 and Members were supportive of the proposal and agreed for it to be determined under delegated powers

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals were the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since April 2023. These discussions focused on the detailed design and massing of the new building and highways / accessibility considerations.
- 5.2 In consideration of their important role as a key stakeholder at Quarry Hill, the case officer and representatives of the applicant met with representatives of Leeds Playhouse on 14th June 2023. The proposals were outlined and received positively and have been summarised in a letter of representation detailed at Appendix B of this report and reported to members as part of pre application proposals at the 13th July 2023 meeting of City Plans Panel (PREAPP/23/00134).
- 5.3 At the pre-application presentation to City Plans Panel and in response to Members comments and questions, the following was discussed:
- Security concerns regarding pick up and drop off points and access to the bicycle store – it was reported that all these areas would be well lit and the cycle storage could be accessed from within the building. The site would be managed round the clock and have a security presence.
 - The mix of studio and cluster flats had been based on industry standards.
 - The landscaped courtyard area would be private for student residents to create a level of security. This would be the only private landscaped area. This has been approved as part of a previous application.
 - There would be large areas of soft landscaping across the site.
 - Rain gardens and water run-off had been considered in the design.
 - There was not yet a confirmed date for the improvements to the footbridge.
 - There was an established management company for the estate which would manage all the common areas.
 - Public consultation had already started and will be expanded.
 - Further work would be carried out with regard to health provision.
 - There would be level access on the pedestrian routes.
 - There would be a full highways assessment prior to the full application which would consider issues such as deliveries and student drop off and pick up.

- There would be consultation with the police with regards to safety and security.
- CCTV and other security arrangements would be operating all year round and not just during term time. It was expected that there would be some occupation outside of term time.
- The disabled parking bays would be available for public use.
- A wind study had been carried out and this building would provide further mitigation.
- Fire safety evacuation points had yet to be determined.
- The proposed materials were similar to those in the surrounding buildings. It was requested that samples of materials be provided should the full application be brought to Panel.
- It was proposed to be a low energy sustainable building which was highly efficient whilst low on energy use. There would be 100% LED lighting, low water consumption and an intention to connect in to the District Heating Scheme.
- There would be management arrangements in place for student pickup and drop offs and other stakeholders on the site would be consulted.
- There was limited opportunity for the inclusion of green walls due to the active frontage at ground level. There would be further consideration to see if there could be more landscaping/greenspace.
- There would be opportunity to install electric bicycle charging points. It was hoped that there would be further information when the full application was submitted.
- Concern regarding the number of applications for student accommodation in the city centre and that students are only present for 30 weeks a year. It was reported that there was still a need to be met.
- There was an ongoing review of housing needs in the city. The wider part of this site also had other residential accommodation.
- The need for sufficient provision for delivery drivers.
- The requirement for student accommodation was discussed in more detail and Members requested an update on the review of the Strategic Homes Marketing Assessment and housing need across the district. A report is due to be sent to Development Plans Panel before the end of the year.
- There would be opportunity for students to stay in the accommodation all year round.
- More greenspace should be provided.

5.4 In response to questions outlined in the report, the following was discussed:

- Members were broadly supportive of the proposed use of Block A for student accommodation.
- Members agreed that the appearance and scale and setting of the proposed building was acceptable.
- Members asked if further consideration could be given to more greenspace as part of the student residential amenity.
- Members requested that the full application be brought back to Panel for consideration.

5.5 On the 14th June 2023 the Asset Management and Regeneration Team provided written confirmation that; following discussions with the applicant, Leeds City Council has completed a process of release between the council and applicant from the extant obligation to build a MSCP where formerly the applicant was bound to deliver one under the Development Agreement for the site.

6.0 CONSULTATION RESPONSES:

6.1 Statutory

6.1.1 Health and Safety Executive (HSE) (Planning Gateway One) Fire Safety

Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.

6.1.2 Active Travel England

Active Travel England provided comments to officers on 11.09.2023. Whilst broadly supporting the applicant's proposed measures, some further clarifications have been requested relating to the following matters:

- Detailed quantification of active travel movements generated by the development is needed to supplement the ambitions of the Travel Plan
- Provision of further details on cycle parking and supporting provision
- Further details of how the development will improve (and contribute to) the surrounding active travel network to the north of the site.

A response / clarification document from the applicant on these points was received on 06.11.2023 and Active Travel England have been reconsulted accordingly. A response from Active Travel England is awaited at the time of this report.

6.1.3 Natural England

No comments received

6.1.4 Environment Agency

No comments received

6.1.5 Yorkshire Water

No objections subject to conditions related to wastewater provisions being undertaken in accordance with the submitted drainage report and control of landscaping features within an easement area identified.

6.1.6 Coal Authority

The Coal Authority considers that the content and conclusions of the information provided by the applicant is sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

6.2 Non Statutory

6.2.1 Flood Risk Management

No objections subject to the development being undertaken in accordance with the submitted drainage details.

6.2.2 Contaminated Land

No objections subject to conditions to control unexpected contamination and the importation of soil.

6.2.3 Highways

No objections subject to conditions controlling submission of wayfinding information, provision of accessible parking to be provided by occupation, construction management and a contribution of £32,000 and space on site required for provision of Leeds City Bikes e-bike docking station and contribution of £84,000 towards Eastern Gateway cycle infrastructure Improvements.

6.2.4 Access Officer

No objections, work has been undertaken in consultation with the access officer to ensure that a proportion of rooms are adaptable under the British Standard and a management regime can be conditioned to ensure adaptable rooms can be provided as demand requires.

6.2.5 Design Officer

The proposals have been the subject of a series of detailed design discussions since April 2023. The design officer considers that as a scheme to mirror the block B on the opposite side of the causeway to the Quarry House building; in height and scale it is appropriate as it matches the context. The aesthetics should also follow the building opposite particularly the 'tower' to the South elevation. This should match the tower to the North elevation of Block B. Any large plain areas of brickwork should be alleviated with features, details or indented panels to add visual interest.

6.2.6 Landscape Team

No objections subject to the control of details through conditions which confirm the finalised landscaping scheme, soil depths / volumes for all raised planters in the scheme and management regimen as well as controls on replacement planting should an element of the planting scheme fail and tree protection measures in relation to the build process.

6.2.7 West Yorkshire Police

A detailed discussion took place with the West Yorkshire Police Architectural Liaison Officer on 05.10.2023. The focus of the discussion centred on ensuring the adjacent public routes and spaces benefit from suitable natural surveillance, CCTV coverage, denying opportunities for hiding places and ensuring appropriate lighting is provided. A series of measures of appropriate technical capability have been recommended, advised as necessary in this situation to the applicant team and will be integrated into the landscaping scheme and controlled through the landscaping condition as has been the consistent method to control these details across the SOYO scheme.

6.2.8 Health Partnership

Information has been provided with regard to capacity at local surgeries and wider strategic aims. See appraisal at 8.1.9.

6.2.9 Public Health

No comments received

6.2.10 Environmental Health (Pollution Control)

No objections subject to conditions controlling the submission of details concerning ventilation, overheating mitigation and control of noise outputs from plant and machinery.

6.2.11 Environmental Studies

No objections subject to controls on glazing specifications to be in accordance with the submitted noise report.

6.2.12 Nature Team

No objections subject to conditions to control removal of trees and shrubs in respect of the nesting season and provision of full details of new integral nesting features to be provided as part of the building fabric.

6.2.13 District Heating

As noted in the application, it is the intention that this scheme will connect to the Leeds PIPES DH network. The team is working with the applicant on technical details at present, and supports this application.

6.2.14 Public Rights of Way

No objections

6.2.15 Local Plans

No objections to the principle of development – see appraisal at 8.1 of this report.

6.2.16 Climate Change Officer

The proposals meet the council's climate change / energy policies and is supported subject to the use of conditions to evidence post build compliance.

6.2.17 Influencing Travel behaviour

The submitted travel plan is acceptable. The Travel Plan should be included in the Section 106 Agreement along with the Leeds City Council Travel Plan Review fee of £4787 to be controlled via the legal agreement.

6.2.18 West Yorkshire Ecology

No comments received

6.2.19 Wind and Microclimate Peer Review (Arcero Consultants)

The conclusions of the submitted wind study are considered to be acceptable. A series of mitigation measures will be required and will be secured by condition. See appraisal.

6.3 Public Representations

6.3.1 The application was publicised by site notice on 05.09.2023 and in the Yorkshire Evening Post on 25.08.2023. In total 37 letters of representation (as checked on 14.11.2023) have been received with issues raised summarised as follows:

- 6.3.2
- (a) poor and pastiche architecture
 - (b) stepped frontage is not appropriate and does not help to define a public square
 - (c) Architecture should reflect Blomfield style of The Headrow and Eastgate.
 - (d) loss of privacy / light to workers in Quarry House
 - (e) Lack of affordable car parking spaces in the area / lack of proximity to parking for office users who may have limited mobility / proposal punishes motorists / loss of convenience of parking
 - (f) student accommodation would be detrimental to the area / noise and disturbance
 - (g) layout and density of buildings
 - (h) use of 'stealth' / disingenuous approach by the developer to change the proposed use
 - (i) lack of publicity of the proposed change
 - (j) the council does not have an integrated transport solution and constrains the ability of motorists to park in the city by reducing the availability of on street parking and surface car parks
 - (k) further student accommodation is not needed
 - (l) public transport in the city is poor in quality and until this is resolved parking should be provided
 - (m) over prevalence of food uses in the city centre

6.3.3 These comments are addressed in section 9 of the report.

6.3.4 Leeds Civic Trust have provided a general comment in relation to the proposals, again addressed at section 9 of this report:

'The Leeds Civic Trust Planning Committee has considered the above planning application for the erection of purpose built student accommodation (documents dated 21st August and 7th September 2023). We appreciate that there is no longer a requirement for a multi-story car park on this site, but have reservations that the alternative proposed, a student residence, could result in the SoYo area being devoid of life in the vacations, with a knock-on effect on the viability, and therefore the existence, of neighbouring commercial units. With regards to the design and layout of the building proposed, we make the following two observations: The 'gold' cladding to the west and east faces are becoming ubiquitous around the city and we feel more originality is needed; have the applicants considered the view from the windows of Quarry House? We welcome an outdoor amenity area, but are concerned that it will be predominantly in shade. The south elevation as seen from this area is mainly red brick, but perhaps this is a location where a light, i.e. the

'gold', cladding may be more appropriate, for its reflectivity. In any case, the planting will need very careful specification.

We are as desirous as the City in promoting active travel, and there is already the footbridge over the A64(M), which should encourage residents and workers in Mabgate to use the facilities and commercial units of SOYO if it is pleasant and convenient to do so. At this stage the route south from the footbridge to SOYO Square, through this site, has no designated crossing of the service road, and is dog-legged round the parking area. A formal shared space would allow the pedestrian desire lines to be followed, and decrease the highway-related clutter in this area'

7.0 RELEVANT PLANNING POLICIES:

7.1 Statutory Context

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 at this site, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014 and as amended by the Core Strategy Selective Review 2019)
- Saved Leeds Unitary Development Plan Policies (UDPR 2006)
- The Natural Resources & Waste Local Plan (NRWLP 2013) including revised policies Minerals 13 and 14 (2015).
- Leeds Site Allocations Plan (SAP 2019)

These development plan policies are supplemented by supplementary planning guidance and documents.

7.2 Leeds Core Strategy (CS)

The adopted CS sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The most relevant policies are set out in the paragraphs below:

7.2.1 Spatial Policy 1: Location of Development prioritises the redevelopment of previously developed land within the Main Urban Area, prioritising urban regeneration and taking advantage of existing services and high levels of accessibility.

7.2.2 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 through a number of criteria. These criteria include 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; and improving connections between the City Centre and adjoining neighbourhoods.

7.2.3 Spatial Policy 8: Economic Development Priorities supports a competitive local economy through promoting the development of a strong local economy through enterprise and innovation, job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment

opportunities, and by supporting training/skills and job creation initiatives via planning agreements.

- 7.2.4 **Spatial Policy 11:** Transport Infrastructure Investment Priorities sets out a series of spatial priorities for the delivery of an integrated transport strategy for Leeds. One priority is related to improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the edges of the City Centre and the City Centre.
- 7.2.5 **Policy CC1:** City Centre Development sets out the planned growth within the City Centre, including for 10,200 new dwellings, including office growth. Part (b) encourages residential development, provided that all other town centre uses are supported in the City Centre and the use does not negatively impact on the amenity of neighbouring users.
- 7.2.6 **Policy CC3:** Improving Connectivity between the City Centre and Neighbouring Communities sets out the requirement to improve routes connecting the City Centre with adjoining neighbourhoods and improve connections within the City Centre through developer contributions.
- 7.2.7 **Policy H6B** refers to proposals for purpose-built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.
- 7.2.8 **Policy H9** Paragraph 5.2.46 of the supporting text to policy H9 states that “Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future”.
- 7.2.9 **Policy P10:** Design requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function. New development is also required to deliver high quality inclusive design. Policy P10 sets out a series of key design principles (i to vi) for new development, in relation to size, design, layout, existing assets, amenity and accessibility.
- 7.2.10 **Policies T1:** Transport Management and **T2:** Accessibility Requirements and New Development identify transport management measures and accessibility measures to ensure new development is adequately served by highways and public transport, and provides safe and secure access for pedestrians, cyclists and people with impaired mobility.
- 7.2.11 Policies **EN1** and **EN2** set out the sustainable construction and on-going sustainability measures for new development. It establishes targets for CO2 reduction and requires at least 10% low or zero carbon energy production on site.

7.3 Leeds Unitary Development Plan Review 2006 (UDPR) Saved Policies

The site lies within the designated City Centre. Saved policies that are relevant to this scheme are:

- 7.3.1 Policy **GP5** which states that all relevant planning considerations are to be resolved;

- 7.3.2 Policy **BD2** which requires that new buildings complement and enhance existing skylines, vistas and landmarks; and
- 7.3.3 Policy **BD5** which requires that new buildings consider both their own amenity and that of their surroundings, including usable space, privacy and satisfactory daylight and sunlight.

7.4 Site Allocations Plan (SAP)

With respect to the Site Allocation Plan (SAP) adopted in July 2019; following a statutory challenge, policy HG2, so far as it relates to sites which immediately before the allocation of the SAP were within the Green Belt has been remitted to the Secretary of State. The ongoing remittal is at a very advanced stage with Inspector's final conclusions expected imminently. However, it remains that policy HG2 is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight. The SOYO site has been identified as part of the larger Quarry Hill site, for mixed use development containing offices and residential (reference MX2-23) with the capacity to deliver 600 residential units and 11,000 sqm of office floor-space.

7.5 Relevant Supplementary Planning Guidance:

- Accessible Leeds SPD
- Transport SPD
- Tall Buildings SPD
- Building for Tomorrow Today: Sustainable Design and Construction SPD
-
- City Centre Urban Design Strategy SPD
- Houses in Multiple Occupation (HMOs), Purpose Built Student Accommodation (PBSA) and Co-Living Amenity Standards SPD (draft)

7.6 Leeds Natural Resources and Waste DPD

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.

Relevant policies include:

- Air 1 management of air quality through new development
- Water 1 water efficiency including sustainable drainage
- Water 7 surface water run-off
- Water 2 protection of water quality
- Water 4 development in flood risk areas
- Water 6 flood risk assessments
- Land 1 contaminated land
- Land 2 development and trees
- Minerals 3 coal safeguarding

7.7 National Planning Policy Framework (NPPF)

The Framework sets policies on the following issues which are relevant to this proposal:

Section 2 Achieving sustainable development

Section 4 Decision making

Section 5 Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

8.0 KEY ISSUES

- Principle of the proposed use
- Appearance, Scale and Design
- Residential Amenity
- Public safety
- Highways
- Climate Change and Energy
- Wind and Microclimate
- Section 106 & CIL
- Representations
- Planning balance and conclusion

Principle of the proposed use

- 8.1 The outline planning permission was accompanied by a Matrix of Accommodation (MOA) which was based on anticipated uses within each of the proposed development blocks identified. It also proposed potential alternative uses in a number of blocks to maximise the opportunity to respond to market signals once the outline application had been approved. These alternative uses included education use, medical and potentially office uses. The original outline permission originally envisaged Block A would be brought forward as a Multi Storey Car Park – indeed a reserved matters approval was granted for that use in 2020. Although student residential was noted in the approved matrix as an acceptable and compatible alternative use, this was predicated on the use of Blocks B and C for such purposes, which as noted above are buildings now consented for C3 residential purposes and currently are at the build out stage. As such, there is no scope to utilise the agreed ‘trade off’ for student uses as is contained within the masterplan/use matrix. By the same token, student use was considered acceptable by members with regard to Block D (PREAPP/22/00216, City Plans Panel of 5th August 2022) and that proposal is now nearing the end of its formal planning application process at the time of this report. The minutes of city plans panel meeting of 13th July 2023 (agreed on 10th August 2023) confirm that in principle members were broadly supportive of the use of Block A as student accommodation, however the full application should be brought back to City Plans Panel for determination (See Appendix D).

- 8.1.1 As was discussed and presented on 13th July 2023 City Plans Panel at the pre application presentation, the developer therefore again wishes to depart from the approved MOA and promote Block A for student accommodation. The scheme for Block A follows the building height parameters agreed as part of the Quarry Hill Masterplan, with the main change being the proposed use. This full standalone Application addresses all design and technical planning considerations and closely follows the scheme presented to members for comment in July 2023.
- 8.1.2 The application site falls within a larger area subject to SAP allocation MX2-23 (Quarry Hill/York Street), a mixed use allocation for residential use and offices. This was based on the potential proposals for the wider site advocated by the outline proposals. However following the flexible approach to potential uses established by the outline consent, no employment use has been delivered by the wider site or is proposed by this current scheme.
- 8.1.3 With regard to this allocation in the development plan, the outline consent is the extant consent for the site and (in effect) supersedes the potential office use figures for the site set out within the SAP, given that the outline consent does not impose a minimum threshold or quantum of office space to be delivered across the site. In short, the approved matrix of accommodation associated with the outline approval does not guarantee office delivery. Notwithstanding, as a standalone proposal and given that an office allocation exists in principle through the SAP, the provisions of CS Policy EC3 are a material consideration and need to be assessed. The current existing office supply in Leeds is as follows:

Type of supply - offices	Floorspace (sqm)
Allocated sites and/or sites with extant planning permission (not completed)	919,515
Completed sites (2012-22)	223,500
Total plan period supply (2012-2028)	1,143,000

- 8.1.4 The above represents a surplus of 143,000 sqm against the Core Strategy requirement (SP9) for office of 1 million sqm. Consequently, the provisions of EC3 are satisfied given the extent of available office supply and that in land allocation terms the proposals are acceptable.
- 8.1.5 With regard to the general principle of the site hosting Purpose Built Student Accommodation (PBSA), CS Policy H6 provides criteria to ensure locations, housing standards and concentrations of student accommodation are within acceptable levels.
- 8.1.6 Policy H6B relates specifically to the provision of student housing. CS paragraph 5.2.26 states that growth in new PBSA is to be welcomed in order to deflect pressure away from private rented houses in areas of over-concentration.

The proposal is considered against the criteria set out below within the adopted policy H6B (identified in italics):

(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.

(ii) To avoid the loss of existing housing suitable for family accommodation.

8.1.7 The site is currently undeveloped albeit with an extant consent for car parking in place. With regard to the outline consent, the extent of residential use allowed within the approved MOA is exhausted and the proposals therefore do not come at the detriment of the provision of C3 accommodation as could potentially be delivered through the outline permission. The development would not therefore involve any loss of existing housing and would avoid the loss of residential family accommodation, satisfying parts (i) and (ii) of the policy.

(iii) to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.

8.1.8 It is considered that as a second student housing component of the SOYO scheme (whereby other surrounding uses within SOYO are more mainstream residential uses – Blocks B, C E and F all benefit from C3 consents) the proposals meet H6(iii). It is further considered that within this part of the city centre, whilst other elements of PBSA exist, as part of a diverse quarter of the city centre which includes shops, transportation, retail, car parking, cultural and educational uses, the introduction of a further element of PBSA would not over proliferate the level of student accommodation in the vicinity, would add to the diversity of uses and help support a mixed community and the other established uses set out above.

8.1.9 Relevant to H6 (b) - as part of the determination process (as noted at 6.2.8) Health Partnerships have been consulted on the application proposals. They advise via consultation with NHS West Yorkshire Integrated Care Board (ICB) that both the University of Leeds and Leeds Beckett University principally encourage their students to register at the Leeds Student Medical Practice (which is only open to members of a university or college for GP places). Health Partnerships and ICB have also identified local GP practices and have advised that the two closest surgeries (York Street and The Light) both currently have capacity, both are in close travelling distance to the application site and are accepting new patients. The need for students to register with the local health infrastructure is not absolute and it is established that demand arising from PBSA development is different to that from general residential accommodation. The demand for services does not introduce a cumulative year on year addition to the GP roll; many students retain their GP registration at their 'home' address; and, they have access to dedicated university supported healthcare facilities such as Leeds Student Medical Practice.

8.1.10 Healthcare Partnerships have drawn officers' attention to the strategic need to future proof healthcare provision and the need for a plan to be put in place to respond to growth. The Health Partnership Team have advised that NHS GP funding operates as a "post hoc" mechanism in the NHS and there is currently no NHS mechanism that local NHS officers have at hand to "front load" capital infrastructure. However it was also advised that the impact of 'e consultation, "telehealth' and enhanced pharmacy functions mitigate some of the square footage requirements in the traditional doctors surgery model. ICB have noted estate constraints emerging in local health infrastructure and it has been queried whether there is scope to secure capital support through this application to support extensions in clinical space, specifically highlighting LSMP seeking to support and improve their provision through investment where possible. This request was also made in the response to the recent application 23/02335/FU for PBSA accommodation at 16-22 Burley Street, determined by members at City Plans Panel on 2nd November 2023.

8.1.11 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 regulation 122 (as amended in

2011 and 2019). This provides that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a. necessary to make the development acceptable in planning terms,
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

Notwithstanding that there may be benefits for individual patients associated with expanding GP surgery estate and student surgery provision to enable a wider range of primary care to be accommodated within a particular GP practice / service, no specific details have been provided of what is needed in the case of those practices wishing to expand their estate capacity and the likely costs involved.

8.1.12 It is also important to note that the identified local GP practices are taking on new patients and it is noted that patients can travel off site for treatments not available on site. In this context and taking into account the more transient nature of demand for GP services arising from student occupants and the availability of dedicated university supported healthcare facilities (the Leeds Student Medical Practice in this case), it is not considered that the proposed development would unacceptably impact the local healthcare infrastructure and the expansion of GP surgery estate is not necessary to make the development acceptable in planning terms. On the basis of the current evidence, a financial contribution to capital investment in GP surgery estate is not considered to meet the necessary tests for S106 contributions.

8.1.13 In addition to the use of mainstream healthcare infrastructure, the applicant has advised that via the operator (and consistent with the offer the Build to Rent operator provides in adjacent SOYO blocks), residents will be given access to a Lloyds subscription offer that provides a discounted service where residents get their first consultation free and then access to an annual discounted subscription. This will provide residents with:

- On demand GP Appointments
- Same day prescriptions
- Prescriptions delivered to their door
- Access to NHS experienced clinicians
- First consultation free
- Annual discounted subscription

8.1.14 In addition the following provisions will also be offered:

- Access to 'MYNDUP' (a health and well-being practitioner which includes monthly webinars for residents as well as a complimentary 1-1 sessions and then a 60% subsidised access).
- 'FIIT' providing online fitness classes where residents can benefit from a 6-month free access.
- Access to wellness providers 'Hero' who offer weekly in person classes at the resident gyms as well as quarterly wellness retreats and health checks.

8.1.15 On this basis it is considered the requirements of H6(iii) and Healthcare infrastructure requirements of Core Strategy Policy H2 are met.

8.1.16 ***(iv) To avoid locations which are not easily accessible to the universities.***

The site is well-placed with regard to access to the core of the City Centre where in addition to the adjacent Leeds College of Music, the main buildings of Leeds Beckett University, the Leeds University of Arts and the University of Leeds are all based and in walkable distances. Furthermore, the site is adjacent to The Headrow where regular bus services also serve the main university campuses. The proposals are therefore considered to accord with Core Strategy policies SP11, CC3 and T2.

Criteria (v) of policy H6B is considered in the amenity section, at paragraph 8.3.5 below.

- 8.1.17 In terms of the principle of the proposed use, as noted above the intention as part of the outline consent was for this part of the site to host a Multi Storey Car Park. Indeed, a condition of the outline planning permission was that its delivery be timely and that the MSCP be delivered as an early phase. As part of the subsequent consideration of Blocks B&C, members were satisfied that the MSCP could arrive as a later phase given the lack of market viability for a MSCP following the Covid 19 Pandemic at that time and the need to give priority to new housing in the city centre to capitalise on market demand.
- 8.1.18 The MSCP previously approved through the outline and reserved matters is no longer proposed to be delivered on this site. The position evidenced as part of the applicant's release of its obligation to build a MSCP under the development agreement with Leeds City Council, is that there has been a significant shift in the need and demand for car parking on the site and in the wider locality. Since the outline approval the 805 space Victoria car park has opened and this car park, along with others nearby are considered to satisfy the local need – including that of Leeds Playhouse (see appendix A). It is noted that a number of objections from members of the general public (in the majority workers at the adjacent Quarry House office building) have been received on this point.
- 8.1.19 The feasibility work previously undertaken in 2021 and again in 2023 by the applicant was tested and accepted by Leeds City Council's Asset Management team. At that time the applicant had a valid planning consent for a 610-space MSCP but undertook further testing of the feasibility of the scheme prior to committing to its delivery. It was concluded and agreed by the Asset Management team that considering prevailing market conditions, the changes in supply / demand within the city and a period of significant build cost inflation, the development of the MSCP was not viable.
- 8.1.20 City-wide parking supply levels are relatively low however, the subject car park would have faced direct competition from two large, and now established car parks namely the 805 space Victoria Gate MSCP and the 605 space Markets MSCP. The impact of this on the demand for a new MSCP resulted in a predicted 30% drop in revenues from the 2021 figures which itself was a drop from pre-pandemic levels. Covid-19 has reduced the amount of work-related travel, which has had a negative effect on parking, impacting demand and revenue. In turn this has impacted the operator market, which is now highly risk averse and unwilling to enter new leases required to fund car park construction.
- 8.1.21 Furthermore, the SOYO development itself does not include any further office development that would generate long-stay parking requirements. Given the highly sustainable location of the application site and the LCC policy position to move towards a more sustainable, less car dependent city, it is considered SOYO

residents and the now proposed PBSA developments at SOYO do not require car parking. This is reflective of the post Covid 19 trend within the city centre to concentrate effort towards more sustainable and low parking / car free developments which promote the use of public transport, cycling /walking and the significant investments made by the city with regard to cycle infrastructure and public realm improvements.

Appearance, Scale and Design

8.2 Policy P10 requires the size, scale, design and layout of development to be appropriate to its context and to respect the character and quality of surrounding buildings: the streets and spaces that make up the public realm and the wider locality. Officers consider that whilst the proposed use has departed from the overall masterplan, in terms of the physical manifestation of development, the resulting design of Block A is in accordance with what would be expected as a Reserved Matters proposal pursuant to the outline scheme and affords a high quality and less functional typology of building than the approved MSCP with a greater opportunity for visual interest and natural surveillance delivered through it's detailed design.

8.2.1 The proposal has been through a variety of iterations during the pre-application process and officers consider that the resulting scheme which was presented to members in July and again here would sit comfortably within the formed vernacular of SOYO defined by earlier phases (either in a state of completion / being built out at the time of this report). It is considered the proposals fully accord with the massing, parameters and building characteristics agreed through the outline planning permission and (following detailed design advice bespoke to this proposal) is to follow these principles:

- Height to be defined by outline scheme parameters (as was the approach for the revisions to Block D)
- The height of Block A to be set by the established height of Block B to create visual symmetry along the central street and to the western elevation of Quarry House.
- The entrance to the building and the ground floor active frontages address the Central Street within SOYO
- Additional external amenity of the proposed courtyarded area to animate and give surveillance to the entrance area and adjacent pedestrian routes (the original car park did not feature the same format of building and in essence the courtyard space created through this proposal would provide a new element of visual interest and landscaping opportunity not envisaged under the outline consent)
- Variety in materials but consistency with Block B
- Deep window reveals to promote a sense of three dimensionality and create visual interest - a coordinated palette of materials be used

8.2.2 As was addressed by the design officer during the presentation of these proposals in July 2023, the importance of a deep window reveal depth is crucial to the visual success of this building. A consistent reveal depth of approximately 200mm is proposed which considering the scale of the building, window proportions and character of the locality and the modern buildings in SOYO has been assessed by the design officer and case officer and deemed appropriate. This matter will be reinforced by condition.

- 8.2.3 The ground floor level would incorporate the main entrance and reception areas along with amenity areas for students - grouped around and overlooking the landscaped amenity courtyard. The amenity provision would include lounge and workspace zones and further gym, dining and games rooms areas. the reception zone will also incorporate the main administrative, post and parcel accommodation along with general wc facilities. An external seating area is provided next to the student entrance area to maximise the southern landscaped aspect addressing SOYO square.
- 8.2.4 A small commercial unit is included which sits at the base of the 'tower' feature to the south and is adjacent to the main student entrance. It is of note that this is of a broadly similar location and scale to that approved as part of the earlier MSCP proposals.
- 8.2.5 The proposed studio/cluster accommodation would be formed in a 'C' shape arrangement around a west facing external landscape terrace area for residents. The two main stair/lift cores from below serve a simple central corridor circulation arrangement containing both the self-contained Studio rooms and the 'Cluster' rooms with shared kitchen/social spaces. This arrangement repeats up to level 7 with the studios and cluster rooms looking over SOYO Square and the external terrace below or the wider SOYO landscape.

Residential Amenity

- 8.3 Criteria (v) of policy H6B requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms*. Although Policy H9 in the CS expressly excludes PBSA from the space standard a footnote states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future".
- 8.3.1 CS Policy P10 and Saved UDPR Policies BD5 and GP5 provide more general requirements that development should contribute positively towards quality of life and provide a reasonable level of amenity and useable space. The assessment of amenity is also a wider consideration of qualitative factors including arrangement and separation of living functions (general living, sleeping, studying, eating, cooking, food preparation, storage and circulation), usable shape, daylighting, outlook, privacy and external amenity space. Members will also be aware of a draft SPD which includes minimum requirements for room sizes and supporting spaces, although due to its 'draft' status, the SPD currently can only be afforded limited weight.
- 8.3.2 Notwithstanding the SPD's draft status, the applicant has provided internal layouts to inform the analytical process and the proposals are assessed against the draft SPD's suggested criteria. All proposals meet requirements on unit sizes, ratios between clusters and shared facilities along with provision of internal and external amenity spaces for resident use. All rooms would have adequate scale window openings for the receipt of light and would all be afforded a good standard of outlook. In terms of separation between buildings, the closest relationship is a 13 metre gap between the eastern elevation of Block F and the western elevation of Block A - however this relationship does not feature habitable room windows to the western elevation of the proposed building and would therefore not introduce overlooking concerns. With regard to the separation distance to Quarry House, this is scaled at 17 metres and achieves parity and symmetry with the approved Block B

and Quarry House's western face, it is also contextually consistent with the remainder of the SOYO scheme's separation distances.

Public safety

8.3.3 The applicant has been made aware of the important issue of public/student safety. As is the case with all proposals for residential and student accommodation, consultation with West Yorkshire Police has taken place. In order to meet the policy test of Core Strategy Policy H6 consideration must be given to the provision of a safe environment for the occupier – indeed there are clearly identified benefits in terms of natural surveillance (particularly relating to the north of the site and access from the adjacent A64 footbridge), increased footfall and activated public areas arising from the completion of the multi-phase SOYO site which a grant of planning permission would provide.

West Yorkshire Police do not object to the principle of the proposal however the following issues have been identified as requiring further consideration at condition discharge stage and these matters will be addressed through the condition discharge process (as part of the landscaping conditions which are considered to be the best opportunity to ensure built safety measures are properly considered and not treated as an afterthought to the design process).

- Provision of bollards to prevent unauthorised vehicle access
- Confirmed height of boundary treatments and planting heights to garden area to ensure visibility is maintained and prevents climbing
- There should be lighting covering all access doors around the building, with coverage of the outdoor garden area, footpaths and the public open spaces.
- Provision of a lighting plan which shows the uniformity levels for the development. (The minimum uniformity level should be to 25% to support natural surveillance).
- CCTV at 1080p resolution to cover all external areas and internal coverage of the communal entrance, parcel / post room, lifts, stairwell, inside of the bicycle storage and both doors, communal rooms within the building per floor.
- Doors and windows must comply with building regulation standards
- Access controls such as swipe card access or security encrypted key fob access must be applied on the communal entrance doors leading into the building, gym, bicycle storage doors, and lifts and the doors which lead off from the stairwell and also applied per floor.
- The main communal entrance into the building must include an external intercom on the entrance which is accessible and vandal resistant.
- Recommendation that there will be a security/ staff or capable guardian covering the building 24 hours per day, 7 days per week.

These requirements and recommendations have been provided to the applicant and confirmation that they will be actioned accordingly, incorporated into the detailed design stage is agreed and controlled through the proposed conditions.

8.4 Highways

8.4.1 The proposals promote a predominantly car free development which is considered acceptable given the aforementioned highly sustainable location of the application site and the provision of accessible electric enabled parking for the benefit of residents and Leeds Playhouse patrons. As part of the presentation of the pre application proposal at 13th July City Plans Panel, members raised the importance of

the management of pick up and drop offs, deliveries and suitable management of these matters.

- 8.4.2 In order to address the point raised regarding provision of suitable pick up and drop off, delivery space, the proposed parking layout has been revised since being presented at pre application stage. A wider turning head has been provided in the revised layout and the number of accessible bays reduced from 8 to 6 along the western edge of the building to allow for this and greater circulation space / less intensive use. The two parking spaces lost for accessible parking to the western edge of the building are instead to be provided along the northern edge of the building. The turning head also doubles as a drop off area allowing motorists to pause in the short term for fast drop offs such as takeaway/online delivery. A second delivery bay for larger deliveries or deliveries and servicing which requires a longer term pause of a vehicle is to be provided to the eastern side of the building. This arrangement has been assessed by officers and is considered to provide a superior provision in line with members expressed wishes.
- 8.4.3 In response to comments made by members concerning moving in times, details have been assessed at the application stage rather than being deferred to the use of conditions. Student pick up and drop offs are proposed to be undertaken from the lay-by located to the northeast of Block A and also the servicing area near the building entrance. The submitted Transport Assessment demonstrates that three parking spaces would be required to allow all students to move in within two weekend periods (9.00 to 19.00) with allocated 20 minute time slots for each student. This arrangement is considered acceptable to officers. The submitted operational management strategy states that 20 minute slots will be allocated to each student during move in and move out period. The management strategy will be controlled by condition.
- 8.4.4 Cycle storage will be comprised of Sheffield stands and two-tier racking. At least 5% of the total number of Sheffield stands require a 1.2m spacing for access and cargo bikes and it is considered this can be achieved in the space provided. A cycle maintenance zone and cycle charging point is also shown in the proposed plans as was noted as an important provision in members minds from the pre application presentation. Access routes to the proposed cycle parking achieve the required 3m width to make them accessible and not deter use.
- 8.4.5 Provision for the Leeds City Bikes scheme has been accommodated adjacent to Block A, as requested at the pre-application stage. Additional short stay cycle parking to that provided as part of the wider SOYO development public realm and the specific location and quantity of stands in the wider landscaping arrangement will be controlled through the conditions having regard to number and distribution across the wider site.

8.4.6 Multi modal trip generation has been provided including the total expected cycle trip generation for the development. Given there are identified gaps in segregated provision on routes to the universities, a contribution towards the proposed cycle improvements as part of the Eastern Gateway scheme is required. This has been calculated taking in consideration available count data on the route and the cycle trip generation from the development, a contribution of £84,000 is required towards the improvement works. This matter will be controlled via the section 106 agreement.

8.5 Climate Change and Energy

8.5.1 The applicant has submitted an energy strategy which demonstrates that through the implementation of passive design measures and a centralised hot water heating system from the Leeds Pipes network, the residential achieves a policy compliant 77% reduction and the non-residential a 5% reduction in building regulated CO2 emissions beyond the requirements of the Building Regulations Part L (2021) baseline. This is acceptable and will be verified through the prescribed conditions in accordance with the comments of the Climate Change Officer.

8.6 Landscaping

8.6.1 A landscape and public realm strategy for the Quarry Hill site was agreed at the time of outline planning for the SOYO site. This has been used as a basis for developing detailed proposals across the site for both Playhouse Gardens and Square for Leeds City Council as well as the SOYO Development. The individual sites have been coordinated and considered to create a single identity and strong destination for Quarry Hill and a prevailing typology. It is noted that maximising the level of soft landscaping treatment was noted by members during the presentation of proposals at the 13th July meeting of City Plans Panel regarding comments that the hard landscaping across the site looks sparse at the present time.

8.6.2 In response to members comments; there has been an increase in the areas of soft planting and seating within the landscape area to the south of Block A from that proposed to members in July. The lawned area within the resident amenity terrace has also been elongated since the original proposal. The terrace area is 400mm higher than the adjacent street land level and separated from the footway by a landscaped bed, retaining wall and railings above which treat and buffer the change in levels. The spatial area around the building is somewhat limited and constrained by the need to provide accessible pedestrian routes and sufficient space for the access road, parking spaces, electrical vehicle charging provision and external seating. In consultation with the landscape team the proposal as presented is considered to be the maximum improvement achievable over and above what was presented in July, further constrained by the need for the adjacent north-south footway by the parking bays to be of acceptable width. On balance, the arrangement is considered acceptable subject to final control of species to maximise density of the landscaped bed to be controlled by condition.

8.6.3 The landscape officer has also requested further information on soil depths / volumes for all raised planters in the scheme, particularly in reference to the residents terrace. The applicant has advised in writing that proposed trees at ground level will be designed with rooting volumes as per the 'LCC Guidance: Urban Tree Planting' guide. All planting details will be developed through the technical design stages and details provided while discharging conditions. In response, it is considered that these matters can be reasonably addressed through conditions and

on this basis, given the substantial improvements to the site in terms of greenery, biodiversity and well-lit routes, the proposals are considered acceptable in this regard, subject to conditions.

8.7 Wind and Microclimate

8.7.1 As is required by the Draft Wind and Microclimate toolkit, the application proposals have been the subject of a wind and microclimate study, which has been peer reviewed by Arcero Consultants on behalf of Leeds City Council. The proposals show there are no wind safety fails within the site arising from the construction of Block A in isolation (i.e. a scenario where Block D has not come forward). The study has identified some minor comfort issues along the central boulevard area of SOYO and the applicant proposes to mitigate these impacts through the use of screens and planters integrated into the landscaping scheme. The mitigation includes 30% porous screens (5) a 1.1m glass screen, a 2m high solid screen, a series of planters and soft landscaping in the form of 32 trees across the site. A condition will address the full detail and testing of these measures in the scenario that Block A comes forward in advance of Block D.

8.7.2 In the event that Block D comes forward in advance of Block A, the consent for Block D would include a condition requiring full details and testing of the same mitigation measures (again the above list of screens and planters) along the central SOYO boulevard.

8.7.3 In the event that both blocks are developed together (which is the developers intended course of action) the mitigation proposed for Block D is noted as being satisfactory to produce a safe wind environment where both blocks are to be built together and therefore the condition requiring full details and testing of those measures is considered satisfactory and will be triggered by the Block D consent commencement.

8.7.4 On this basis and subject to the condition, the proposals are considered acceptable with regard to wind safety.

8.8 Section 106 & CIL

8.8.1 This development is liable to the Community Infrastructure Levy (CIL) and is likely to generate a CIL charge of £83527.80. This figure is presented for information only and should not influence consideration of the application. The infrastructure requirements for this development are likely to relate to public transport and public space provision. Consideration of where any Strategic Fund CIL money is spent rests with the Council's Executive Board and will be decided with reference to the Regulation 123 List (or Infrastructure Funding Statement as the case may be) at the time that decision is made.

8.8.2 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 (as amended in 2019) regulation 122. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms,
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

8.8.3 The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Travel Plan & Monitoring Fee (£4787)
- Contribution to eastern Gateway Highway Improvement Scheme (£84,000)
- Contribution towards Leeds E-Bike scheme (£32,000)
- Control of student occupancy
- Retention of public accessibility through the site
- Section 106 management fee
- Local employment and training initiatives

9 Representations

9.1 37 letters of representation (as checked on 14.11.2023) have been received with issues raised summarised as follows:

- (a) poor and pastiche architecture
- (b) stepped frontage is not appropriate and does not help to define a public square
- (c) Architecture should reflect Blomfield style of The Headrow and Eastgate.
- (d) loss of privacy / light to workers in Quarry House
- (e) Lack of affordable car parking spaces in the area / lack of proximity to parking for office users who may have limited mobility / proposal punishes motorists / loss of convenience of parking
- (f) student accommodation would be detrimental to the area / noise and disturbance
- (g) layout and density of buildings
- (h) use of 'stealth' / disingenuous approach by the developer to change the proposed use
- (i) lack of publicity of the proposed change
- (j) the council does not have an integrated transport solution and constrains the ability of motorists to park in the city by reducing the availability of on street parking and surface car parks
- (k) further student accommodation is not needed
- (l) public transport in the city is poor in quality and until this is resolved parking should be provided
- (m) over prevalence of food uses in the city centre

9.2 In response:

- (a,b,c) as noted above, the design and materiality is set by the existing and approved typology of other surrounding buildings in the scheme and the established master plan for Quarry Hill.
- (d,g) The separation distances are noted as being contextually typical of the surrounding area. Furthermore, the masterplan for the site included a building of the same scale and arrangement as that proposed in proximity to Quarry House and is based on the long established masterplan for the site consented by the outline planning permission.
- (e, j,l) The city has declared a climate emergency and is committed to a science-based carbon reduction process working to make Leeds carbon neutral by 2030. Leeds City Council is committed to taking significant action to mitigate and adapt to the impacts of Climate Change. There is a legal duty under section 19(1A) of the Planning and Compulsory Purchase Act 2004 to ensure that climate change mitigation and adaptation is a core objective

of a local authorities' planning policy and this is manifested in the adopted policies which pre-date climate emergency declaration and new and adapted policies which are being formulated under the changes to the Local Plan. The application site is sustainably located with reference to public transportation and will be subject to a travel plan to ensure the most sustainable transport modes are encouraged. It is noted that a number of objections centre on the convenience lost through a MSCP not being brought forward. Since the original outline consent was granted, the Victoria Gate development with its own Multi Storey Car Park has been consented and built. Quarry House itself was opened in 1993 with some 373,000 sq.ft of office floorspace and has two levels of basement parking as well as surface parking within its curtilage for the benefit of office staff.

The economic reasons for this in this case are set out at 8.1.11 of this report however great weight is also placed on the principles of actively utilising brownfield land for its optimum viable use (which in this case is not considered to be a MSCP). The city has made substantial investment in alternative and sustainable transport modes such as Park and Ride and the site is ideally placed with regard to local bus routes for students to access the universities and the city railway station for longer journeys to home cities for residents. The city faces undoubted issues of behavioural change in terms of transportation but great weight is attributed to the benefits of the scheme when balanced against reduced convenience for motorists (and the aim of providing a low carbon public transport network for when travel is essential and, the use of technology to reduce reliance on the private motor vehicle). Effective travel planning is another arm of the city's policy framework and this is encouraged for all existing and long established city centre uses such as Quarry House to further reduce reliance on bringing cars into the city.

- (f) It is considered that noise and disturbance can be managed through a combination of conditions concerning building fabric and operator management of residents and that any negative impacts would be outweighed by the identified benefits of creating a mixed use residential environment in a sustainable location. It is also noted that Quarry Hill is an established location for student housing which has operated for many years without noise and disturbance complaints.
- (h,i) As noted at section 6.3.1 of this report the application was publicised according to statutory requirements. Furthermore, the application was prefaced by a preapplication report to City Plans Panel on 13th July 2023. This presentation was made in a public forum, webcast and a recording of that meeting is available at <https://www.youtube.com/watch?v=xQrCFIRbll8&list=PLPjmOAZpvCo9FmCVCJ5a68TMGKdJsNEfz&index=15>
- k) Policy H6B relates specifically to the provision of student housing and Core Strategy paragraph 5.2.26 states that growth in new PBSA is to be welcomed in order to deflect pressure away from private rented houses in areas of over-concentration. Based on reporting associated with recent planning applications, officers are aware that there are approximately 22,000 university students in the city presently without access to purpose-built student accommodation whilst the universities themselves are increasingly reliant upon private sector accommodation. This would suggest that additional provision of purpose-built student accommodation is

unlikely to result in an over-supply of such accommodation in the near future.

- m) This is not a material planning consideration in reference to the proposal for which consent is sought.

9.3 As noted above at paragraph 6.3.4 of the report, Leeds Civic Trust have provided general comments in relation to the proposals summarised as follows:

- a) Site could be devoid of life periodically during the year
- b) Partial occupancy during the year could impact commercial viability of commercial units
- c) Gold cladding has become ubiquitous
- d) Shaded external space means planting will need to consider environmental conditions
- e) Lack of formal crossing from the footbridge
- f) Pedestrian route will dog leg around the parking area and should instead be a shared space

In response:

- a&b) It is considered that student occupancy will alongside the level of more traditional residential occupancy bring life to the development as a compliment to the existing residential, commercial, office, leisure and educational accommodation at Quarry Hill therefore providing a real mixed community. The buildings will be closely managed and may include other short-term residents during the summer holiday (as is typically permitted and controlled through the section 106 agreement) therefore avoiding any significant level of vacancy.
- c) The design approach reflects the principles established with the approved and established masterplan. It is considered the colour and tones of the aluminium cladding are part of the palette established for the wider masterplan and the immediate context of the adjacent SOYO buildings the recently completed Moda New York Square and the currently under construction blocks B and C. The warmer tone of the natural reddish brown brick is proposed for the two projecting wings, whilst the lighter gold/honeycomb tone is utilised on the longer eastern spine as the building form addresses both the courtyard and the adjacent DWP building. In design terms officers consider this to be an acceptable and well considered arrangement.
- d) Regarding planting in the courtyard – planting species will be carefully selected based on the microclimatic conditions, so they are suitable for the courtyard. This will be carefully assessed during the condition discharge process by the landscape team.
- e&f) With regards to the route through to SOYO from the footbridge – A formal crossing is proposed to be created at the bottom of the footbridge where it lands north of Block A. The route then follows the footpath along the building. Other options of how best to route pedestrian movement incorporating the accessible car parking bays required were considered by officers and the applicant, and the route has been designed to go around the rear of the parking bays so vehicular and pedestrian movement is

separated creating a safe, designated route separated from traffic. Change in surfacing and a planted edge here with trees also helps create a better pedestrian experience leading towards SOYO Square but maintaining sufficient width for Electric Vehicle Charging Provision to serve the spaces.

10 Planning Balance and Conclusion

The proposals whilst a departure from the original masterplan and outline consent maintain the momentum of delivering sustainable development in accordance with the NPPF and adopted development plan on brownfield land within an established main urban location at Quarry Hill. The proposals would deliver high quality student housing in a sustainable and accessible location, with residual benefits to the area in terms of natural surveillance and creation of a mixed and diverse community of residents. The proposed development is safe in terms of microclimate and highway safety and would deliver a high standard of amenity for the occupier. Furthermore it is considered that the proposal is sustainable in terms of local infrastructure and continues the principles of good placemaking established by the outline planning permission. Whilst the lack of provision of a multi-storey car park is noted, its omission from the wider scheme is considered entirely compatible with the city's wider aims to promote sustainable transportation and in climate change / climate emergency terms can be supported.

The proposals are therefore considered to be in accordance with local and national planning policy and guidance. Officers consider the application should be approved in planning terms, subject to conditions and the associated Section 106 agreement.

Background Papers: application file 23/04778/FU, Appendix A (Draft Conditions), Appendix B (Letter of support from Leeds Playhouse) APPENDIX C – Minutes of City Plans Panel Meeting 13th July 2023

APPENDIX A – Draft Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans and Specifications above.
For the avoidance of doubt and in the interests of proper planning.
- 3 No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the water main (i.e. a protected strip width of 6 metres) that enters the site. If the required stand off distance is to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker.

In the interests of allowing sufficient access for maintenance and repair work at all times.
- 4 The development shall be undertaken in accordance with the Roscoe Drainage Strategy ref 22246-ROS-00-00-RE-D-09001 Rev 6 and Roscoe Below Ground Drainage Layout Drg No 22246-ROS-00-00-DR-D-09101 Rev P06 dated October 2023 unless otherwise submitted and approved in writing with the Local Planning Authority. The works shall be fully implemented in accordance with the approved scheme before the development is brought into use. To ensure sustainable drainage and flood prevention in accordance with NRWLP policy Water 7 and GP5 of the UDP.
- 5 The Local Planning Authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing.
- 6 Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Strategy shall include a programme for all remediation works and for the provision of verification information.
- 7 Remediation works shall be carried out in accordance with the approved Remediation Strategy. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority. In the event that no unexpected significant contamination is encountered, written confirmation shall be submitted to the Local Planning Authority prior to occupation of the site.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person. To enable the Local Planning Authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be 'suitable for use' with respect to land contamination.

- 8 Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence, assessment and verification information shall be submitted to, and approved in writing by, the Local Planning Authority prior to the site or phase of the site being brought into use.

In the event that no soil or soil forming materials have been brought to site, written confirmation shall be submitted to the Local Planning Authority. It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

- 9 Prior to the commencement of the above ground building structure an updated Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority, which will include a detailed scheme comprising:
- a. Recycled material content plan
 - b. Site Waste Management Plan
 - c. Energy plan showing the amount of on-site energy produced by the selected Low and Zero Carbon (LZC) technologies and that it produces a minimum of 10% of total demand for each building, including product specifications
 - d. finalised location of future district heating connection point or proposals of alternative methods to demonstrate compliance with Core Strategy Policy EN1The development shall be carried out in accordance with the approved details
- 10 Within 6 months of first occupation of the development, a post construction review statement including evidence of implementation of the low water usage target 110 litres/person/day, shall be submitted to and approved in writing by the Local Planning Authority. The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post completion review statement and certification.

In the interests of ensuring the development meets the requirements of the adopted energy policies within the Core Strategy.

- 11 Within 6 months of first occupation of the development, a post construction review statement including as-built evidence of compliance with Core Strategy Policies EN1 and EN2, shall be submitted to and approved in writing by the Local Planning Authority. The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post completion review statement and certification."

In the interests of ensuring the development meets the requirements of the adopted energy policies within the Core Strategy.

- 12 No works to or removal of trees or shrubs with bird-nesting potential shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect

nesting bird interest on site. Any such written confirmation should be submitted to the LPA within 3 days of such works commencing.

To protect nesting birds in vegetation and built structures in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

- 13 Prior to the completion of the above ground building structure, a Plan shall be submitted to and approved in writing by the LPA of: integral bat roosting and bird nesting features (for species such as House Sparrow and Swift) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013.

- 14 Before construction commences, a ventilation and overheating mitigation scheme for rooms where windows need to be kept closed to prevent excessive noise levels shall be submitted to and approved in writing by the Local Planning Authority. The ventilation and overheating mitigation scheme shall include the following information:

- Identify which rooms of which plots referenced back to the approved Noise Assessment require specific overheating mitigation
- The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded
- The ventilation scheme must demonstrate that the air intake is located away from the sources of noise and/or poor air quality.

All works which form part of the approved scheme for each apartment shall be completed prior to occupation of the aforementioned apartment and retained thereafter.

The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. Rating level and background sound level are as defined in BS 4142:2014+A1:2019.

- 15 Prior to occupation, a post completion sound test including method statement detailing sampling locations to confirm compliance with specified criterion shall be submitted for approval. Testing shall only commence following approval of the method statement. Following approval of the method statement and subsequent testing process, in the event that sound levels exceed the specified limits, the applicant shall undertake corrective action and re-test. Once compliance can be demonstrated the results shall be resubmitted for approval.
The specified criteria are: noise rating BS8233 (35db/30db day/night) in bedroom between 23.00 and 07.00

In the interests of residential amenity

- 16 Commercial deliveries to and from the premises including loading and unloading and refuse collection, shall be restricted to 08.00 to 20.00 hours Monday to Saturday and 09.00 to 18.00 hours on Sundays and Bank Holidays.

REASON: In the interests of amenity.

- 17 a) prior to works concerning the installation of landscaping, no landscaping works shall take place until full details of the load bearing cell type rooting zone using proprietary structures has been submitted and approved in writing by the local planning authority. Details shall be fully in accordance with LCC guidance on urban tree planting (available on Landscape Planning website).

Details shall include:

- o proprietary soil cell structures to support paving over extended sub-surface rooting areas.
- o Soil cell volume /soil volume calculations.
- o specification of topsoil including additives and conditioners. Tree grilles and guards and means of anchoring root balls. Built-in Root Irrigation Pipe system with end cap and aeration system.
- o Passive and / or active irrigation including directed use of grey water / roof water or surface water infiltration to benefit planted areas. Details of distribution system and controls.
- o Tree grill details.
- o drainage system for tree pits.
- o Where applicable details of protection measures for statutory utilities and drainage.
- o Works shall then be carried out in accordance with the approved details.
- o Confirmation of Manufacturer supervision on site (free service).

b) To ensure full compliance, a brief report on the installation of the rooting zone system, including supporting photographic evidence, shall be submitted to the Local Planning Authority (LPA) when the works are still "open" to allow LPA inspection prior to any finish surfacing works. Seven days written notice shall be given to the Local Planning Authority that the rooting zone structures are in place to allow inspection and approval of them as installed. Confirmation is required that the installation has been overseen by the manufacturer of the system.

NOTE-this item cannot be discharged until post inspection approval is confirmed.

c) AA three-year irrigation programme for the trees (in accordance with BS 8545-2014 Trees from Nursery to Independence) shall be submitted to the Local Planning Authority (LPA) for approval in writing. Confirmation of irrigation compliance shall be submitted to the LPA on a quarterly basis for the full three-year programme period.

To ensure the provision of amenity afforded by appropriate landscape design and its cultural requirements are integrated into the development scheme.

- 18 If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure the provision of amenity afforded by appropriate landscape design.

- 19 Hard and soft landscaping works shall not commence until full details of both hard and soft landscape works, including an implementation programme and any temporary treatments required have been submitted to and approved in writing by the Local Planning Authority.

Hard landscape works shall include:

- a. proposed finished levels and/or contours.
 - b. boundary details and means of enclosure.
 - c. other vehicle and pedestrian access and circulation areas.
 - d. hard surfacing areas.
 - e. Lighting.
 - f. CCTV
 - g. proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).
 - h. access controls and site security measures.
- Soft landscape works shall include.

- i. planting plans.
- j. written specifications (including soil depths and quality to BS 3882:2015, cultivation and other operations associated with plant establishment).
- k. schedules of plants noting species, planting sizes and proposed numbers/densities.
- l. details of tree pits and root cells.
- m. details of green roofing
- n. A scheme for management and maintenance of the publicly accessible areas
- o. long term landscape management plan.
- p. Finalised locations of external cycle parking.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

In the interests of amenity, highway and public safety and to ensure the provision of amenity afforded by appropriate landscape design

- 20 No works shall commence until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) the routes to be used for construction vehicles;
- c) measures to control the emissions of dust and dirt during construction;
- d) measures to mitigate the impact of construction on other parts of the development including any trees proposed to be retained;
- e) location of site compound and plant equipment/storage; and
- f) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

- 21 Prior to any construction works a Construction Traffic Management Plan shall be submitted to and agreed in writing by the Local Authority. It shall include but, not be limited to, details regarding:
- o Hours of operation.
 - o The number of daily HGV movements via the SRN.
 - o Delivery scheduling that should, wherever practically possible, ensure deliveries to and from site via the SRN are not undertaken during peak hours.
 - o HGV holding areas, that should not be located on or within close proximity of the SRN.
 - o Wheel Washing facilities.

As the carrying out of the development could result in significant harm to the amenities of local residents and/or highway safety and accordingly details of construction practice is required to be agreed prior to the commencement of works in order to protect such interests.

- 22 Development shall not be occupied until all areas shown on the approved plans to be used by vehicles, including roads, footpaths, cycle tracks, loading and servicing areas and vehicle parking space have been fully laid out, surfaced and drained such that loose materials and surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.
To ensure the free and safe use of the highway.
- 23 The development shall not be occupied until a wayfinding scheme has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details within a timescale that shall have first been agreed in writing by the Local Planning Authority. in the interests of pedestrian connectivity
- 24 Notwithstanding the approved details, the building shall not be occupied until full details of cycle parking and facilities have been submitted to and approved in writing by the Local Planning Authority. The approved cycle parking and facilities shall be provided prior to first occupation of the building and retained thereafter for the lifetime of the development.

In the interests of highway safety and promoting sustainable travel opportunities.

- 25 Development shall not be occupied until Electric Vehicle Charging Points have been provided in accordance with a scheme that shall have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the lifetime of the development. In the interest of promoting low carbon transport.
- 26 No part of the development hereby permitted shall be occupied until details for the provision of bin stores (including siting, materials and means of enclosure) and (where applicable) storage of wastes and access for their collection within that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full before the use of that phase commences and shall be retained thereafter for the lifetime of the development.

To ensure adequate measures for the storage and collection of wastes are put in place. In the absence of appropriate measures residential amenity could be adversely affected.

27 Prior to the installation of any external facing material, full details including a sample panel of the relevant external facing materials, roofing and full details of glazing types for that building to be used shall be constructed on-site and approved in writing by the Local Planning Authority. The external materials, roofing and glazing materials shall be constructed in strict accordance with the sample panel(s). The sample panel(s) shall not be demolished prior to the completion of the development, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity.

28 Prior to the construction of the following elements of the proposed building, full 1 to 20 scale working drawing details of the following for that phase shall be submitted to and approved in writing by the Local Planning Authority:

- a. soffit, roof line, eaves and any external plant area treatments.
- b. junctions between materials.
- c. each type of window bay proposed.
- d. ground floor frontages.

Development shall then be undertaken in accordance with the approved details.

In the interests of visual amenity.

29 Prior to the installation of the wind mitigation measures full visual and locational details of the proposed wind mitigation measures, method of affixment and control of delivery shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to occupation and maintained thereafter.

In the interests of creating a safe wind environment, adequate mitigation and public safety.

30 Prior to installation of the agreed wind mitigation measures a scheme for testing and assessing the effectiveness of the approved mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall incorporate details and timescales for the implementation of any further mitigation measures where these are found to be necessary by the testing exercise and shall be implemented in accordance with the details and timescales thereby approved. Removal of the required mitigation measures shall only be accepted following the submission of evidence and appropriate testing justifying removal, submitted to and approved in writing by the Local Planning Authority.

In the interests of creating a safe wind environment, adequate mitigation and public safety.

31 Prior to the installation of any extract ventilation system or externally mounted mechanical plant, details of such systems, including where relevant details of odour and smoke filtration for hot food uses, shall be submitted to and approved in writing by the Local Planning Authority. The equipment shall aim to achieve the criteria set out in Leeds City Council Planning Consultation Guidance 'Noise and Vibration' dated December 2019.

Any external extract ventilation system/air conditioning plant shall be installed and maintained in accordance with the approved details. The rating level of noise from any externally mounted plant or equipment is to be no higher than the existing

representative background noise level (LA90) when measured at noise sensitive premises, with the measurements and assessment of calculation made in accordance with BS4142:2014.

In the interests of amenity.

- 32 Prior to first occupation, a sound insulation scheme related to any amenity space within the amenity areas of the building hereby approved to be used as a gym or spa shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall achieve internal residential noise levels of no higher than noise rating NR20 in bedrooms between 23.00 and 07.00, and NR25 in all habitable rooms between 07,00 and 23.00. Associated plant noise from the amenity spaces shall achieve a BS4142:2014 rating level of no higher than the background at the nearest noise sensitive receptors, including the character corrections for tonality, impulsivity and intermittency as appropriate.

REASON: in the interest of amenity.

APPENDIX B – Letter from Leeds Playhouse



June 22, 2023

Matthew Walker
Principal Planner City Centre Team
Development Management
City Development Dept
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Dear Matthew,

SOYO – Plot A Playhouse Support

Further to our recent meeting and in relation to the positive ongoing works at SOYO, we would like to confirm our support for the latest and final proposed plans for SOYO at Plot A. |

We understand that following the application for Block D, Caddick have now started the Pre-application process for a further student block with some accessible parking adjacent on Plot A. Our understanding is that these two plots could start on site next year with completion of the whole masterplan expected mid-2026. This is very positive for the wider area and brings forwards many units and potential customers to the Playhouse.

We recognise that this is a move away from the historic outline application, however, we believe that the parking environment in the locality and declared climate emergency has changed in such a way that more than justifies these proposals.

We have reviewed customer and staff feedback regarding travel to the Playhouse and parking which confirms that needs are generally being met by either public transport, sustainable options including by bike and walking and those that do require parking are able to park in the nearby Victoria Car Park, the Markets NCP or other local on street options. The only notable exception to this would be the requirement for additional accessible spaces which we understand is being addressed as part of this application (around 9 spaces in total?). These additional accessible spaces are a

Leeds Theatre Trust Limited
Leeds Playhouse
Playhouse Square
Quarry Hill
Leeds, LS2 7UP

Administration 0113 213 7800
Box Office 0113 213 7700
info@leedsplayhouse.org.uk
leedsplayhouse.org.uk

Leeds Theatre Trust Limited Charity No. 255460 VAT No. 545 4890 57 Company No. 00926952, England and Wales. Registered address Leeds Playhouse, Playhouse Square, Quarry Hill, Leeds, LS2 7UP

necessity to supplement those already in Playhouse Square which are well used and generally under great pressure, hence we believe the additional spaces will be a great benefit for our visitors in the future.

More broadly, it was good to discuss the issue of directional (brown) signage to the area, which given the amount of change to the road system over the last few years, the volume of new buildings on Quarry Hill and of course the change in our own name in 2018, urgently need to be brought up to date. A solution to this issue would be very welcome. Additionally, it would be helpful for the Council to continue to keep the traffic/pedestrian flow across and along St Peter's Street and the bottom of Eastgate under review. This has been improved significantly in recent years but can still occasionally be an issue when traffic is particularly heavy entering or leaving the Victoria Gate Car Park.

I trust that this letter summarises our discussions last week and helps to support the Caddick proposals, but should you have any further queries please do not hesitate to get in touch.

Yours sincerely



James Brining
Artistic Director & Chief Executive

Leeds Theatre Trust Limited
Leeds Playhouse
Playhouse Square
Quarry Hill
Leeds, LS2 7UP

Administration 0113 213 7800
Box Office 0113 213 7700
info@leedsplayhouse.org.uk
leedsplayhouse.org.uk

Leeds Theatre Trust Limited. Charity No. 256460 VAT No. 545 4890 17 Company No. 00920962, England and Wales. Registered address Leeds Playhouse, Playhouse Square, Quarry Hill, Leeds, LS2 7UP

APPENDIX C - CITY PLANS PANEL MINUTES 13TH JULY 2023

CITY PLANS PANEL

THURSDAY, 13TH JULY, 2023

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson,
D Blackburn, K Brooks, P Carill, D Cohen,
K Dye, C Gruen and A Khan

10 Appeals Against Refusal of Inspection of Documents

There were no appeals.

11 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information on the Agenda.

12 Late Items

There were no declarations.

13 Late Items

There were no late items.

14 Minutes - 22 June 2023

RESOLVED – That the minutes of the meeting held on 22 June 2023 be confirmed as a correct record.

15 Matters Arising

A question was asked as to whether the scheduled meeting for August would be going ahead. It was reported that there were currently 3 or 4 items that would be due for consideration and an update would be sent to Members.

16 PREAPP/23/00134 - Student residential development – SoYo, Block A, Quarry Hill, Leeds

The report of the Chief Planning Officer introduced a pre-planning application for the development of a student residential development at SOYO, Block A, Quarry Hill, Leeds.

Members visited the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion.

It was noted that the site was within the Little London & Woodhouse Ward and not Hunslet & Riverside as stated in the report and that there had previously been permission granted for a multi-storey car park at the site.

The applicant's representatives were invited to address the Panel. The following was highlighted:

- Outline permission for the wider site had been granted in 2017 for residential and office space.
- Vehicular access including arrangements for parking and service vehicles.
- Pedestrian movement through the site. There would be links to the A64 footbridge.
- The proposed building followed the masterplan in terms of height and massing and would present a symmetrical façade alongside Block B.
- There would be a secure landscaped courtyard for amenity.
- Floor plans were displayed. The ground floor would include amenity areas, cycle storage and a small café. The upper floors would be mainly accommodation and the studios and cluster flats were of generous sizes.
- Materials would include a Portland stone base, red brick and metallic panels.
- There would be side panel ventilation to windows.
- The amenity space at ground floor would provide good security surveillance.
- There would be opportunity for events in the outdoor areas.

In response to Members comments and questions, the following was discussed:

- Security concerns regarding pick up and drop off points and access to the bicycle store – it was reported that all these areas would be well lit and the cycle storage could be accessed from within the building. The site would be managed round the clock and have a security presence.
- The mix of studio and cluster flats had been based on industry standards.
- The landscaped courtyard area would be private for student residents to create a level of security. This would be the only private landscaped area. This has been approved as part of a previous application.
- There would be large areas of soft landscaping across the site.
- Rain gardens and water run-off had been considered in the design.
- There was not yet a confirmed date for the improvements to the footbridge.
- There was an established management company for the estate which would manage all the common areas.
- Public consultation had already started and will be expanded.
- Further work would be carried out with regard to health provision.
- There would be level access on the pedestrian routes.

- There would be a full highways assessment prior to the full application which would consider issues such as deliveries and student drop off and pick up.
- There would be consultation with the police with regards to safety and security.
- CCTV and other security arrangements would be operating all year round and not just during term time. It was expected that there would be some occupation outside of term time.
- The disabled parking bays would be available for public use.
- A wind study had been carried out and this building would provide further mitigation.
- Fire safety evacuation points had yet to be determined.
- The proposed materials were similar to those in the surrounding buildings. It was requested that samples of materials be provided should the full application be brought to Panel.
- It was proposed to be a low energy sustainable building which was highly efficient whilst low on energy use. There would be 100% LED lighting, low water consumption and an intention to connect in to the Leeds Heating Scheme.
- There would be management arrangements in place for student pick up and drop offs and other stakeholders on the site would be consulted.
- There was limited opportunity for the inclusion of green walls due to the active frontage at ground level. There would be further consideration to see if there could be more landscaping/greenspace.
- There would be opportunity to install electric bicycle charging points. It was hoped that there would be further information when the full application was submitted.
- Concern regarding the number of applications for student accommodation in the city centre and that students are only present for 30 weeks a year. It was reported that there was still a need to be met. There was an ongoing review of housing needs in the city. The wider part of this site also had other residential accommodation.
- The need for sufficient provision for delivery drivers.
- The requirement for student accommodation was discussed in more detail and Members requested an update on the review of the Strategic Homes Marketing Assessment and housing need across the district. A report was due to be sent to Development Plans Panel before the end of the year.
- There would be opportunity for students to stay in the accommodation all year round.
- More greenspace should be provided.

In response to questions outlined in the report, the following was discussed:

- Members were broadly supportive of the proposed use of Block A for student accommodation.
- Members agreed that the appearance and scale and setting of the proposed building was acceptable.

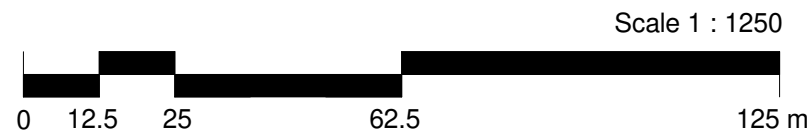
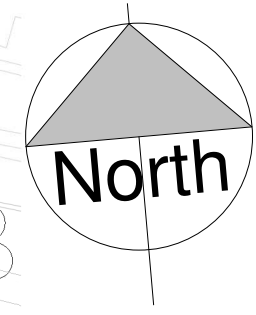
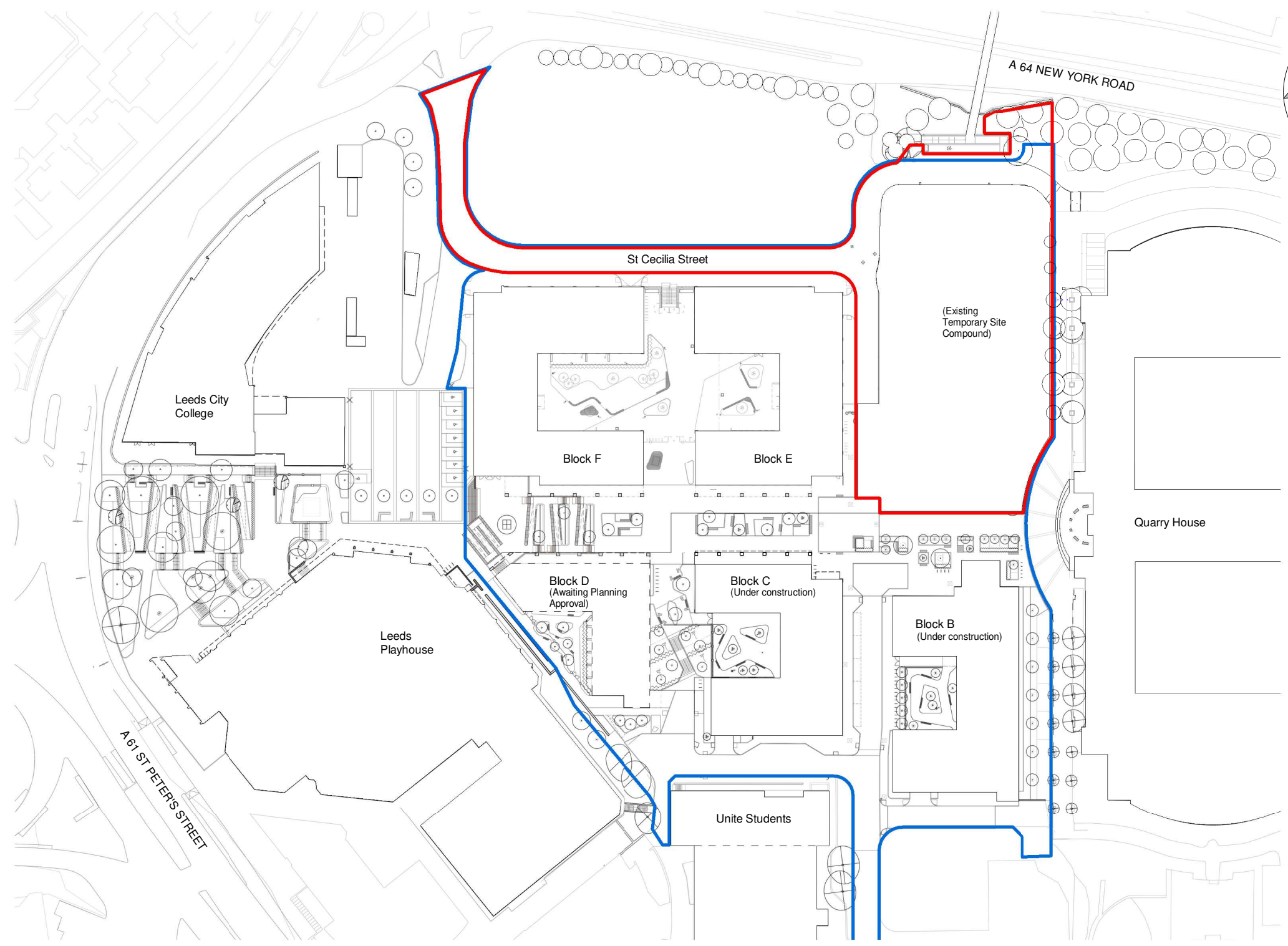
- Members Asked if further consideration could be given to more greenspace as part of the student residential amenity.
- Members requested that the full application be brought back to Panel for consideration.

RESOLVED – That the report and presentation be noted.

17 Date and Time of Next Meeting

Thursday, 10 August 2023 at 1.30 p.m.

REV	DESCRIPTION	INITIALS/DATE	CHKD
A	Planning Issue	SIT 28-07-23	



JOB NAME
Student Residential Scheme
SoYo Block A

DRAWING TITLE
SITE LOCATION PLAN

STATUS
PLANNING

SCALE @ SIZE
1:1250@A3

DATE July 2023 **SHEET BY** SIT **CHECKED BY**

JOB NO. 4152 **DRAWING NO.** -DLG-A-PL-A-950 **REV** A

DLG ARCHITECTS
LEEDS
One Brewery Wharf
Waterloo Street
Leeds
LS10
1GX

LONDON
Studio
12@Cather Market
11 - 13 Weston Street
London
SE1
3ER
+44(0)113 247
1222@dlgarchitects.com london@dlgarchitects.com