



CITY PLANS PANEL

Meeting to be held in Civic Hall, Leeds on
Thursday, 10th August, 2023
at 1.30 pm

MEMBERSHIP

Councillors

C Campbell
B Anderson
D Blackburn
K Brooks
P Carlill
D Cohen
K Dye
R Finnigan
C Gruen
A Khan
A Maloney
J McKenna (Chair)

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A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATION OF INTERESTS</p> <p>To disclose or draw attention to any interests in accordance with Leeds City Council's 'Councillor Code of Conduct'.</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES</p> <p>To confirm as a correct record, the minutes of the meeting held on 13 July 2023.</p>	7 - 10
7	Little London and Woodhouse		<p>APPLICATION 22-06503-FU - LAND TO THE EAST OF ST CECILIA STREET, LEEDS</p> <p>To receive and consider the attached report of the Chief Planning Officer which presents a position statement on a development of 78 affordable apartments in an 11 storey building with associated, cycle, bin and concierge space.</p>	11 - 28
8	Hunslet and Riverside		<p>PREAPP 22 00095 - LATITUDE YELLOW, LAND AT THE FORMER DONCASTER MONK BRIDGE WORKS, WHITEHALL ROAD, LEEDS</p> <p>To receive and consider the attached report of the Chief Planning Officer regarding a pre-application presentation for an office development with associated facilities, car parking and landscaping.</p>	29 - 42
9			<p>DATE AND TIME OF NEXT MEETING</p> <p>Thursday, 7 September 2023 at 1.30 p.m.</p>	

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Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties– code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.

To all Members of City Plans Panel

Ninth Floor East
Merrion House
110 Merrion Centre
Leeds LS2 8BB

Contact: Daljit Singh
Tel: 0113 3787971

Our ref: City Site Visits
Date: 02.08.2023

Dear Councillor

SITE VISITS – CITY PLANS PANEL – Thursday 10th August 2023

It has been agreed with the Chair of City Plans Panel to undertake site visits as detailed below on the morning of the next City Plans Panel meeting.

For those wishing to travel by mini-bus, please meet in the **Ante-Chamber, Civic Hall at 10.25am for a prompt departure at 10.30am.**

Time	Ward	Site
10.30 am	DEPART FROM CIVIC HALL	
10.45 am - 11.15 am	Hunslet & Riverside	Pre-application reference PREAPP/22/00095; Proposed office development with associated facilities, parking and landscaping. Land at Former Doncaster Monkbridge Works
11:30 am - 12:00	Little London & Woodhouse	Position Statement reference 22/06503/FUL; Development of 78 affordable apartments in an 11- storey building with associated cycle, bin and concierge space. Land East of St Cecilia Street

Please notify me if you will be attending.

Yours sincerely

Daljit Singh
Group Manager
Planning Services

CITY PLANS PANEL

THURSDAY, 13TH JULY, 2023

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson,
D Blackburn, K Brooks, P Carlill, 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.



Leeds
CITY COUNCIL

Originator: John Hall

Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 10th August 2023

Subject: 22/06503/FU - Development of 78 affordable apartments in an 11 storey building with associated cycle, bin and concierge space on land to the east of St Cecilia Street, Leeds.

Developer- Legal and General Affordable Homes

Electoral Wards Affected:

Little London & Woodhouse

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT: Members are requested to note the contents of this report on the proposal and to provide views in relation to the questions posed to aid the progression of the application.

1.0 INTRODUCTION

1.1 The application is presented to City Plans Panel under criterion (g) of the Chief Planning Officer's scheme of delegation exceptions which states "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."

1.2 This report is a Position Statement meaning that the application is not being reported for determination at this point in time. The purpose of this Position Statement is to inform Members of the proposal, to report on the progress of the application and to seek Members comments on key planning issues associated with this development.

2.0 PROPOSAL:

2.1 The proposal is for a single 11-storey apartment building containing 78 socially rented affordable units (affordable to households in the lowest decile of earnings). The proposed mix includes 1, 2 and 3 bed properties as set out below;

1 bedroomed apartments – 46 (59%)

2 bedroomed apartments – 28 (36%)

3 bedroomed apartments – 4 (5%)

2.2 The proposed ground floor includes a reception area, bike and bin store, plant rooms and three flats. The three ground floor flats would have access to a small private perimeter walkway / terrace. The remaining flats would be spread across the upper floors, which would be accessible via a central stairwell and two lifts. The main entrance to the building would be off St Cecilia Street. The proposal includes two wind baffles at the north-west corner of the building.

2.3 The proposed elevations of the building follow a grid form. It would be constructed of a light-coloured masonry with dark brick horizontals, and a moulding detail on the infill panels. All flats would have floor to ceiling windows.

2.4 The proposed development includes a new lay-by on St. Cecilia Street immediately in front of the development site, to accommodate vehicle drop off and pick up, servicing and refuse collection. As the development site is located within the City Centre, no car parking is proposed.

2.5 To meet its sustainability targets the scheme would connect into the District Heating Network.

3.0 SITE AND SURROUNDINGS:

3.1 The application site measures 0.12 hectares and is located at the eastern end of Leeds City Centre, within Quarry Hill. The site is on the eastern side of St Cecilia Street. The Northern Ballet Centre (and associated car park) is to the south, Quarry House to the east, Leeds Conservatoire to the west and apartment Block B of the SOYO development to the north (currently under construction).

3.2 The application site was formerly in use as a surface level public car park but is now vacant.

3.3 The area includes buildings of a similar scale and massing, but includes a mix of building heights and materials. The building heights range from 5 to 16 storeys; and materials include brick, metal cladding, stone and glass.

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

4.2 20/06989/RM: Reserved matters application for appearance, scale and landscaping for Phase 2 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 2 area pursuant to Outline Planning Permission 14/06534/OT. Approved 06.09.2021

4.3 08/04304/LA: 6 storey dance studio, with changing rooms, meeting rooms, stores and offices, and roof plant room. Approved 15.10.2008

5.0 PUBLIC/LOCAL RESPONSE:

5.1 The application was advertised as a major development. Site notices were posted around the site on 12.10.2022 and an advert was published in the Yorkshire Evening Post on 07.10.2022. The expiry date of the publicity period was 02.11.2022.

5.2 The Council received three letters of representation. Although the provision of affordable housing in the City Centre is supported, concerns were raised around the building design and the importance of retaining access for vehicles using the Northern Ballet Centre car park.

5.3 Ward members for Little London & Woodhouse were notified by email on 10th October 2022. No comments were made.

6.0 CONSULTATION RESPONSES

6.1 Statutory

Highways: No objection subject to conditions controlling maximum footway gradient, cycle / motorcycle facilities, off-site highway works, on-street parking, provision for contractors and refuse storage.

West Yorkshire Police: No comments.

Yorkshire Water: No objection subject to conditions.

Coal Authority: No objection subject to conditions.

HSE (Fire): HSE is satisfied with the fire safety design.

6.2 Non-Statutory

Flood Risk Management: No objection subject to conditions.

Environment Studies: No objection.

Environmental Health: No objection subject to conditions requiring noise protection scheme, sound insulation and noise and dust control.

Contaminated Land: No objection subject to conditions.

Influencing Travel Behaviour: No objection subject to Travel Plan Review fee and provision of a Residential Travel Plan Fund.

Design Team: No objection

Local Plans: No objection.

Nature team: No objection subject to condition requiring bat roosting and bird nesting features.

Wind consultant: No objection.

7.0 **RELEVANT PLANNING POLICIES:**

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

1. Leeds Core Strategy (adopted November 2014 and as amended by the Core Strategy Selective Review 2019)
2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
4. Leeds Site Allocation Plan (2019)

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

7.2 Leeds Core Strategy

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. Relevant Core Strategy policies will include those outlined below.

Spatial Policy 1: Location of development

Spatial Policy 3: Role of Leeds City Centre

Spatial Policy 6: The housing requirement and allocation of housing land

Spatial Policy 7: Distribution of housing land and allocations

Spatial Policy 8: Economic development priorities

Spatial Policy 9: Provision for offices, industry and warehouse employment land and premises

Spatial Policy 11: Transport infrastructure investment priorities

Policy CC1: City Centre development

Policy CC3: Improving connectivity between the City Centre and neighbouring communities

Policy H1: Managed release of sites

Policy H3: Density of residential development

Policy H4: Housing mix

Policy H5: Affordable housing

Policy H9: Minimum space standards

Policy H10: Accessible housing standards

Policy EC2: Office development

Policy P10: Design

Policy T1: Transport Management

Policy T2: Accessibility requirements and new development

Policy G5: Open space provision in the City Centre

Policy G8: Protection of important species and habitats

Policy G9: Biodiversity improvements

Policy EN1: Climate Change – Carbon dioxide reduction

Policy EN2: Sustainable Design and Construction

Policy EN4: District Heating

Policy EN5: Managing Flood Risk

Policy ID2: Planning obligations and developer contributions

7.3 Leeds Unitary Development Plan Review Retained Policies

Policy GP5: All planning considerations

Policy BD2: Design and siting of new buildings

Policy BD4: Mechanical plant and servicing for new developments

Policy BD5: Residential amenity

7.4 The Site Allocations Plan

The Site Allocations Plan was adopted in July 2019. Following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt, has been remitted to the Secretary of State and is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight. The site forms part

of a wider mixed-use allocation in the SAP (ref. MX2-23; Quarry Hill/York Street, Leeds) which has an indicative capacity of 600 residential units and 11,000 sqm of office floorspace.

7.5 Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like trees, 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
Water 2: Protection of Water Quality
Water 7: Surface water run-off
Land 1: Contaminated land

7.6 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) revised and adopted in July 2021 and sets out the Government's planning policies for England and how these should be applied.

Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 110 of the NPPF states that applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

Paragraph 130 states that decisions should ensure that developments:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.7 Supplementary Planning Documents

Tall Buildings Design Guide SPD

Transport SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

Neighbourhoods for Living SPG

Accessible Leeds SPD

City Centre Urban Design Strategy SPG

8.0 **KEY ISSUES**

8.1 Principle of the proposed use

- 8.1.1 The application site is located within the defined boundary of the City Centre. Core Strategy Policy CC1 encourages residential development, including new buildings, within the City Centre providing it does not prejudice the town centre functions of the City Centre.
- 8.1.2 The site is vacant and currently makes no contribution to the town centre functions of the City Centre, but has been identified in the Council's Site Allocations Plan (SAP) as important for bringing forward residential and office development. In this regard, the site forms part of a wider mixed-use allocation in the SAP (ref. MX2-23; Quarry Hill/York Street, Leeds) which has an indicative capacity of 600 residential units and 11,000 sqm of office floorspace.
- 8.1.3 The application site represents a small proportion of the mixed-use allocation (4.4%) with MX2-23 extending north, and westwards, to include the wider Quarry Hill site. Most of the mixed-use allocation has outline planning approval (granted in 2017 under planning ref. 14/06534/OT) for a mixed-use scheme

comprising approximately 706 residential units and 10,000 sqm of office floorspace (along with retail, hotel, medical centre and college). However, the outline consent enabled flexibility in the uses to be delivered in response to market demand and it has transpired that the wider site has delivered a predominantly residential led regeneration of the site allocation.

8.1.4 Although the wider site development and proposals on the application site will fall short of the office requirement set by the allocation, the Council's Local Plans team have advised that this site and the wider allocation is no longer needed to address the City Centre's office supply. As of 31st March 2023 the supply of offices was 1,079,755 sqm for the plan period.

8.1.5 For the reasons stated, the principle of residential development on this site is considered acceptable.

8.2 Housing Density

8.2.1 Core Strategy Policy H3 sets out density targets for residential development by area. The City Centre is expected to deliver a minimum of 65 dwellings per hectare. The proposal is for 78 units on a site measuring 0.12 hectares. The proposal therefore far exceeds the minimum density target in Policy H3.

8.3 Housing Mix and Affordable Housing

8.3.1 Core Strategy Policy H4 seeks to ensure an appropriate mix of dwelling types and sizes is provided to address needs measured over the long term, which takes account of the nature of the development and character of the location.

8.3.2 Although Core Strategy Table H4 sets a preferred target of 75% houses and 25% flats, the Core Strategy acknowledges that a scheme for 100% flats may be appropriate in a particular urban context (para. 5.2.11). As a result the housing type requirements for splits between flats and houses is not applicable to city centre sites.

8.3.3 Table H4 also sets out the preferred minimum and maximum targets for 1 bed (0-50%), 2 bed (30-80%), 3 bed (20-70%) and 4 bed+ (0-50%) units. Although Table H4 provides a useful starting point, the table is ancillary to the actual policy which simply asks for '*an appropriate mix of dwelling sizes*'. Indeed, the Core Strategy acknowledges that Policy H4 is worded to offer flexibility on account of differences in demand between areas (para. 5.2.11).

8.3.4 The application proposes the following mix;

1 bedroomed apartments – 45 (59%)
2 bedroomed apartments – 28 (36%)
3 bedroomed apartments – 4 (5%)

8.3.5 The above mix, clearly, does not comply with the preferred minimum and maximum housing mix set out in Table H4. However, providing that it can be

demonstrated that it forms an 'appropriate mix', it would still meet the test of Policy H4.

8.3.6 To determine whether the proposal represents an appropriate mix, officers have sought demand data for 3 bed affordable housing within Leeds City Centre. The 2017 Strategic Housing Market Assessment (SHMA) forms a useful starting point since it contains information on housing need and affordable housing requirements. Table 6.4 in the SHMA demonstrates that, in the City Centre, there is a need for 1 and 2 bed affordable homes but does not establish a need for 3 bed affordable homes. However, the SHMA was published in 2017 and more up-to-date data is needed to make an accurate assessment. The Council is working on preparing a new SHMA but this will not be available until later in the year.

8.3.7 In the absence of an up-to-date SHMA, data from the Annual Leeds Housing Register Report 2022-23 (LHR) has been used to inform the officer assessment. The LHR data is on a ward, rather than area basis. Whilst the application site falls entirely within Little London and Woodhouse ward, it sits close to the boundary with Burmantofts and Richmond Hill (to the north and east), and Hunslet and Riverside (to the south). Data from all three wards has been used.

8.3.8 Table 6 of the LHR shows the number of applications for affordable properties broken down by bedroom requirement. The proportion of 3 bed applications is as follows;

Burmantofts and Richmond Hill	– 213 / 1198 (17.8%)
Little London and Woodhouse	– 179 / 1101 (16.2%)
Hunslet and Riverside	– 107 / 913 (11.7%)

8.3.9 If considered in terms of proportionality the above data could be taken to argue the proposal should include a higher number of 3 beds than the proposed 5%. However, it is important to note the LHR indicates the greatest demand is for 1 and 2 bed affordable units. Out of a total of 3,212 applications for affordable housing across the three wards, 2,530 applications were for 1 and 2 bed properties. This represents 79% of all applications.

8.3.10 Moreover, the proposal is delivering significantly more affordable housing than required under policy. Core Strategy Policy H5 requires 7% affordable housing provision within the City Centre which equates to 5 units (this corresponds to 3 one bed, 2 two bed and 1 three bed based on the preferred minimum housing mix in Table H4). In contrast, this application would deliver 100% affordable housing (or 78 units) including 45 one bed, 28 two bed and 4 three bed. The proposal would also provide 100% of the most affordable type of affordable housing – social rented – which is generally affordable to households on the lowest decile of earnings. There are currently over 26,000 individuals applying for affordable housing through the Leeds Homes Register (1,230 new affordable homes are required each year) and schemes such as St Cecilia Street are critical to addressing this need. In addition, the Council's Housing

team have advised that Little London and Woodhouse ward only contains 4 three bed high rise flats. This application would double the existing supply.

Do Members consider the proposed housing mix acceptable?

8.4 Townscape considerations

- 8.4.1 Quarry Hill is located within the eastern part of the City Centre and is bounded by major roads on all sides. Since the former Quarry Hill flats were demolished in the late 1970s the area has been redeveloped for a mix of uses including residential, commercial, education and leisure. The Leeds Tall Building Design Guide considers Quarry Hill a location where tall buildings are acceptable.
- 8.4.2 Quarry Hill is anchored by Quarry House, a large office building which bookends Quarry Hill at its eastern end and dominates the local skyline. A central pedestrian avenue, running east-west, helps frame Quarry House in views from Eastgate, with high rise development to the north and south. Quarry Hill is characterised by large-scale modern buildings with heights ranging from 5 to 16 storeys. Despite a mix of architectural styles and construction materials, there is a strong sense of order and rigidity in the building form and massing.
- 8.4.3 The proposed development would be sited on the southern side of Quarry Hill, along St Cecilia Street. The building would be mostly hidden in views from Eastgate to the west, and would not disrupt key views of Quarry House.
- 8.4.4 The building would appear most prominent in oblique views along St Cecilia Street, and from the south-west along Marsh Lane / York Street when looking back towards the City Centre. From St Cecilia Street, the building will be read alongside the Northern Ballet Centre and apartment Block B of the SOYO development to form a group of buildings. The proposed development will match the form and massing of its neighbours and, at 11 storeys, will continue the run of tall buildings. From the south-west, the proposed development will again be seen in the context of other similar sized buildings, but this view will remain dominated by Quarry House.
- 8.4.5 The building is formed of an 11 storey rectangular block with flat roof. The design is restrained and takes the form of a series of grids. The grids are constructed of a light coloured masonry, with dark brick cords providing depth and contrast. The infills would feature moulded panels to break up the flatness of the façade and create interest, and large floor to ceiling windows would give the building a lightness and reduce its overall massing. The window reveals would be 215mm which Design colleagues consider satisfactory for achieving the required depth and shadow lines.
- 8.4.6 Design colleagues were keen to ensure the wind baffles appeared distinctive and achieved a level of autonomy from the main building. The wind baffles are therefore designed with circular motifs and a bronze finish to contrast with the angular form and lighter tones of the main building.

Do Members consider the proposed design of the development acceptable?

8.5 Open space

8.5.1 Core Strategy Policy G5 sets out the requirement for provision of open space within city centre developments. This policy includes a site size threshold and applies only to development on sites at least 0.5 hectares in size. At 0.12ha the application site falls below the threshold and so there is no requirement for open space provision under this policy.

8.6 Wind assessment

8.6.1 Architectural Aerodynamics were appointed to carry out an independent review of the wind assessment submitted in support of the application.

8.6.2 Architectural Aerodynamics advised that the submitted assessment represents a plausible appraisal of the wind microclimate upon the introduction of the proposed development. There are no exceedances of the safety criteria within the proposed development boundary and the immediate surroundings for any of the scenarios assessed. For the most part, the wind conditions are materially unchanged. With the introduction of the proposed development, the entrances on the development to the immediate north (SOYO apartment Block B) become unsuitable for use in the winter months. With the introduction of mitigation measures (a 2m high x 2m long porous screen and a 12m high x 1.8m long porous screen), the entrances on the development to the north become suitable for standing in the winter months and are therefore suitable for use.

8.7 Nature and Biodiversity

8.7.1 The application site is brownfield having formerly been in use as a car park. Based on photography and the submitted Preliminary Ecological Appraisal the Council's Nature team estimate the baseline Habitat Units of the site to be less than 0.1.

8.7.2 In the Local Requirements for Biodiversity and Geological Conservation (including criteria and indicative thresholds) guidance on Leeds City Council Biodiversity & Planning pages, habitat can be considered to be negligible if it has a Habitat Unit figure of less than one. In these circumstances the Council's guidance states it may not be necessary to carry out an Ecological Impact Assessment (however, when BNG becomes mandatory in November, it will be compulsory for developments to achieve a 10% BNG unless they are exempt).

8.7.3 Because there was negligible baseline habitat at the site the Nature team considered an acceptable gain for biodiversity to be the installation of integral bat roosting and bird nesting features within the building. It is recommended this is controlled through a suitably worded condition.

8.8 Residential amenity

Internal amenity space

- 8.8.1 Core Strategy Policy H9 requires all new dwellings to comply with the national internal minimum space standards. The applicant has submitted evidence which confirms that all apartments will meet internal space standards.

External amenity space

- 8.8.2 Although the development is not required to provide any open space (it falls below the 0.5 ha size threshold set out in Core Strategy policy G5) it is recognised the provision of balconies and / or a roof garden is desirable. These features have been considered through the planning process, however, the applicant insists neither is possible due to associated costs and management concerns. Furthermore, the addition of an extra storey to create a roof garden would raise the height of the building to above 30m (at present the building has an uppermost storey height of 29.7m). This is significant because the government has announced plans that all residential developments over 30m will be required to include a second staircore to improve fire safety. The applicant does not want to progress a scheme which would fall foul of this impending change and so would be required to install a second staircore. Clearly, this would require a reallocation of floor space and in turn a reduction in the number of social-rented units which, inversely, would be considered a planning loss and impact on the viability of the scheme.
- 8.8.3 Despite the lack of on-site external amenity space, residents would benefit from good access to a range of green space within the wider Quarry Hill site and beyond. The SOYO development immediately to the north, and currently under construction, is delivering 0.9ha of public realm which involves a network of interconnecting avenues and courtyards with good permeability between areas. Most of the space would remain publicly accessible 24 hours a day, however, the courtyards would be closed between the hours of 11pm and 7am to protect the privacy of occupants of the surrounding residential blocks *[NB SOYO Block A (student accommodation) is at pre-application stage and therefore no decision has been taken as to whether the amenity space will be publicly accessible]*. The open space includes a mix of hard and soft landscaping features including formal seating, tree planting, flower planting and grassed areas. Furthermore, there are public parks within a 5-minute walk of the application site to both the north and south. This includes St Mary's Park (to the north of York Road) and green space off Railway Street (to the south of the viaduct). The parks provide residents with additional green space functionality and offer a good alternative to the more formal spaces set out within Quarry Hill. The green space at Railway Street also includes an outdoor play facility.
- 8.8.4 The apartments would have generous sized floor to ceiling windows and 40 of the 78 units would benefit from Juliet balconies.

Overlooking, overshadowing and overdominance

- 8.8.5 It is acknowledged that the proposed separation distances to the neighbouring sites to the north and south has potential to impact on the privacy and outlook

of future occupiers. The distance to the approved apartment Block B of the SOYO development is 13m and the distance to the existing Northern Ballet Centre is 11m. Although the living rooms of most apartments on the north and south elevation are dual-aspect and have main windows facing east or west where there is no conflict with neighbouring buildings, the proposal includes several 1 bed flats with living room windows directly facing either SOYO apartment Block B or the Northern Ballet Centre. This includes 5 flats on the northern elevation and 3 flats on the southern elevation.

- 8.8.6 There is no policy on minimum separation distances between buildings in a city centre context. However, the expectation is that development will reflect the predominant character of an area in relation to street gaps and building heights i.e. take a contextual approach. In this respect the wider Quarry Hill developments (existing and approved) have instances of minimum gaps of 13m between residential buildings of up to 16 storeys in height. There are also other examples in the context of a dense Leeds City Centre environment where similar distances and relationships have been accepted. These include examples along Belgrave Street (11m) and at Mustard Wharf (10m). It is considered that the potential for any adverse impact is somewhat mitigated by the large windows to be provided to habitable rooms which would help to maximise daylight, the relative lower heights of the neighboring blocks and the fact that the relationship to the Northern Ballet Centre is to a non-residential use and its facing elevation includes obscure glazing which is likely to help avoid potential privacy conflicts.
- 8.8.7 The proposal includes three ground floor units with windows looking toward the access road into the Northern Ballet Centre car park, the car park itself and service road for SOYO apartment Block B. The applicant has sought to demonstrate that residents would maintain a good level of outlook by submitting section drawings. Two of the apartments would benefit from a raised platform due to site levels, but this would not be the case for the northernmost apartment. Officers are seeking Member views on the acceptability of the ground floor units in terms of outlook and residential amenity.
- 8.8.8 The applicant has submitted a Daylight and Sunlight Assessment which considers impact on neighbouring properties and the potential availability of daylight and sunlight to the proposed accommodation. This is based upon the methodologies set out in Building Research Establishment (BRE) report '*Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2011)*'. The BRE guidelines are not mandatory, nor do they form planning policy, and their interpretation may be treated flexibly depending on the specifics of each site. In addition, the Local Planning Authority does not have a specific measurement, metric or planning policy concerning acceptable levels of daylight penetration for residential uses within the city centre and a planning judgement is therefore required.
- 8.8.9 Consistent with other similar assessments received by officers as part of the determination process of planning applications in the city centre, it is recognised that in assessing dense urban schemes, including tall buildings, the use of the BRE metric has a number of limitations. This is because the BRE tests used

are based on a typical (two storey) suburban model of development and expectations of levels of daylight and sunlight are different in larger developments such as those in a city centre context. In city centre locations and urban areas where density levels are greater, the values as stated may not be considered appropriate. The BRE guidelines provide that “*different targets may be used based on the special requirements of the proposed development or its location*”.

- 8.8.10 Although the scheme would not be fully compliant with BRE guidelines, the report ultimately considers that in the context of a dense urban environment, the impact on daylight and sunlight amenity to neighbouring residential properties would be appropriate, and that the development would provide acceptable sunlight amenity.

Do Members consider the separation distances to the Northern Ballet Centre and SOYO Block B acceptable?

Do Members consider the proposed ground floor flats acceptable in terms of outlook and residential amenity?

Air Quality and Noise

- 8.8.11 As the proposed development is car-free, road traffic emissions associated with the operation of the development are considered to be insignificant. The air quality assessment concludes that exposure of future residents at the development site to levels of air pollution exceeding the national air quality objective levels are unlikely and given the distance of the building from major traffic sources the Council’s Environmental Studies team agree. The development would be powered by hot water from the District Heating Network and electricity from the national grid. There would be no on-site power generation involving the combustion of fossil fuels and so there will be no emissions to air.
- 8.8.12 The submitted noise assessment confirms that all existing noise sources have been adequately assessed and that internal noise criteria can be met with windows closed and an enhanced mechanical ventilation and heat recovery system in place. It is recommended a condition is attached limiting noise from plant and machinery operating from the site to no higher than the existing background noise level.

8.9 Highway considerations

- 8.9.1 The proposed development includes a new lay-by on St Cecilia Street, immediately in front of the development site. The lay-by would accommodate vehicle drop off and pick up (including for disabled residents and visitors), as well as all servicing and refuse collections. The lay-by would be subject to a Traffic Regulation Order which would ensure it is only used for shorter stay parking. An internal bin store would be located at ground floor with level access to the lay-by. The bin store would be accessed via a set of external double-

doors on the north elevation. The proposal would retain a footway with a width between 2.5m to 3m along the St Cecilia Street frontage.

- 8.9.2 The application site meets Highways accessibility standards by virtue of its City Centre location, and with Leeds City Bus Station within a five-minute walk. The lack of any car parking is therefore considered acceptable. In terms of cycle provision, the plans indicate an internal cycle store with space for up to 36 bicycles. The details of the bike rack storage system would be controlled by condition, and the system would need to adhere to the standards set out in the Transport SPD. However, the proposal indicates that at least five Sheffield stands would be provided capable of holding nine bicycles. The bike store would be accessed from the same set of external doors for accessing the bin store.
- 8.9.3 The Northern Ballet Centre submitted a representation in which they raised concerns that the proposal may impact on their ability to access their parking / servicing area. On this point, the applicant has submitted vehicle tracking drawings which demonstrate that an articulated vehicle (with a maximum legally permitted length) would still be able to enter and exit the service area. The Council's Highways team are therefore satisfied the proposal would have no impact in this regard.
- 8.9.4 The independent review of the wind study indicates that wind speeds on the highway would remain within safety limits. The wind baffles adjacent to the lay-by would remain on private land off the adopted highway.

8.10 Sustainability and Climate Change

- 8.10.1 Members will be aware that the Council has declared a Climate Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources. Core Strategy policy EN1 requires developments of 10 dwellings or more to reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate and provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.10.2 The proposal would comply with EN1 by connecting the building to the District Heating Network (DHN). The DHN delivers low carbon heat in the form of hot water. The heat is generated by processing waste at the Council's Recycling and Energy Recovery Facility at Cross Green. The applicant has indicated that connection to the DHN will achieve the carbon reduction and low carbon energy targets set out in EN1, however, this would need to be evidenced via a pre-commencement condition.
- 8.10.3 The applicant has also indicated that the development will comply with Core Strategy policy EN2 which requires a water standard of 110 litres per person per day. Again, this would be conditioned.

8.10.4 In connecting to the DHN the proposal would comply with Core Strategy policy EN4 which seeks connections to existing district heating networks.

8.11 Representations

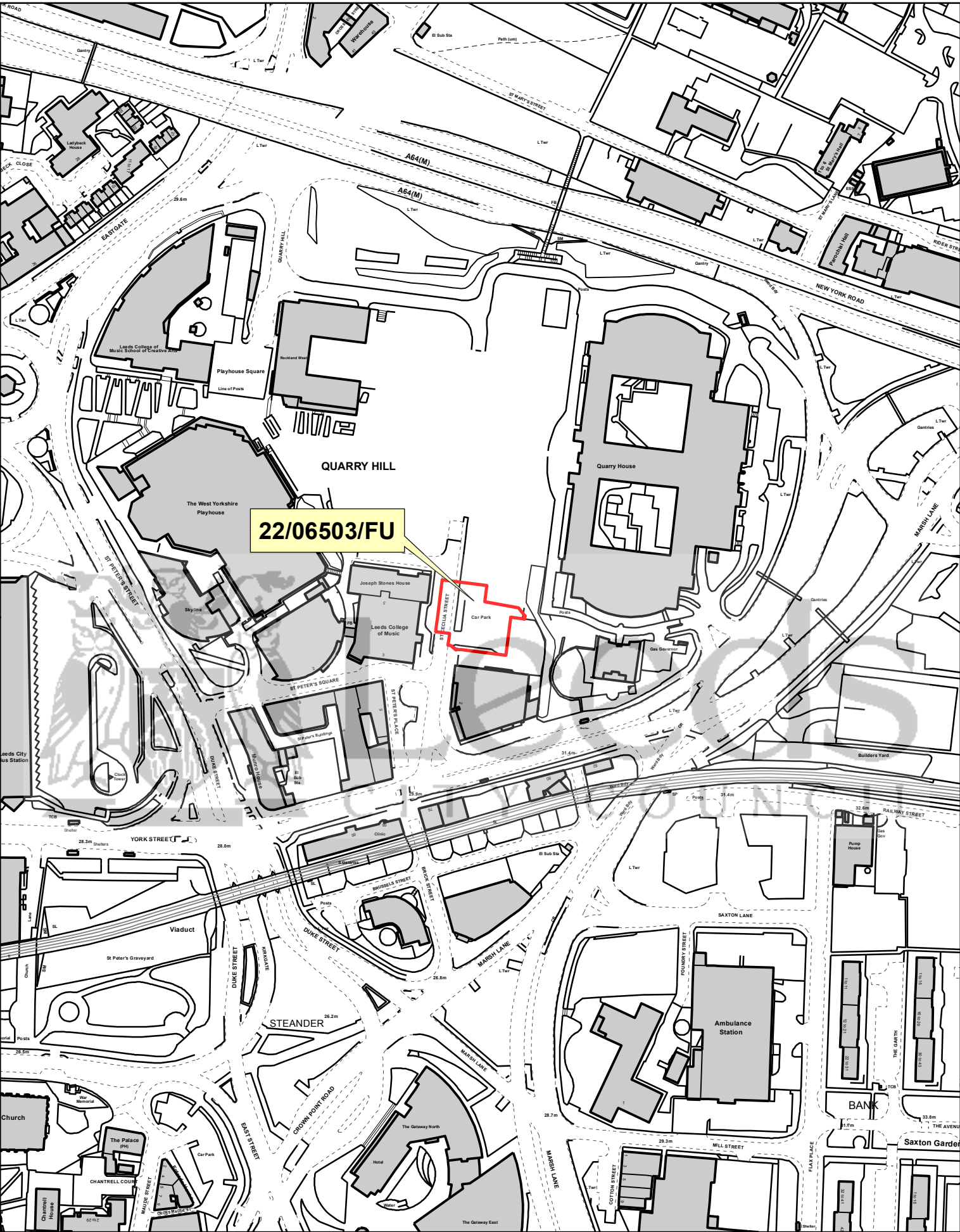
8.11.1 The Council received three letters of representation. Although the provision of affordable housing in the City Centre is supported, concerns were raised around the building design and the importance of retaining access for vehicles using the Northern Ballet Centre car park.

8.11.2 Since these representations were received the design has evolved with input from Design officers, and the applicant has submitted vehicle tracking drawings which Highways have confirmed demonstrate the proposal would not impact on the ability of vehicles to access Northern Ballet Centre.

9.0 **CONCLUDING COMMENTS**

9.1 The emerging development includes a number of positive aspects, in particular the 100% affordable housing provision and district heating connection. However, there are a few issues that Panel members are respectfully requested to provide views on at this stage, as prompted by the questions posed in the main body of this report, all of which are reproduced below for ease of reference, and to offer any additional comments that they consider appropriate regarding this development proposal:

1. **Do Members consider the proposed housing mix acceptable?**
2. **Do Members consider the proposed design of the development acceptable?**
3. **Do Members consider the separation distances to the Northern Ballet Centre (to the south) and SOYO apartment Block B (to the north) acceptable?**
4. **Do Members consider the ground floor flats acceptable in terms of outlook and residential amenity?**
5. **Do Members consider the application can be determined under delegated powers (subject to any conditions they may wish to apply)?**



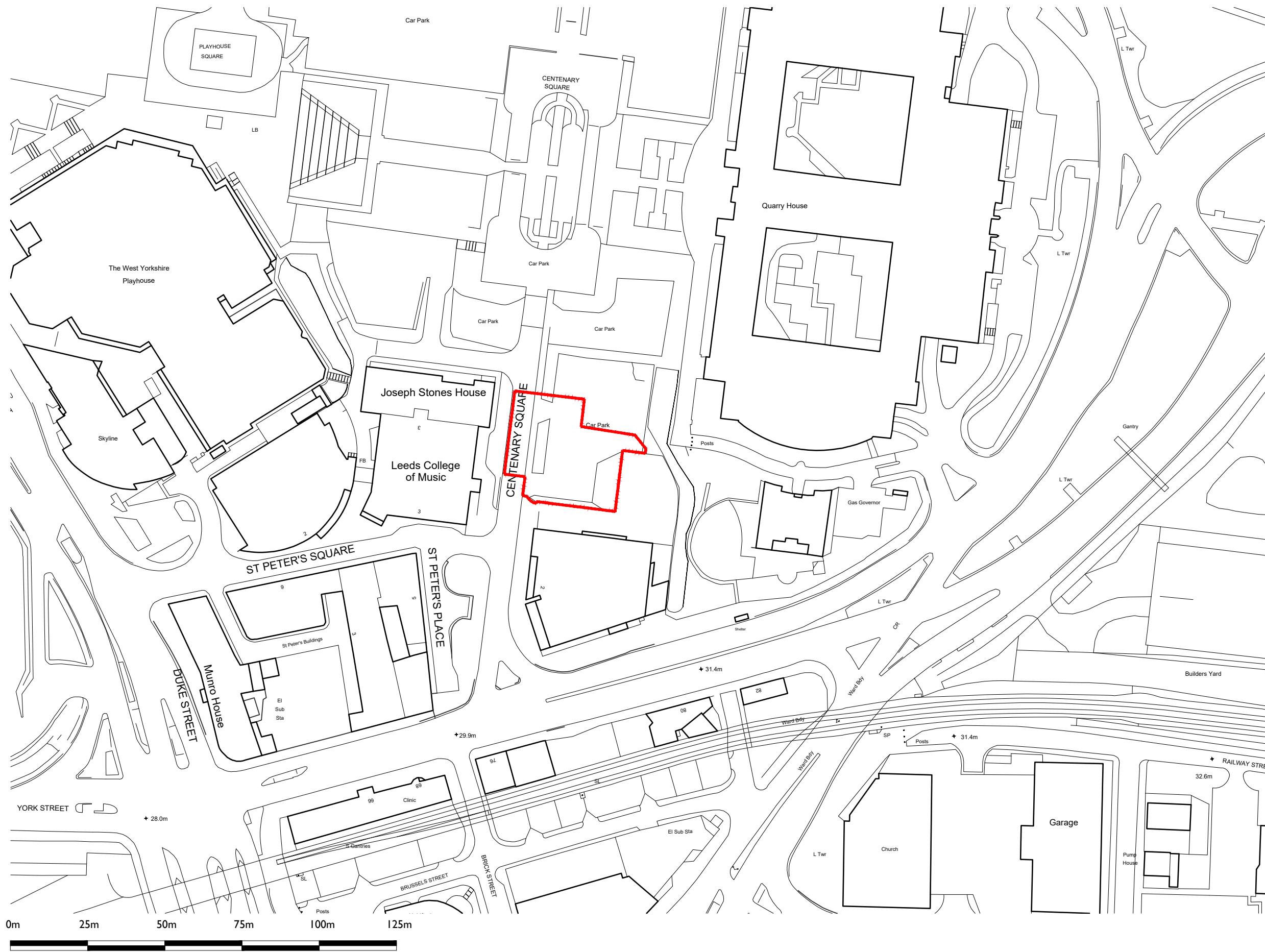
CITY PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500





Suitability Code: **S3**
For Review & Comment

P02	RED LINE	09.09.22	HC	NW
P01	DRAWING ISSUE	12.08.22	JD	JD
REV	COMMENT	DATE	DR	CH

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CLIENT

JOB TITLE
**ST CECILIA STREET
 LEEDS**

**SITE LOCATION
 PLAN**

Drawn: JD	Scale: 1:1250@A3
Date: AUG 22	Checked: JD
DWG NO 57401-BBA-01-XX-DR-A-0910	REV: P02



Originator: Andrew Perkins

Report of the Chief Planning Officer

City Plans Panel

Date: 10th August 2023

Address: Latitude Yellow, Land At The Former Doncaster Monk Bridge Works, Whitehall Road, Leeds, LS12 1BE

Subject: PREAPP/22/00095 – Full planning application for an office development with associated facilities, parking and landscaping.

Applicant: BAM Properties Ltd

Electoral Wards Affected:

Hunslet & Riverside

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Panel for information and comment. The Developer will be asked to present details of the emerging scheme to allow Members to consider and comment on the proposals at this stage.

1.0 Introduction:

- 1.1 The work-in-progress proposals are being presented to Members by the applicants to inform Panel of the emerging development, allowing Members to comment on the evolving scheme, and highlight any issues prior to the intended submission of a full planning application.
- 1.2 This site has a previous planning approval as part of a wider masterplan for the Former Doncaster Monkbridge Works (06/02880/OT) for a 10-storey office building on the site. This permission was granted with reserved matters in October 2015 (13/02017/RM), with pre commencement conditions being

discharged in July 2017 (17/03305/COND). Since securing planning permission, this site was marketed on a pre-let basis, however at that time the site did not appear attractive to the market and the site has laid dormant despite the developments which have been carried out around it.

- 1.3 The application site is now considered much more connected to Leeds City Centre and there is a significant opportunity to reposition this remaining element of the Former Doncaster Monkbridge Works site (Latitude Yellow) in the marketplace, to deliver a sustainable Grade A office building. This redesign also takes into account the changes in the work place to embrace more flexible forms of working, encourage more collaboration in the workplace, promotes wellbeing and incorporates social and amenity spaces.

2.0 Proposal:

- 2.1 Full Planning permission will be sought for a:
- 12-storey office building with roof terrace and a public ground floor café/co-working space.
 - 10 car parking spaces (2 disabled spaces) all spaces equipped with electric vehicle charge points (EVCP) within the undercroft area
 - 138 long stay bicycle spaces and 20 short stay cycle spaces
 - 5 motorcycle spaces will also be provided
- 2.2 The development would also feature new landscaping, public realm and cycle and pedestrian improvements along Whitehall Road. The landscaping would also incorporate new tree planting throughout and a new public space to the south of the building would also be created.

3.0 Site and Surroundings:

- 3.1 The site is located to the west of the city centre and to the north of Whitehall Road and forms part of the wider Latitude development, which is located to the east of the elevated Leeds-Bradford railway line and west of the River Aire and Leeds-Liverpool Canal. The Latitude development consists of a range of building heights from 8 storeys of Latitude Red (east of this site) to 31 storeys of the Latitude purple A (north-east of this site).
- 3.2 The site covers (approx.) 0.32 hectares and falls inside of the defined City Centre of Leeds. The site is enclosed by post and rail fencing, and currently consists of a predominantly grassed area. The site is bounded by Whitehall to the north and east which also serves the other Latitude development plots and Whitehall Road to the south and the railway embankment to the west.
- 3.3 The area around the site is evolving, and a number of consented/ in construction developments are noted which are Get Living to the south of Whitehall Road which ranges from 8 to 23 storeys, Monkbridge development which ranges from 12 to 22 storeys and the development of Latitude which range from 8 to 31 storeys. Development along Whitehall Road is modern and contemporary, aside from the Monk Bridge Viaduct and Monk Bridge which are both grade II listed.

- 3.4 Pedestrian links are located to the south along Whitehall Road and will also be along Monk Bridge Viaduct once this is open leading in and out of the City Centre.
- 3.5 The plot forms part of a wider site identified in the Site Allocations Plan (SAP) for mixed-Use, ref. MX1-11, for at least 50380sqm office use and 463 residential units. This allocation includes the other areas to the north and east which have already been developed or are in the process of being developed, which equates to a site allocation of 3.49 hectares. The entire site is located within Flood Risk Zone 1.

4.0 Relevant Planning History to this site:

- 4.1 17/03305/COND - Consent, agreement or approval required by conditions 8, 13, 14, 15, 16, 17, 18, 19, 26, 27, 30, 49 and 50 of Planning Application 16/04118/OT – Split decision – 17.07.2017
- 4.2 13/02017/RM - Reserved matters application for 10-storey office block with basement car park and roof top plant room – Approved – 12.10.2015
- 4.3 16/04118/OT - Amendments to conditions 4 (phasing plan), 46 (Design Statement/Design Code) and 53 (plans schedule) of approval 06/02880/OT – Approved – 21.10.2016
- 4.4 06/02880/OT - Outline application to layout access and erect multi-level mixed use development for residential and office uses up to 33 storeys high, with ancillary class A1, A2, A3, A4, A5, D1 and D2 uses and associated car parking and landscaped areas. – Approved – 07.09.2007

5.0 History of Negotiations

- 5.1 The proposals have been the subject of pre-application discussions between the developer, their design team and Local Planning Authority Officers and an independent wind consultant since September 2022.
- 5.2 The pre-application discussions have focused on the following key issues:
- a. Design, massing and layout of the scheme including relationship with Whitehall Road.
 - b. Extensive wind testing and reviewing of mitigation measures.
 - c. Highway matters including access, servicing strategy and off site highway works
 - d. Landscaping matters including landscaping strategy, tree planting and amenity spaces.
- 5.3 Hunslet & Riverside Ward Councillors were advised of this pre-application enquiry via automatic email in April 2022, no responses were received.

6.0 Consultation Responses

- 6.1 LCC Highways:

A Transport Assessment and Travel Plan are required with any planning application. Further details of the proposed wind baffle and wind mitigation measures are also required regarding the acceptability of these mitigation measures. Further reconfiguration of the proposed works along Whitehall Road are also required to demonstrate the potential planned highway works and land to be dedicated for this. A financial contribution will also be required towards pedestrian/cycle improvements.

6.2 LCC Flood Risk Management:

The application site is located within Flood Zone 1 and there have been no records of any recent flooding within the property or adjacent areas. An initial review has also identified that there are no known flood risks which require specific mitigation and would impact on the proposed development. The drainage mitigation principles and requirements have been determined under the outline planning application and these should be incorporated into the site design. However, the applicant should ensure that the overall flows (foul and surface water) from both Building No 1 and this Building No 3, do not exceed the hydraulic capacity of the existing 300mm diameter Yorkshire Water receiving sewer. The on-plot drainage design will still (apart from the unrestricted outfall) be required to comply with the current Leeds FRM Minimum Development Control Standards for Flood Risk.

6.3 LCC Access Officer

The development should meet guidance in Accessible Leeds SPD, BS8300 2018 and Core Strategy Policy P10 part (vi) and demonstrate that the development will be accessible to all users. An Access Statement in line with section 5 of the SPD would also be required.

6.4 LCC Local Plans

The location and SAP allocation supports the proposed use.

6.5 LCC Landscape

Further details regarding the proposed spaces would be provided as part of any subsequent application.

6.6 LCC Contaminated Land

The proposed development includes sensitive land uses and potentially contaminative former land uses have been identified. Should the development proposal be submitted clarification would be required on a number of points regarding the previously applied conditions and subsequently discharged 17/03305/COND.

6.7 LCC Climate Change

The application is supported in principle by climate change and energy. Any future application will need to demonstrate full compliance with policies EN1, EN2, EN4 and EN8 of the Core Strategy (as amended).

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)
- Any Neighbourhood Plan once made – there is no Neighbourhood Plan for this area.

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

7.2 Development Plan

7.2.1 Leeds Core Strategy (as amended)

Leeds Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The site is located inside of the City Centre boundary. The most relevant policies are set out in the paragraphs below:

Spatial Policy 1 Location and scale of development.

Spatial policy 2 hierarchy of centres and spatial approach to retailing, offices, intensive leisure and culture

Spatial Policy 3 City Centre Development

Spatial Policy 8 Economic development priorities

Spatial Policy 9 Employment

Spatial Policy 11 Transport infrastructure investment priorities such as pedestrian improvements

Policy CC1 City Centre Development

Policy CC2 City Centre South

Policy CC3 Improving connectivity between the City Centre and Neighbouring Communities.

Policy EC2 Office Development

Policy P8 Sequential and Impact Assessments for Main Town Centre Uses

Policy P10 Design

Policy P11 Heritage

Policy P12 Landscape

Policy T1 Transport Management

Policy T2 Accessibility Requirements and New Development

Policy EN1 Carbon Dioxide Reduction

Policy EN2 Sustainable Design and Construction

Policy EN4 District Heating

Policy EN5 Managing Flood Risk

Policy G8 Protection of Important Species and Habitats

Policy G9 Biodiversity Improvements
Policy ID2 Planning Obligations and Developer Contributions

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

Relevant Saved Policies include:

Policy GP5 all planning considerations

Policy BD2 design and siting of new buildings

Policy BD4 mechanical plant

Policy BD5 residential amenity

Policy LD1 landscaping

Policy N19 new buildings and character and appearance of conservation areas

7.2.3 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

7.2.4 Leeds Site Allocations Plan

The Site Allocations Plan was adopted in July 2019. Following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt, has been remitted to the Secretary of State and is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight.

The site and neighboring sites lie within the designated City Centre, which are also identified in the Site Allocations Plan (SAP) as a Mixed Use Allocation site ref. MX1-11 for at least 50380sqm office use and 463 residential units.

7.3 Relevant Supplementary Planning Documents/Guidance (SPD/SPG):

SPD Building for Tomorrow Today: Sustainable Design and Construction

SPD Transport

SPD Accessible Leeds

SPD Tall Buildings Design Guide

SPG City Centre Urban Design Strategy

SPG Sustainable Drainage in Leeds

7.4 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF), revised 20th July 2021 sets out the Government's planning policies for England and how these should be applied (para 1) and is a material consideration in planning decisions (para 2).

It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). So that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38). The Framework sets policies on the following issues which are relevant to this planning application proposal (including section numbers):

2 Achieving sustainable development (paras 7, 8, 10, 11, 12)

4 Decision making (paras 38, 39, 40, 41, 43, 47, 48, 55, 56, 57, 58)

5 Delivering a sufficient supply of homes (paras 60, 62, 63, 64, 65)

6 Building a strong competitive economy (para 81)

7 Ensuring the vitality of town centres (paras 86, 87)

9 Promoting sustainable transport (paras 104, 108, 112, 113)

11 Making effective use of land (paras 119, 120, 122, 123, 124)

12 Achieving well designed places (paras 126, 128, 129, 130, 131, 132, 133)

14 Meeting the challenge of climate change and flooding (paras 154-169)

15 Conserving and enhancing the natural environment (including ground conditions (paras 174, 179, 180, 183, 184, 185, 187)

16 Conserving and enhancing the historic environment (paras 195, 197)

8.0 Issues

Members are invited to comment on the proposals and to consider, in particular, the following matters:

8.1 Principle of the development

8.1.1 The site and wider area is allocated in the Site Allocations Plan (SAP) under site reference MX1-11 for office and residential uses, with a site capacity of 50,380sqm office development and 463 residential units.

8.1.2 This proposal consists of an office use (Class E(g)(i)) and includes an area for a café and co-working space open to the public. The development is anticipated to provide (approximately) 19,236sqm of office accommodation.

8.1.3 The development would involve the regeneration of a site which has laid dormant for a number of years and now falls within an area of ongoing regeneration. The site falls within the designated City Centre and it is considered that the proposed office use would contribute to the ongoing mix of a vibrant community in this area of the city. This proposal would not feature any residential accommodation, however residential uses have already been provided to the north of the site and fall within the wider allocation.

8.1.4 Ground floor active frontages have also been annotated to the north-eastern, eastern and southern elevations which is welcomed.

8.1.5 The principle of the office development is considered acceptable when assessed against Core Strategy Policies, the SAP allocation and the NPPF, subject to all other detailed planning considerations.

Do Members consider that the proposed use of the site for office with ground floor café/workspace is appropriate in principle?

8.2 Layout, Scale and Design

- 8.2.1 The layout seeks to create an office development with public space and routes to the west adjoining the existing highways. The building height would measure 12 storeys high (including ground). The scheme is at an early stage and is brought to Panel to allow Members to comment on the emerging principles of the development including the layout, heights and massing of the building.
- 8.2.2 The footprint of the building remains broadly in the same position as to that approved previously set at outline stage and then subsequently approved at reserved matters albeit with alterations of the design and scale of the building.
- 8.2.3 The height of this building (12 storeys) is lower than the residential blocks (Purple B) consented to the north (17 & 21 storeys). This building would retain a separation distance of at least 15m to the north of Block B of Purple B and 21.4m to the east of the neighbouring office building, 17.6m would be retained to the Get Living development to the south, and 15.5m towards the railway embankment at the closest point to the west. These separation distances between commercial uses and residential uses are considered commensurate with the existing and emerging context of the surrounding this area of the City Centre.
- 8.2.4 The height of the building has also been carefully considered and is based on the surrounding context to this area of the City Centre and the previous consented development. This consideration has also taken into account potential impact on the setting of nearby heritage assets. It is considered that the proposed scale of the building would form part of the existing contemporary character of buildings on the north side of this stretch of Whitehall Road and would not impact upon the existing heritage assets of which the existing developments to the wider site would shield this building from any views of these historic assets.
- 8.2.5 The building's elevations would feature a regular grid arrangement with windows set into reveals. Influence for the façade materials will be taken from the surrounding area, to ensure that the development is visually appropriate to its setting and fits within the wider development which has already taken place.

Do Members support the emerging layout, scale and design of the development?

8.3 Public pedestrian route and Landscaping

- 8.3.1 The site would feature a new public connection to the east, linking Whitehall Road to Whitehall which would also involve a mixture of soft landscaping and provide a green connection adjacent to the site. This route would also feature anchor trees and areas to meander and seating areas for the general public

and employees to dwell. Tree planting has also been indicated along Whitehall Road and Whitehall.

- 8.3.2 The proposal would not include any works to the existing tree embankment to the west which falls outside of the proposal site, and also due to the level difference, these trees would not be affected by the proposal.
- 8.3.3 The proposed new public route and green area would help to re-integrate the site back into the original masterplan of the development, to create a more walkable and landscaped route from Whitehall Road. The introduction of ground the floor frontage would also help to activate the area and provide additional natural surveillance of proposed and existing routes.

Do Members support the emerging public pedestrian route and Landscaping around the site?

8.4 Transport and connectivity

- 8.4.1 The site is in an accessible and sustainable location, within walking distance of local services, the railway station and frequent bus services along Whitehall Road.
- 8.4.2 The office building would feature an under-croft parking area for 10 car parking spaces accessed from Whitehall. A suitable mix of disabled spaces (2) will also be provided and all spaces will be equipped with Electric Vehicle Charging Points (EVCP) also.
- 8.4.3 In terms of bicycle parking, indicatively 138 long stay spaces have been shown for the building with 20 short stay cycle spaces to the southern and eastern elevations. It has also been indicated that the cycle parking store would be split across 2 levels, the ground floor and mezzanine, and will contain double rack storage, hoops, Brompton bike storage, e-bike charging lockers and a bike maintenance area. Showers, changing and drying facilities will also be required and these will be secured as part of any formal application, to promote sustainable methods of travel. A total of 5 motorcycle spaces will also be provided
- 8.4.5 Delivery access to the site indicates that a loading bay adjacent to the site at Whitehall would be provided. In addition, a zebra crossing is also indicated across Whitehall. The potential Highway Works along Whitehall Road will need to be accurately indicated at application stage so the land to be dedicated as highway at the site frontage could deliver the indicative cycle improvement scheme. Details will be shared once a plan for these works have been finalised. A financial contribution towards pedestrian and cycling improvements will also be required.

Do Members have any comments on the proposed parking arrangements at the site?

8.5 Wind Safety

- 8.5.1 Due to the height of the building, and in accordance with the adopted tall building design guide, the development will need to ensure that wind conditions are fully addressed. Micro-climate and wind conditions will need to be an integral part of designing the scheme.
- 8.5.2 Extensive wind tunnel studies have been carried out as part of the pre-application enquiry and these have been reviewed via The Council's independent wind consultant, who is encouraged by the latest results with the inclusion of the perforated metal cladding to the south-west corner of the building. The wind studies are ongoing, and these will be finalised before formal submission of an application. As a result of these wind studies, there may be slight changes to the design of the building to satisfy any wind exceedances as a result of the development.

8.6 Accessibility and Inclusiveness

- 8.6.1 Level access would be provided to the building and lifts would provide access to all floors. The developer has confirmed the development would provide accessible development in line with the Accessible Leeds SPD, BS8300 and Building Regulations standards. The building will feature an accessible entrance and lift access would be provided to all floors. Full details of the measures to ensure access for all staff and visitors is achieved would be demonstrated and assessed in the planning application submission and through consultation with the Access Officer.

8.7 Climate Change and Sustainability

- 8.7.1 Members will be aware that The Council has declared a Climate Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources.
- 8.7.2 At this emerging stage the proposals aim to meet the requirements of planning policies EN1 and EN2 to reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate and provide a minimum of 10% of the predicted energy needs of the development from low carbon energy. For office development this is required to meet BREEAM standard of 'Excellent'. Compliance with Policy EN4 will also be required. Full details of the measures that will be employed to address sustainability will come forward as part of any subsequent planning application, such that sustainability measures will be integrated into the detailed design.

9.0 Conclusion

The proposal offers a significant opportunity to regenerate a prominently located vacant brownfield City Centre site. The proposal would deliver new employment, public landscaped areas, improved pedestrian and cycle

connections and support the continuing regeneration of this area of the City Centre. The proposal would be in accordance with the Site Allocations Plan identification for the site. Members are asked to comment on the following points at this initial stage:

- 9.1 Do Members consider that the proposed use of the site for office with ground floor café/workspace is appropriate in principle?**
- 9.2 Do Members support the emerging layout, scale and design of the development?**
- 9.3 Do Members support the emerging public pedestrian route and Landscaping around the site?**
- 9.4 Do Members have any comments on the proposed parking arrangements at the site?**

Background Papers

Pre-application file PREAPP/22/00095

Appendix 1 Proposed Site Layout Plan

Dismantle



The Contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work.

No assumption should be made without reference to the Architect.

No dimensions should be scaled from this drawing.

Rev:	Description:	Date:	By:
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For Information

Client: _____

BAM Properties

Project Title: _____

Latitude, Leeds

Drawing Title: _____

Site Plan

Scale:	Date:
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1:500	Feb 2022
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Drawn by:	Checked by:
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GV	SW
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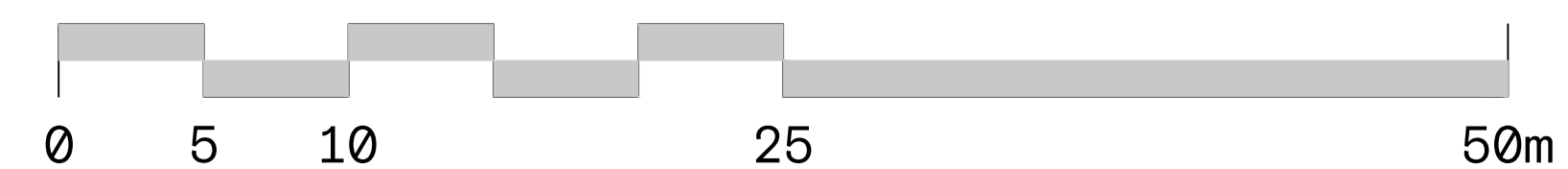
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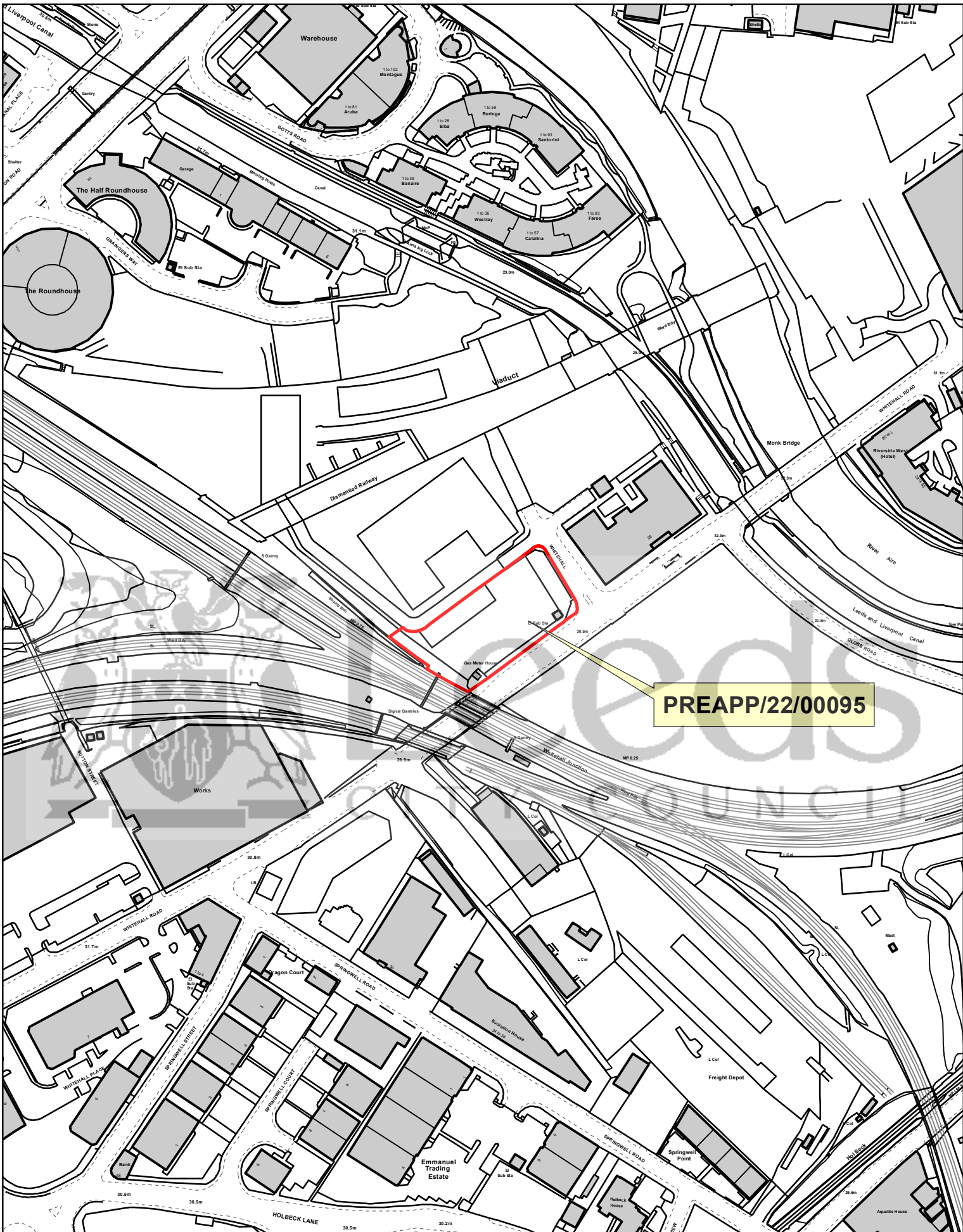
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Site Plan

Scale 1:500

Scale 1:500





PREAPP/22/00095

CITY PLANS PANEL

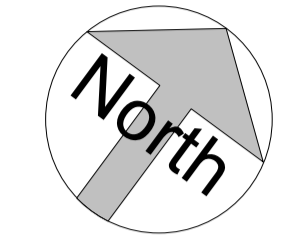
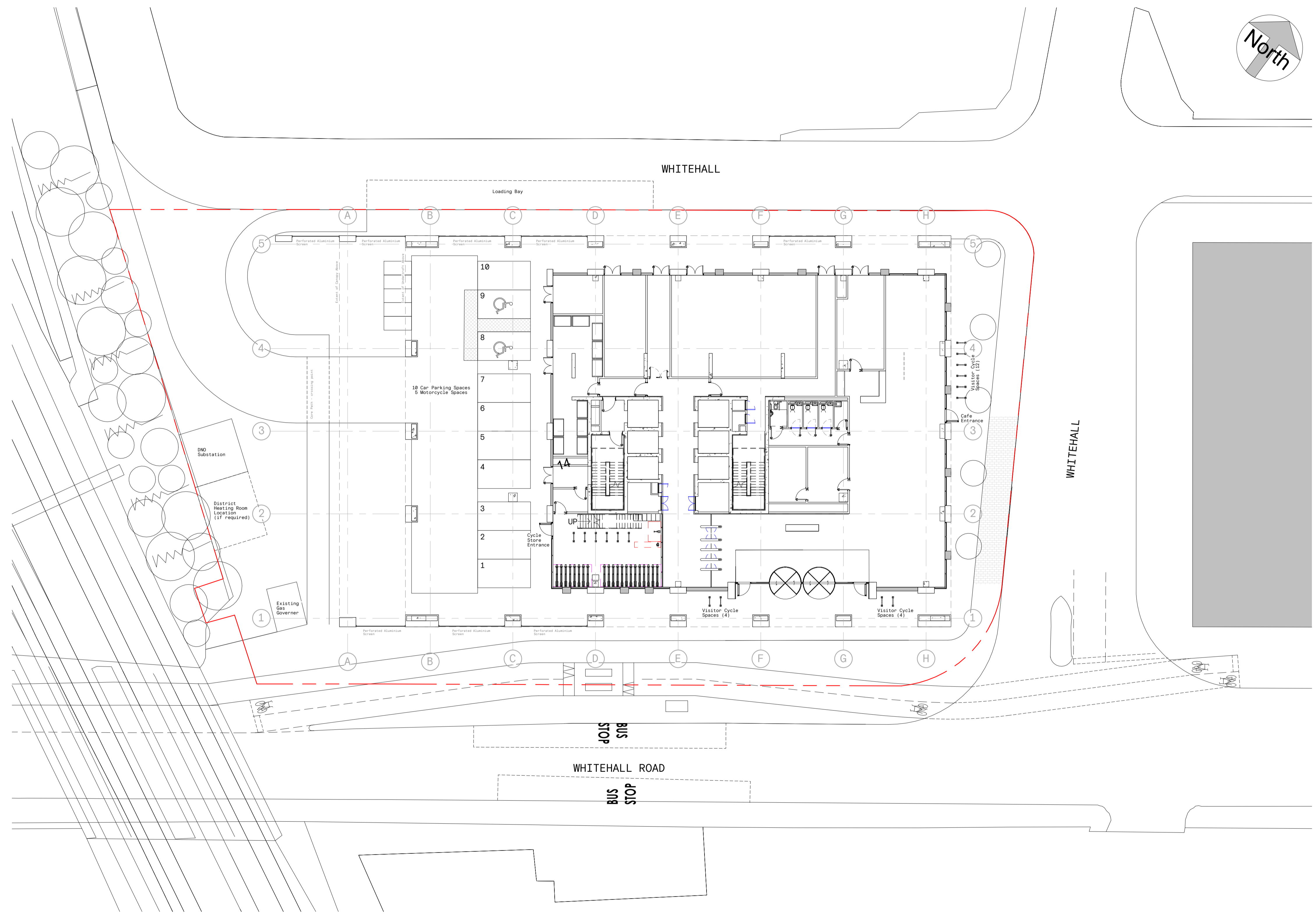


Appendix 1

The Contractor will be held to have examined the site and checked all dimensions and levels before commencing construction work. No assumption should be made without reference to the Architect.

No dimensions should be scaled from this drawing.

Rev:	Description:	Date:	By:
P01	First issue.	17.02.23	KG
P02	Ground floor plan updated to reflect current layout. Parking layout updated. Grid updated to suit revised structural layout.	27.02.23	KG
P03	Ground floor updated to reflect current proposals.	06.03.23	KG
P04	General update to reflect current ground floor plan/elevational development.	22.03.23	KG
P05	Sub-station location updated. District Heating location shown.	31.03.23	KG



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Status:
 STAGE 2 APPROVAL

Client:
 BAM Properties

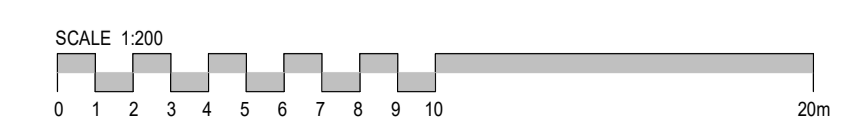
Project Title:
 Latitude Yellow

Drawing Title:
 Proposed Site Plan

Scale: 1 : 200@A1
Date: 01.02.23

Drawn by: KG
Checked by: DS

Job No: 21030G
Drawing No: LYPRS-CCA-ZZ-00-DR-A-01000 S4
Stb Rev: P05



Proposed Site Plan