



---

**Report of the Chief Planning Officer**

**CITY PLANS PANEL**

**Date: 13<sup>th</sup> July 2023**

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

**Developer- Quarry Hill Developments Ltd c/o ID Planning, 9 York Place, Leeds, LS1 2DS**

---

**Electoral Wards Affected:**  
Hunslet and Riverside

Yes

Ward Members Consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

---

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

**1.0 INTRODUCTION:**

- 1.1 This presentation is intended to inform Members at an early stage of the emerging and revised proposals to supersede the extant planning permission granted for a Multi Storey car Park at Block A, SoYo, Quarry Hill. The proposals to be presented are a departure from uses approved within the parameters of the overarching outline planning consent reference 14/06534/OT . It is now proposed to provide Purpose Built Student Accommodation (PBSA) on this part of the site and the proposals to be presented set out both this revised use and design intention for the building.

## **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 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 PBSA scheme providing 291 student bed spaces (following presentation of the proposals to City Plans Panel – see paragraph 4.4.1 below for further details).

## **3.0 PROPOSAL:**

- 3.1 The proposals are intended to preface a Full Planning Application for the development of Block A SoYo for student use – with the proposed accommodation as follows:
- 359 Bed Spaces
  - 59% Studios & 41% Cluster Flats
  - Studio room size: c22 sqm
  - Cluster room size: c15.3 sqm
  - 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 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 along St Celia St. 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.
- 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.

4.1.2 The outline planning permission is subject to 41 planning conditions which have been framed to reflect that the development of the wider SoYo site will come forward as a series of phases. The conditions are worded to enable each phase to progress independently subject to compliance with the relevant phase specific requirements, and adherence to the wider global outline planning conditions.

4.1.3 The outline consent contains provision for:

- 705 (approx.) residential units - of which approximately 280 units could be used as student accommodation to provide approx. 720 student bed spaces (277 residential units were to be located in Blocks B and C combined)
- 10,000 sqm office
- 3,200 sqm A3 (cafes restaurants), A4 (bars) and A5 (takeaways)
- 700 sqm A1 (retail)
- 1,200 sqm D1 medical centre
- 6,000 sqm education use (This would replace approx. 110 flats or 280 student residential units in building B located in front of Quarry House )
- 1,100 car parking spaces in total to be provided in 2 levels of basement beneath Buildings C,D,E and F, a single basement level beneath Building B and the MSCP (Block A) (578 spaces)

The Section 106 Agreement relating to the outline consent provides for the following obligations:

- Requirement for public access to, and maintenance of, all routes through the scheme and public spaces

- Affordable Housing: a financial contribution for the first phase (Private Rented Sector - PRS) of development (blocks E&F) of £1,840,348. This sum to be increased by £926,142 should units subsequently be sold on the open market. For any subsequent residential development on site, Affordable Housing to be 5% of the total number of units to be provided on site, 40% of these to meet the needs of households on the lower quartile of earnings and 60% of these to meet the needs of households on the lower decile of earnings.
- Travel Plan initiatives:
  - i) £34,000 for free trial car club membership package for residents and staff
  - ii) Provision of 3no. car club parking spaces
  - iii) £10,210 Travel Plan Review fee
- Up-grading of bus stop on York Rd to include real time display (£20,000)
- Money for off-site highway works £213,765 – for improvements to junctions and crossings
- Management and pricing strategy for Multi Storey Car Park
- Safety improvement works to the footbridge over the A64(M) (£50,000)
- Local Employment Initiatives

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’*

4.2.1 17/07206/RM addressed the development of Blocks E and F of the outline consent. This Reserved Matters application (for appearance, scale and landscaping) was for 515 residential Build to Rent 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)

4.3.1 The proposals for the 610 space Multi Storey car park were presented at pre-application stage to City Plans Panel in March 2019 (PREAPP/18/00525) and the subsequent application was approved under delegated powers.

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’*

This item was agreed by City Plans Panel on 10<sup>th</sup> June 2021 and the associated s106 variations were completed and executed on 3<sup>rd</sup> September 2021. This development is currently being built out on site at the time of this report.

4.4.1 **PREAPP/22/00216** – *‘Student residential development’*

The report of the Chief Planning Officer informed Members of a preapplication presentation for a student residential development at So-Yo, Block D on 3<sup>rd</sup> November 2022. Members attended the site prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion of the proposals. The applicant was invited to address the Panel. The following was highlighted:

- Other plots at the site had already received approval.
- There was a central street through the site which would give access to the building and other developments on the site. There would also be other routes through the site.
- There would be a roof terrace on the building and also a pocket park at ground floor level.
- The scale of the building would be in alignment with others on the site and would rise up away from the central street.
- Floor layouts were displayed and there would be a mix of 60% studios and 40% cluster flats.
- There would be external and internal amenity space.
- Materials would replicate those of the other buildings on the site and examples of proposed detailing were displayed. In response to questions and comments from the Panel, the following was discussed:
  - Space standards were met or exceeded. There would be an encouragement to use the amenity space available.
    - Concern regarding the area behind the Playhouse – there would be active amenity areas in this area and there would be sufficient lighting.
  - The building would be able to be converted to flats should there not be the demand for student accommodation.
  - The ground floor was heavily glazed and would be lit up on an evening to provide surveillance. There would also be windows overlooking the pocket park.

In response to questions highlighted in the report, the following was highlighted:

Members supported the end use of Block D for student accommodation.  
Members supported the emerging appearance, scale and setting to the proposed building.  
Members supported the level of residential amenity proposed.  
Members were agreeable to the full planning application being determined under delegated powers.

4.4.2 **23/00747/FU** - Erection of purpose-built student accommodation, Soyo Block D (under consideration)

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 The proposals have been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since April 2023. These discussions have 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 14<sup>th</sup> June 2023. The proposals were outlined and received positively and have been summarised in a letter of representation detailed at Appendix A of this report.

5.3 On the 14<sup>th</sup> 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 Flood Risk Management

The application site is located within Flood Zone 1. Standard advice concerning the submission of details including a Drainage Assessment that supports a SuDS based drainage design to support the future full planning application has been advised.

### 6.2 Contaminated Land

To support the future full planning application the applicant should include a Phase 1 Desk Study, Phase 2 Site Investigation Report and Remediation Statement.

### 6.3 Highways

Highways advise no objections in principle subject to satisfaction of the following matters at a full planning application stage

- The internal roads need to be built to adoptable standards and offered for adoption under Section 38 of the Highways Act
- There would need to be dropped kerbs provided from the footway to access the accessible bays.
- Additional Legible Leeds pedestrian wayfinding would be required to expand the city centre network into the development.
- An assessment of walking and cycling routes to/from the development and educational establishment/other amenities should be carried out and any required improvements identified and then included as off-site highway works.
- Provision of Electrical Vehicle Charging Points (EVCP)
- Provision of a docking station and bikes for the city EV bike hire scheme
- Secure long stay and short stay cycle storage would be required in accordance with the Transport SPD.
- The evidence provided to the council which demonstrates the lack of viability for a MSCP as part of the release from the Development Agreement should accompany an application to support the proposals.
- Further consideration of ad hoc-deliveries and management of student pick up and drop offs will be required
- A Travel Plan and Transport Statement would be required with any future planning application, to include assessment of pedestrian and cycle routes.
- Contributions to route improvements may be required

### 6.4 Access Officer

A future planning application will need to demonstrate via an access statement and plans how the development will meet the 1:20 ratio for access ready units. Shared facilities will be required to meet the needs of disabled students - especially wheelchair users.

### 6.5 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.

## 6.6 Landscape Team

No objections subject to consideration of the following matters at a formal application stage:

- Provision of sufficient soil depths within courtyarded area
- Provision of auto irrigation system
- Potential for use of green walls

## 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)**

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
- Neighbourhoods for Living SPG
- 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

Members are asked to comment on the proposals and to consider the following matters.

### 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 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 5<sup>th</sup> August 2022) and that proposal is now nearing the end of its formal planning application process at the time of this report.
- 8.1.1 The developer therefore again wishes to depart from the approved MOA and promote Block A for student accommodation via a standalone Full Planning Application in addition to (and not as an alternative to) the already permitted residential uses in the SoYo scheme. The intention is that the scheme for Block A would follow the building height parameters agreed as part of the Quarry Hill Masterplan, with the main change being the proposed use and as a full standalone Application would address all design and technical planning considerations. In effect the developer wishes to follow the same approach advocated for block D.
- 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:

<b>Type of supply - offices</b>	<b>Floorspace (sqm)</b>
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 meet need and 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.

*(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.

- 8.1.9 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.
- 8.1.10 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 obligation to build a MSCP within the development agreement 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).
- 8.1.11 Furthermore, the SoYo development does not include any office development that would generate long-stay parking requirements. Given the highly sustainable location of the application site, it is considered SoYo residents do not require car parking - 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.
- 8.1.12 Subject to confirmation of detailed proposals do Members support the proposed end use of Block A for student accommodation?**

#### Appearance, Scale and Landscaping

- 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 its 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 to be presented to members 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 currently under consideration)
- 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 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.

8.2.3 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.

8.2.4 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.

8.2.3 **Do Members agree that the appearance, scale and setting of the proposed building is acceptable?**

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.
- 8.3.3 The applicant has been made aware of the important issue of public/student safety and any future planning application will have due regard to this matter. A full planning application will include details of access controls to the building, lighting, CCTV and other provisions such as details of the onsite management regime. A future planning application will also include consultation with West Yorkshire Police.
- 8.3.7 Do members agree that an acceptable level of residential amenity is proposed?**

#### Highways

- 8.4 The proposals promote a predominantly car free development which is considered acceptable given the aforementioned highly sustainable location of the application site. Highways officers have identified a need for a fully formed student management plan to accompany any full planning application, in order to manage pick up and drop offs without detriment to amenity or highway safety. Highways officers have recommended the following be considered at full application stage:
- Provision of disabled parking close to the site
  - Section 106 contribution for Traffic Regulation Orders to preclude on street parking in the vicinity

- Securing previously agreed footbridge landing improvements from the outline s106 within a legal agreement for this development.
- As noted above, the provision of a robust evidence base to justify against the need for a MSCP is of great importance
- Limitation of parking spaces to being for accessible use only

## **9.0 SUMMARY OF POINTS FOR MEMBERS COMMENTS**

Members are asked to comment on the following points:

1. Subject to confirmation of detailed proposals do Members support the proposed end use of Block A for student accommodation
2. Do Members agree that the appearance and scale and setting of the proposed building is acceptable?
3. Do members agree that an acceptable level of residential amenity is proposed?
4. On the basis of officers and the applicant addressing any matters raised at Panel, are Members agreeable to the full planning application being determined under delegated powers?

**Background Papers:** PREAPP/23/00134, Letter of support 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

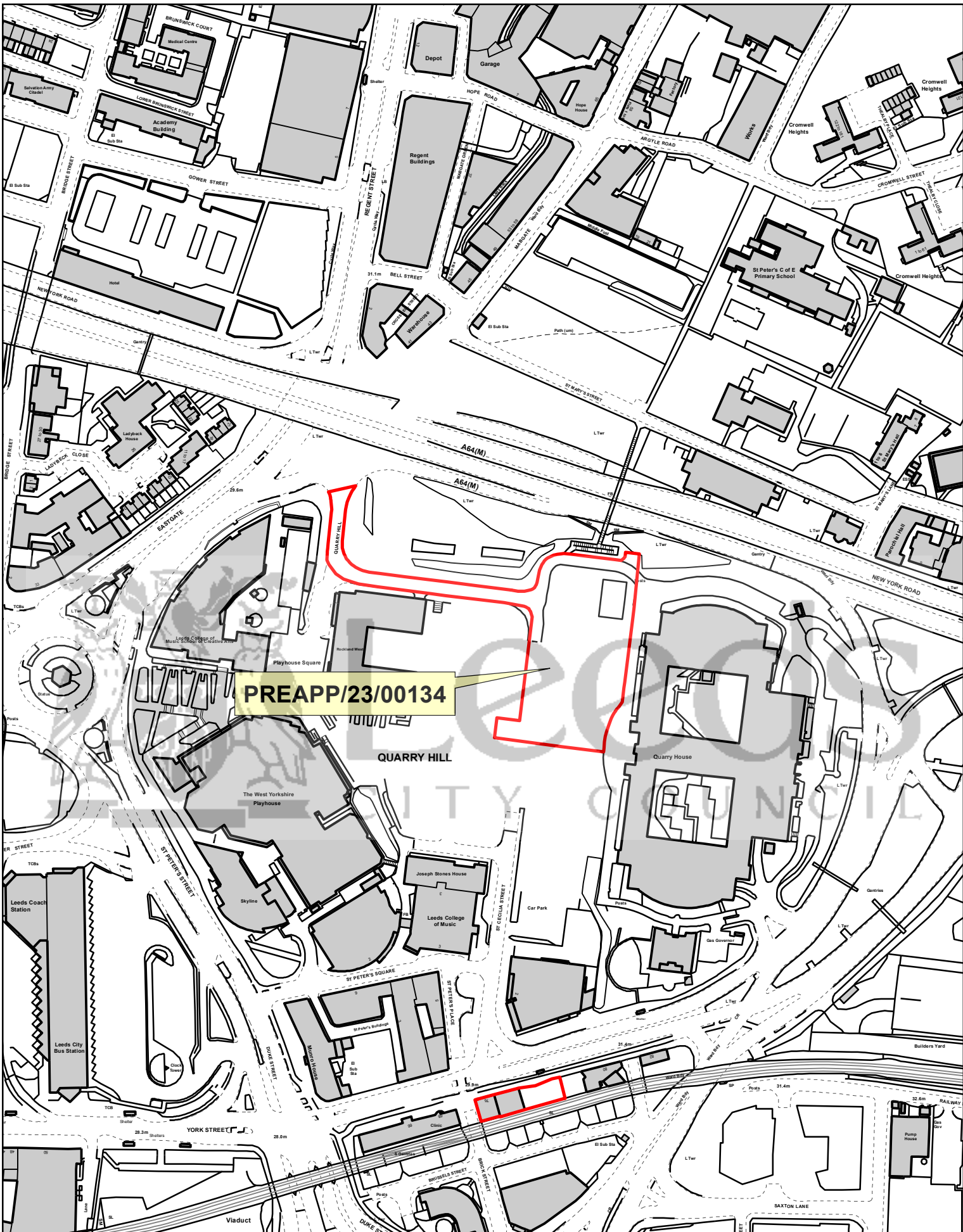


James Brining  
Artistic Director & Chief Executive

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



**PREAPP/23/00134**

# CITY PLANS PANEL

© Crown copyright and database rights 2023 Ordnance Survey 100019567

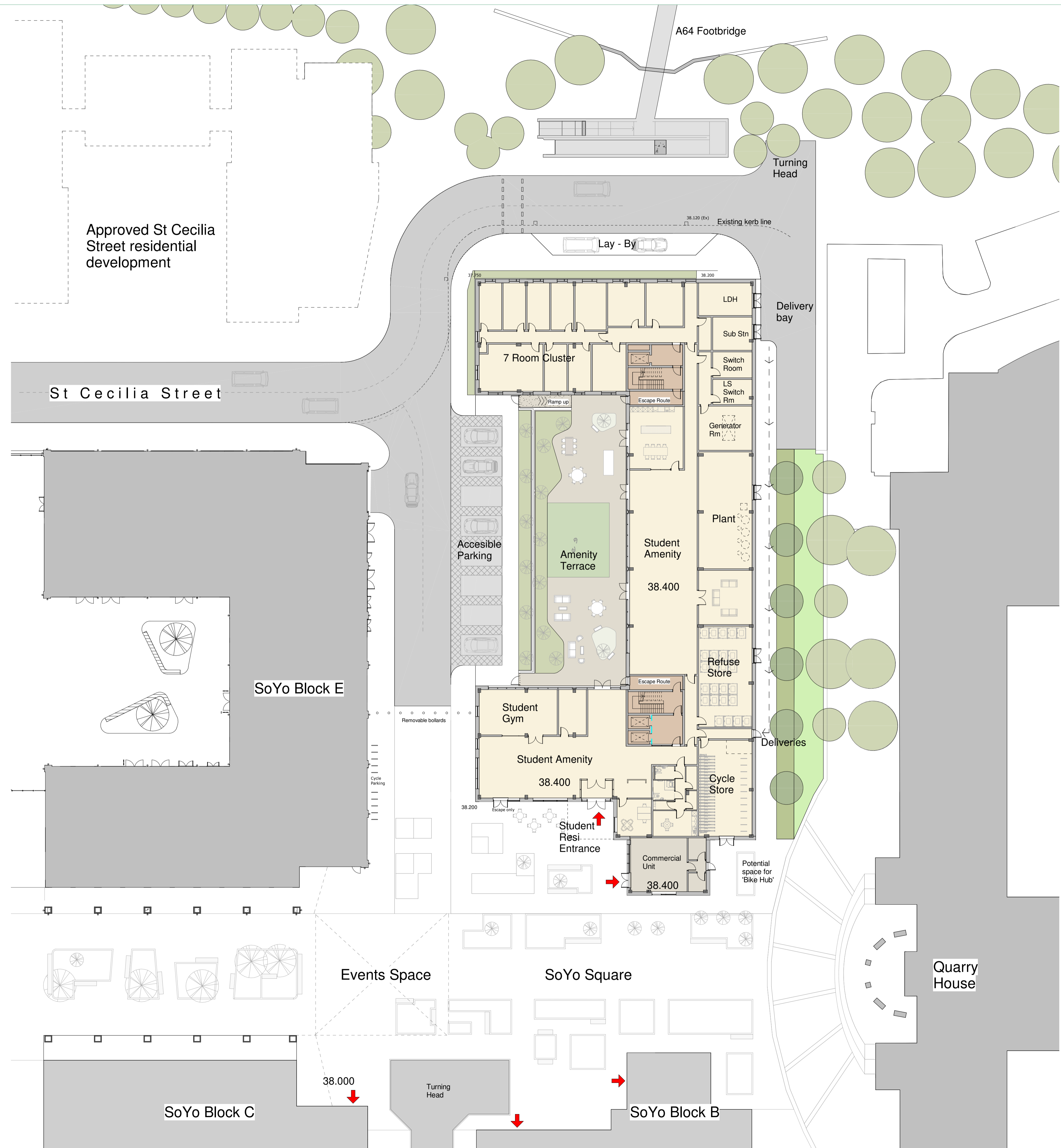
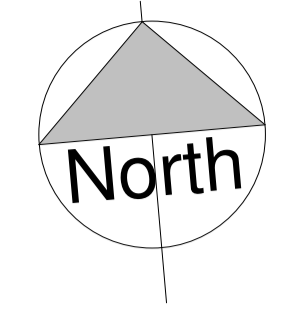
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500



This drawing and CAD data therein is protected by copyright and must not be copied or reproduced without the written consent of DLG Architects LLP. © No dimensions are to be scaled from this drawing. Use figured dimensions only. All dimensions and sizes are to be checked on site and any discrepancies reported to the architect prior to initiation of any works.

REV	DESCRIPTION	INITIALS/DATE	CHKED BY
A	Updated to reflect revised scheme		02-05-23



WIP 23-05-2023

JOB NAME  
BLOCK A - STUDENT  
RESIDENTIAL SCHEME  
SOYO - LEEDS

DRAWING TITLE  
SITE PLAN

STATUS  
PLANNING

SCALE @  
1:250 @A1

DATE  
Oct 2022 SIT

SHEET BY  
AG

CHECKED BY  
AG

JOB NO. DRAWING NO.  
SOYO -DR-A-900

REV  
A

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

LONDON  
Studio 12.0G.1  
The Leather Market  
11 - 13 Weston Street  
London  
SE1 3ER

+44(0)113 247 1222  
leeds@dlgarchitects.com

+44(0)207 620 1236  
london@dlgarchitects.com



dlgarchitects.com