



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 12 July 2018

Subject: Planning Application 18/02139/FU for the erection of a part 11, part 18 storey building for student accommodation including facilities, comprising 98 studios, and the provision of communal facilities in the basement of the adjacent building, a landscaping scheme and all associated works at the site of the Q1 Residence, Wade Lane, Leeds.

APPLICANT
Q Property Ltd

DATE VALID
3 April 2018

TARGET DATE
17 July 2018

Electoral Wards Affected:

Little London & Woodhouse

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: Defer and Delegate to the Chief Planning Officer for approval, subject to the resolution of highways and wind issues and the conditions in the Appendix and any others which the Chief Planning Officer considers appropriate and subject to the completion of a Section 106 agreement to secure the following:

- 1. Occupation of the units by students only**
- 2. Employment and training of local people**
- 3. A monitoring and evaluation fee for the Travel Plan of £2500.00**
- 4. Tree loss mitigation**
- 5. A management fee – dependent on the number of obligations**

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

Conditions

A list of draft Conditions is provided in the Appendix to this report.

1.0 INTRODUCTION:

- 1.1 The proposal is put before City Plans Panel as the development involves the creation of a significant number of new student dwellings, the re-use of brownfield land and a major investment in a gateway site within Leeds City Centre.

2.0 PROPOSAL:

- 2.1 The proposed development seeks to provide 98 studio dwellings, for occupation by students. These units would be set out such that floors 1 to 10 would each contain 7 studios and floors 11 to 17 would each contain 4 studios.
- 2.2 The units would be laid out in the following range with regard to the range of internal floorspace:
10 studios of 21 sq metres
17 studios of 22 sq metres
37 studios of 23 sq metres
17 studios of 29 sq metres
17 studios of 31 sq metres
- 2.3 The proposal would include a range of high quality communal facilities within some 200 sq. metres at the ground floor of the proposed building, comprising a lounge, reception area, a breakfast room and study rooms/pods. In addition, a plant room and bin store room will be located at the lower ground floor level.
- 2.4 Further to this the Applicant states that occupiers would also be able to make use of the lower ground floor of the existing Q One building, which will provide a cinema room (c. 30 – 40sqm), a games room (c.80sqm), a storage area for students (c. 30-40sqm) and additional cycle stands. In addition the Developer also states that student occupiers would be given free annual membership of the nearby Pure Gym at the Merrion Centre.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is some 0.36 hectares in area and is currently in use as a car park for the adjacent Q One building. The adjacent Q One building is a seven storey building comprising 84 apartments that is also owned by the Developer and is managed on their behalf by YPP.
- 3.2 The site is located in the north of the city centre and is accessible from the main arterial route of Wade Lane / Lovell Park Road. The site sits above Leeds Inner Ring Road (A64) in a prominent gateway location which is visible from the surrounding area when approaching the city centre. As well as hard standing for parking, the site also includes existing soft/green landscaping, including trees, along its perimeters, two of which are protected by Tree Preservation Orders. Further trees in the grounds of the adjacent Q One are also subject to Tree Preservation Orders. A Public Right of Way runs along the eastern edge of the site, outside its boundary.
- 3.3 The wider area is characterised by a wide variety of retail, entertainment, commercial and residential buildings that are characterised by a dense urban grain and vary in terms of scale and era.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Consent was granted and implemented for a Prior Approval determination application for the conversion of B1 (offices) to C3 (dwellings) at the adjacent Q One, Brunswick Point on 18 July 2014, planning reference 14/03303/DPD.
- 4.2 Consent was granted and implemented for a Prior Approval determination application for the change of use from offices (B1) to form 65 flats (C3) at the nearby Zicon House on 17 March 2016, planning reference 16/00767/DPD.
- 4.3 Planning permission was granted for the erection of a part 7, part 11 and part 18 storey student accommodation building comprising 376 studios at St Albans Place to the south east of the application site on 21 April 2017, planning reference 16/07741/FU. Work has commenced on site.
- 4.4 Planning permission was granted for the demolition of an existing building and erection of a part 8, part 23 storey 349 bed space student accommodation building, with ancillary areas including reception and amenity spaces at the nearby Symons House site on 22 December 2017, planning reference 17/06605/FU.
- 4.5 A planning application reference 18/0045/FU has been submitted for the demolition of a public house and casino and erection of 2 towers comprising of 16 storeys and 27 storeys linked at first floor level comprising student accommodation and 990.4 m² of use class A2, A3 or A4, associated landscaping, public realm, servicing area and basement car park at Podium Buildings, Merrion Way. This was considered and agreed by Members at City Plans Panel on 31 May 2018.
- 4.6 A planning application has been submitted and is under consideration for the erection of a part 6No. / part 16No. storey student accommodation building and two commercial units (Use Class A1, A2, A3, A4, B1 and D2) and associated landscaping works at land at Portland Crescent, planning reference 18/01711/FU.
- 4.7 A planning application has been submitted and is under consideration at today's Plans Panel for the demolition of existing building and erection of a 37 storey purpose built Student Accommodation building with associated residents' amenity space, access, landscaping and associated highways works at Hume House, planning reference 18/01819/FU.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Local Authority Officers since April 2017. These discussions have focused on scale massing and design, existing and new trees, loss of surface car parking and room space size standards.
- 5.2 The preapplication details of the scheme were presented to Members at City Panel on 8 March 2018. Members made the following comments:
- The communal space would be located in two different buildings, had consideration been given to the provision of an extension to link the two buildings together.
 - Could further details about the security of the building be provided?
 - A number of Members expressed the view that the design / proposals was an improvement on the earlier scheme.
 - A number of Members expressed concern about the size of some of the studio apartments.
 - Had cluster apartments been considered
 - Further details of the landscaping proposals were required

- There was concern that some of the communal facilities were to be located in the neighbouring property, could consideration be given to linking the two buildings

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Ward Members were consulted on 29 May 2018.

7.0 CONSULTATIONS RESPONSES

7.1 **Yorkshire Water** state that the development shall be carried out in accordance with the details shown on the submitted NPPF Flood Risk & Drainage Assessment prepared by Curtins (Report 066810-CUR-00-XX-RP-C-001 dated 29/03/2018).

7.2 **Coal Authority** state that the site does not fall within the defined Development High Risk Area and is in a low risk area in respect of unclaimed or unexpected coal seams.

7.3 **Flood Risk Management** state that the proposed surface water discharge rate of 5l/s is acceptable and that full details of the drainage scheme should be provided under a planning condition.

7.4 **Air Quality Management Team** state that the submitted air quality assessment indicates that air quality at this site is not at risk of falling below the relevant UK standards and that no air quality objectives will be breached as a direct result of traffic arising from the development.

7.5 **Environmental Studies Transport Strategy Team** state that mechanical ventilation should be utilised rather than acoustic trickle vents to address noise reduction on the basis that in their experience mechanical vents have proved to be more effective.
Response: such a condition will be applied.

7.6 **Nature Conservation Team** state that conditions should be applied to prevent removal of trees and shrubs in the bird nesting season unless the said works are subject to appraisal by an Ecologist and are agreed with the Local Planning Authority and for bat and bird roosts to be provided.

7.7 **Highways Team** state that there are no objection in principle subject to a conditions being applied with regard to the measures to be taken to protect the Inner Ring Road (IRR) retaining wall and cycle storage details.

8.0 RELEVANT PLANNING POLICIES:

8.1 National Planning Policy Framework (NPPF)

8.2 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.

8.3 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 8.4 The 6th principle listed states that planning should support the transition to a low carbon future and encourage the use of renewable resources, including the development of renewable energy.
- 8.5 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 8.6 The Government statement on Energy Efficiency in Buildings of 25 March 2015 states that the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4.
- 8.7 The Development Plan for Leeds currently comprises the following documents:
1. The Leeds Core Strategy (Adopted November 2014)
 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. Aire Valley Leeds Area Action Plan (Adopted November 2017)
 5. Any Neighbourhood Plan, once made.
- 8.8 Core Strategy
- 8.9 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. The most relevant policies are:
- 8.10 Spatial Policy 1: Location of Development states that;
- (i) The majority of new development should be concentrated within urban areas taking advantage of existing services, high levels of accessibility and priorities for urban regeneration and an appropriate balance of brownfield and greenfield land
- 8.11 Policy CC1: City Centre Development
The City Centre will be planned to accommodate at least the following:
- (iii) 10,200 dwellings.
 - b) Encouraging residential development including new buildings and changes of use of existing providing that it does not prejudice the town centre
- 8.12 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) whether new-build or conversion, will be required to:
- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon; and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.13 Policy EN2: Sustainable Design and Construction requires developments of 1,000 or more square metres or 10 or more dwellings (including conversion where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes Level 4. A post construction review certificate will be required prior to occupation.

- 8.14 Policy H4: Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location.
- 8.15 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.
- 8.16 Policy P10: Design states that:
New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.
New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.
- 8.17 Policy T1: Transport Management states that support will be given to the following management priorities:
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 8.18 Policy T2: Accessibility Requirements and New Development states that new development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
- 8.19 Leeds Unitary Development Plan Review Retained Policies
Policy BD2 (Design and siting of new buildings)
Policy BD5 (All new buildings and amenity)
Policy GP5 (All planning considerations)
Policy LD1 (landscaping schemes)
Policy N23 (Space around new buildings)
- 8.20 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way as well as looking at tree loss and replacement via its specific Policy LAND2.
- 8.21 Supplementary Planning Guidance
Tall Buildings Design Guide (Spring 2010)
Parking (January 2016)
Supplementary Planning Document 'Travel Plans' (February 2015)
Street Design Guide (August 2009)

8.22 Other Material Considerations

- 8.23 The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance. The standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, during recent years they have been used to help inform decisions on the acceptability of development proposals.
- 8.24 A selective review of the Leeds Core Strategy is presently being undertaken (CSSR). The review includes policies to introduce residential space standards. New policy H9 in the CSSR expressly excludes purpose built student accommodation from the space standard stating:
- 8.25 Development of student accommodation and houses in multiple occupation (HMOs) will not be subject to the space standards as set out in the Table above. Instead such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. Further guidance will be provided through a Supplementary Planning Document.
- 8.26 The CSSR publication draft was considered and endorsed at the Council's Executive Board meeting on 7th February 2018. Therefore, draft policy H9 can be afforded some weight.

9.0 **MAIN ISSUES**

1. Principle of the proposed mix of uses
2. The impact on the character and visual amenity of the host site and surrounding area
3. Residential Amenity
4. Vehicle Parking, Sustainable Transport and Travel Planning
5. Landscape Proposals
6. Sustainability Measures
7. Wind Study
8. Section 106 Legal Agreement

10.0 **APPRAISAL**

10.1 Principle of the proposed use

- 10.2 The provision of student housing is specifically considered under Core Strategy Policy H6B. This policy was adopted following the Core Strategy Inspector's rejection of the Council's position that the policy should include a test for need when considering applications for new student housing. Core Strategy paragraph 5.2.26 states that growth in purpose built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rental houses in areas

of over-concentration. Evidence submitted on other recent planning applications indicates that there are 35,000 university students in the city presently without access to purpose-built student accommodation suggesting that additional provision is unlikely to result in an over-supply of purpose-built student accommodation in the near future.

10.3 There are number of existing and approved student housing developments in the wider area. The Arena Village student building to the north east contains approximately 560 existing bedspaces. Beyond Clay Pit Lane, the Plaza and Sky Plaza developments contain in the region of 650 existing student bedspaces. The St Alban's Place scheme is presently under constructed on Belgrave Street with 376 studios and the nearby Symons House scheme will provide 349 student bedspaces in a mixture of clusters and studios. The Walkabout development on Cookridge Street will provide 96 studios. There are also proposals for 312 studios on the Portland Crescent site (18/01711/FU), 752 bed spaces at Hume House, Merrion Way (18/01819/FU) and 928 student bed-spaces in Unite Podium Buildings Merrion Way (18/00458/FU). In the instance that all proposed developments were to be constructed, there would be approximately 4,121 student bed-spaces within a radius of some 250 metres of the site.

10.4 The proposal is therefore considered against the criteria set out within the adopted policy H6B of the Core Strategy (identified below in italics – criteria (iii) and (v) are considered in the amenity section below.

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

The provision of 98 student studios would help to take pressure off the need to use private housing for student accommodation.

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

The site is currently a surface car park. The development would therefore not result in the loss of any existing housing that would be suitable for families to live in.

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

10.5 The site is located towards the northern edge of the city centre and is well placed with regard to access to Leeds Beckett University, Leeds Arts University and the University of Leeds.

10.6 The principle of the use is therefore supported by planning policy.

10.7 The impact on the character and visual amenity of the host site and surrounding area

10.8 The proposal is for a building on a prominent site set above the Inner Ring Road, which would be seen in a number of views both at close quarters and from a number of distance vistas. The building is positioned to the northern most end of the site such that it would fill the corner triangular point of the plot. Here the new block would be seen against a backdrop of other existing buildings in the area, of mixed height, massing and materiality. The building is stepped between 11 and 18 storeys. This stepping gives the scheme the ability to respond to this surrounding massing and context and reflect positively against the lower level of the adjacent Q One and

the St Albans Place buildings. The scheme rises to its maximum height where it is positioned closer to taller blocks such as the nearby Arena Village development.

- 10.9 The proposal would respond to the context of the area in the choice of materials and their ratios on the facades. It is proposed to utilise a simple palette of red brick, with black staircore panels and large glazed windows. The brickwork would be visually textured in areas by the use of a hit and miss pattern of bricks as well as the creation of vertical channels in the bricks. The level of solid to glazing would reflect the character of the intended use and would give the building visual gravitas and solidity. In addition windows would be set into deep reveals furthering the appearance of solidity to the structure. At the base of the building the aim is still to place communal spaces, within the ground floor and lower ground floor levels. Therefore these areas would have a much higher proportion of glazing to create active frontages at street level.
- 10.10 The ground and lower ground floor of the development would be allocated for shared amenity space, including a communal lounge, a reception area, a breakfast room and study rooms/pods for the student residents. These uses would allow the ground and lower ground floors to have active frontages.
- 10.11 The proposed building would help to emphasise this gateway to the City Centre in conjunction with existing and proposed tall buildings in the immediate vicinity, including the proposed development at Hume House.
- 10.12 The overall design is of a high quality, contemporary, suitability scaled and positioned scheme that would be appropriate for this site and would make a positive aesthetically appropriate contribution to the context of the wider area.
- 10.13 Residential Amenity
- 10.14 Criteria (iii) of Core Strategy policy H6B aims to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.
- 10.15 The proposed student accommodation would provide 98 studio dwellings. The area comprises a broad mix of residential, commercial, leisure and retail uses. Part of this residential presence provides existing student accommodation and more is planned including the proposal. However it is considered that the existing amenity of the area would not be adversely affected by the proposed student accommodation given the mixed way in which the area is currently used. The area comprises dense accommodation generating significant leisure, office and retail activity. In many cases new student accommodation has replaced existing office space maintaining vitality and vibrancy in the area. As such the proposal would not undermine the wellbeing and successful functioning of the different types of use in the area, within the context of a busy city centre environment.
- 10.16 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.
- 10.17 During recent years the Leeds Standard and the Government's Technical Housing Standards – Nationally Described Space Standard (NDSS) have been used to help inform decisions on the acceptability of development proposals. As noted in this report above, a selective review of the Leeds Core Strategy is presently being undertaken (CSSR). New policy H9 in the CSSR requires development of student

accommodation to reflect the Nationally Described Space Standard with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. As the CSSR publication draft is now out for public consultation draft policy H9 can be afforded some weight.

- 10.18 Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include the Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22sqm; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22sqm; and Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20sqm, supported by a large area of dedicated, internal, amenity space.
- 10.19 Planning permission for Vita's Leeds scheme at St Alban's Place in which the smallest 78% of studios would be just over 20sqm was granted in April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising, but that each studio would benefit from a good outlook, natural daylighting and suitable noise environment. Critically, the additional "hub" facilities providing dedicated amenity spaces within the building, together with opportunities to use the neighbouring public space was on balance considered to provide acceptable levels of amenity for the occupiers of the development. In addition the recent approval for the Symons House scheme indicated a minimum studio size of 21.3 sq. metres. As with other similar approved student residential schemes Symons House would have large areas of dedicated communal space.
- 10.20 The current proposal has similarities with some of these other developments that Members have viewed and considered. In this current scheme the studio sizes would range from 21 sq. metres to 31 sq. metres which is comparable with the Fresh Student Living at Darley Bank, the Downing's Cityside and Symons House developments noted above. In addition, the ground floor would be given over to approximately 200 sq. meters of dedicated amenity space to provide the student residents with a range of communal facilities.
- 10.21 Generously sized windows would be provided to the principal elevations, giving the studio dwellings good levels of outlook and natural light. The proposed building is angled (some 30 degrees) away from the line of the adjacent Q One occupied building. This means that one corner of the new building would be some 5.47 metres from this existing adjacent building, but the main mass of the new block would be at least 9.85 metres away. The angle of the new block to the existing building, plus the positioning of windows to the eastern edge of the facing elevation means that there would be no direct overlooking between the existing and future dwelling.
- 10.22 The submitted daylight and sunlight assessment indicates that 6 rooms in the existing Q One student residential block would experience below target levels of daylight. All of these rooms are in current use as bedrooms. All spaces used as communal amenity areas are in accordance with or exceed target levels laid out in the industry standard Average Daylight Factor. As such due to the rooms affected being bedrooms that would be more likely to be occupied during evenings and night hours, the proposed levels of light are considered to be acceptable.
- 10.23 Vehicle Parking, Sustainable Transport and Travel Planning

- 10.24 The proposal site is within walking distance of the City Centre and transport links within it. As such the proposal will aim to promote sustainable transport. There is a bus stop directly outside the site that the Applicant wishes to have relocated. This is a matter which is outside the remit of this Planning Application. However separate discussions are being undertaken between the Applicant, Highways and West Yorkshire Combined Authority to consider this matter.
- 10.25 The proposals include the retention of 4 of the existing 26 car parking spaces (of which 12 are internal to the existing Q One building and 14 are external surface spaces), with the aim being that the scheme is largely car free. The 4 retained spaces are to be positioned between the existing and proposed buildings. The Applicant has advised that these parking spaces would also be used as disabled bays, servicing areas and as a drop off and pick up area. For the latter 20 minute drop off slots on Saturdays and Sundays would be established utilising these car parking spaces. Bin collections will operate in the current manner that is established for the existing Q One building.
- 10.26 The scheme includes 27 secure cycle parking spaces with 20 of these being long stay and the remaining 7 being short stay spaces. The submitted plans for the existing Q One building also show a provision of 98 cycle spaces at the lower ground floor. As cycle storage details are indicative at this stage the full details of the provision will be required under a Planning Condition.
- 10.27 A Travel Plan has been submitted which includes the following aims:
- Joining the West Yorkshire Travel Plan Network;
 - Providing occupants with an induction Pack;
 - Encouraging cycling;
 - Encouraging public transport use;
 - Encouraging car sharing;
 - Encouraging walking; and
 - Encouraging sustainable travel in general.
- 10.28 Landscape Proposals
- 10.29 The placement of a new building on the site would result in the loss of and replacement of the majority, if not all, of the soft/green landscape features, including 9 existing trees. The Developer has confirmed that they will comply with the requirements of Policy LAND2 of the Natural Resources and Waste Local Plan. As such there will be a requirement to provide a mixture of on-site and off-site replacement trees, the latter to be in the grounds of other nearby buildings in their ownership to achieve the required 3 for 1 replacement tree ratio. If the full 3 for 1 physical tree replacement cannot be provided on the Applicant's land, any short fall will require a financial contribution via a Section 106 legal agreement for off-site planting in the local area.
- 10.30 The position of the proposed building means that an area is freed to the site frontage allowing for the creation of a cohesive landscape and planting scheme. This would include tree planting and a more appropriate species and mix of plants. The landscape scheme would therefore be able to create a new green edge to the site as it fronts Lovell Park Road and help to mitigate the impact of the scale of the development at the site frontage.
- 10.31 Hard surface areas within the site would be laid out in high quality pavers and the Applicant has stated that, as part of their proposals, they would like to enhance the existing public footway to the eastern edge of the site (above the Inner Ring Road)

to continue the works that will come forward as part of the nearby Vita scheme. This element would be addressed via a Planning Condition to ensure a consistence of treatment and materials.

10.32 Sustainability Measures

- 10.33 The proposal incorporates a variety of sustainability measures including;
1. A target Carbon Dioxide Emission Rate (TER) of 4.1 kgCO₂/m².annum
 2. A building Carbon Dioxide Emission Rate (BER) of 9.43 kgCO₂/m².annum
 3. The use of high performance glazing to reduce solar and transmission gains.
 4. Low Energy use, high efficiency Heat recovery air plant to common areas
 5. High efficiency gas fired hot water generation
 6. Low building air leakage rate (4 m³/h/m² at a pressure differential of 50 Pa).
 7. Low energy LED lighting.
 8. Low flow aerated showerheads and basin tap inserts to reduce domestic water consumption.
 9. Automatic lighting control system with occupancy and daylight dimming controls in common areas.

10.34 Wind Study

- 10.35 A wind study was submitted as part of the application documents. This states its aims to be an assessment of the wind environment at locations around the proposed development in terms of pedestrian comfort, based on the London Docklands Development Corporations (LDDC) variant of the Lawson criteria, which is an accepted industry standard. The LDDC variant of the Lawson criteria applies a single percentage probability of exceedance of a range of wind speeds, and associates different wind speeds to different types of usage.

- 10.36 The wind analysis assessed wind conditions in 76 locations to establish the existing and proposed wind environment for the site. The study concluded that wind conditions in and around the existing site are generally suitable in terms of both pedestrian safety and comfort, with existing exceptions occurring in the wider surrounding area to the west and northwest of the proposed development, where conditions are rated as unsuitable for some members of the general public, but are suitable for the able bodied.

- 10.37 With the introduction of the proposed development wind conditions will remain largely suitable, in terms of pedestrian safety and comfort with there being one predicted area of concern to the new proposed building's entrance. Here wind comfort conditions are marginally exceeded and are suitable for strolling only. As a result a 1.2 metre recess has been designed into the entrance which the Applicant asserts will address this issue effectively ensuring this area is comfortable for access and egress.

- 10.38 The submitted wind study has been peer reviewed and the review concludes that the report has been found to be consistent with the presented results from a programme of model-scale wind tunnel modelling. Whilst the wind study has considered built and committed development, it has not taken into account more recent planning applications for the Unite scheme, planning application reference 18/0045/FU Hume House, planning reference 18/01819/FU. Therefore, further commentary on these has been provided and is currently being peer reviewed. The outcome will be reported at Plans Panel verbal.

10.39 Section 106 Legal Agreement

- 10.40 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is -
- (a) Necessary to make the development acceptable in planning terms,
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
- 10.41 There is a requirement for the following obligations that sit outside the Community Infrastructure Levy regime:
1. Occupation of the units by students only.
 2. Employment and training of local people
 3. A monitoring and evaluation fee for the Travel Plan of £2500.00
 4. Tree loss mitigation to be either on the site and on nearby sites in the ownership of the Applicant, or if this is not possible then as a financial contribution.
 5. A management fee – dependent on the number of obligations
- 10.42 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.
- 10.43 The development is Community Infrastructure Levy (CIL) liable and is estimated to be in the region of £22720.98. CIL is generally payable on the commencement of development. The payment of CIL is not material to the determination of the planning application. Accordingly, this information is presented simply for Members information.

11.0 CONCLUSION

- 11.1 In conclusion it is considered that the proposal would result in a high quality, appropriate development. The scheme would bring student housing as well as adding to the vibrancy and vitality to the area and furthering its regeneration to the benefit of both the existing and emerging community in the wider area. Therefore the proposal is in accordance with the Development Plan and is considered to be acceptable and is recommended for approval, subject to the conditions set out in Appendix 1 and the planning obligations set out at the head of this report.

Background Papers:

PREAPP/17/00288

18/02139/FU

Appendix – Draft Conditions List

WARD	Little London & Woodhouse	Application	18/02139/FU
Address	Site of the Q1 Residence, Wade Lane, Leeds.	Applicant	Q Property Ltd
Proposals	The erection of a part 11, part 18 storey building for student accommodation comprising 98 studios, and the provision of communal facilities in the basement of the adjacent building, a landscaping scheme and all associated works		

RECOMMENDATION:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) Prior to the commencement of development a report incorporating or comprise a formal Approval in Principal document and appropriate certification as determined by the Highway Authority and demonstrating the measures which will be undertaken to ensure the development will not impose any additional loading on to the adjacent existing Inner Ring Road retaining wall, shall be submitted to and approved in writing by the Local Planning Authority. The approval in principal process shall be initiated as soon as practicable in order to allow time for its development, review and approved and the development works undertaken shall be carried out in accordance with the approved details.

In the interest of safety and amenity.

4) No building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

5) No building works shall take place until details and samples of all surfacing materials to the landscaped areas have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

In the interests of visual amenity.

6) No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the LPA within 3 days of such works commencing.

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

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

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

8) The development shall be carried out in accordance with the details shown on the submitted NPPF Flood Risk & Drainage Assessment prepared by Curtins (Report 066810-CUR-00-XX-RP-C-001 dated 29/03/2018), unless otherwise agreed in writing with the Local Planning Authority .

In the interest of satisfactory and sustainable drainage

9) Development shall not commence until a drainage scheme (ie drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The maximum rate of discharge, off-site, shall not exceed 5L/s. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention.

10) No development shall take place until a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a

description of the facilities to be provided including, where appropriate, lockable containers, details of recyclable materials and details on collection, including timescales. The approved scheme shall be implemented before the development is brought into use and no waste or litter shall be stored or disposed other than in accordance with the approved scheme.

In the interests of residential amenity and to promote recycling.

11) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Plant and machinery operated from any commercial premises shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

In the interests of amenity and visual amenity, in accordance with Saved Unitary Development Plan Policies GP5, BD2 and BD4, Leeds Core Strategy policy P10 and the NPPF.

12) Prior to the commencement of development a Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2 and comprising:

(i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);

(ii) a Site Waste Management Plan (SWMP) for the demolition and construction phases.

Within 6 months of the first occupation of the residential blocks a post-construction review statement shall be submitted to and approved in writing by the Local Planning Authority; The development shall be maintained and any repairs shall be carried out in accordance with the approved detailed scheme and post-completion review statement.

To ensure the adoption of appropriate sustainable design principles in accordance with Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD and the NPPF

13) Notwithstanding the details on the hereby approved plans and to avoid doubt, deliveries, collections and servicing shall not take place Monday to Friday between 7.00am and 10.00am or between 4.00pm and 7.00pm with no deliveries or collections on Saturdays, Sundays and Bank Holidays.

In accordance with the loading restrictions in the area and in the interests of amenity and highway safety, saved UDPR policy GP5, Core Strategy policy T2 and advice within the NPPF.

14) Surface water run-off from hardstanding (equal to or greater than 800 square metres)

must pass through an oil, petrol and grit interceptor/separator prior to any discharge to an existing or prospectively adoptable sewer.

To prevent pollution of the aquatic environment and protect the public sewer network

15) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

16) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

17) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use.

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

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use.

19) Notwithstanding the details on the hereby approved plans, hard and soft landscape works shall not take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping works shall include

- (a) proposed finished levels and/or contours,
- (b) means of enclosure,
- (c) car parking layouts,
- (d) vehicle and pedestrian access and circulation areas,
- (e) hard surfacing areas,
- (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.),
- (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include

- (h) planting plans,
- (i) written specifications (including cultivation and other operations associated with plant and grass establishment),
- (j) schedules of plants noting species, planting sizes and proposed numbers/densities,
- (k) soil volumes for tree pits and planted beds
- (l) implementation programme.

Hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of British Standard BS 4428:1989 Code of Practice for General Landscape Operations or other recognised codes of good practice.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

20) No hard or soft landscape works shall take place until a plan, schedule and specification for long term landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the

National Planning Policy Framework.

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

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds Core Strategy Policy P12, retained Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, the Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

22) Full construction details of any tree pits and any raised planted areas to be provided in paved areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of hard and soft landscaping works. Such details shall include:

- a) the depth and area of growing media;
- b) specification of topsoils including additives and conditioners;
- c) proprietary structures to support paving over extended sub-surface rooting areas
- d) tree grilles and guards and means of anchoring root balls;
- e) passive irrigation including directed use of grey water / roofwater or surface water;
- f) active temporary irrigation systems, using mains water or filtered, re-cycled greywater, its application rate, distribution system and controls;
- g) means of positive piped drainage of pits.

To ensure that the cultural requirements for viable landscape and tree establishment are integrated into the development scheme design and to accord with Core Strategy Policy P10.

23) Notwithstanding the approved details, before development is commenced full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety.

24) No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage; and
- d) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and

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

In the interests of residential amenity.

25) Construction activities shall be restricted to 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays with no construction activities on Sundays and Bank Holidays.

In the interests of amenity in accordance with saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

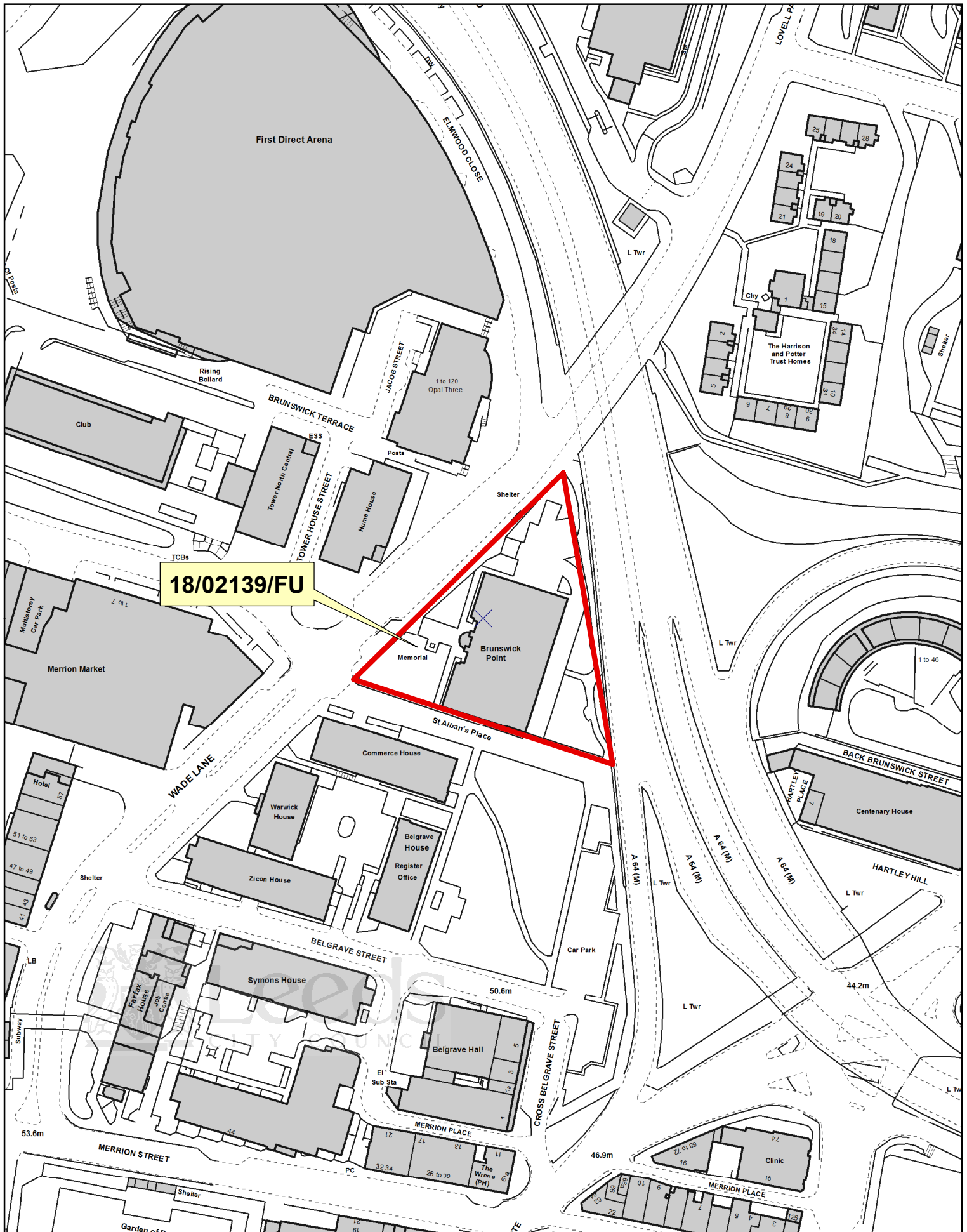
Page 6:

26) Development shall not be occupied until a Car Park and Servicing Management Plan (including timescales) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

27) Details of off-site highway works to the public right of way footpath shown indicatively on drawing Landscape Site Plan LL01, including materials, shall be submitted and approved in writing by the Local Planning Authority and the approved details shall be implemented before first occupation of the development.

In the interests of footpath safety and amenity.



CITY PLANS PANEL

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

SCALE : 1/1500





ESS

Posts

Hume House

LOWER HOUSE STREET

Paved entrance space to provide level access from Lovell Park Road

Existing vehicular entrance to be retained to provide drop-off parking and access to east of Brunswick Point

Existing perimeter stone wall and railings retained. Railings to be repainted black and wall repointed as necessary

Lovell Park Road

Pedestrian access into site, gates to be retained. Access control requirements TBC by client

BRUNSWICK POINT

Existing monument to be retained and protected throughout the duration of the works



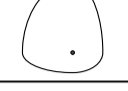
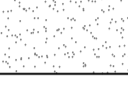
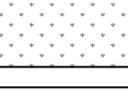

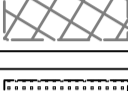
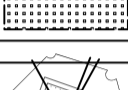

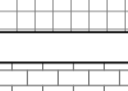






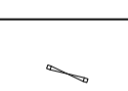

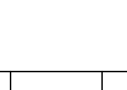
Existing perimeter stone wall and railings retained. Railings to be repainted and wall repointed as necessary

A64 Inner Ring Road

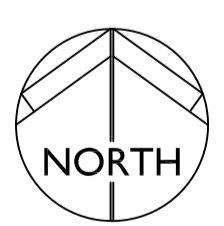
St Alban's Place

Commerce House

Key

-  Planning Application Boundary
-  Site Boundary
-  Existing trees to be retained
-  Existing grass to be retained
-  Proposed grass
-  Existing shrubs to be retained
-  Proposed low shrub planting
-  Proposed hedge
-  Specimen tree in tree pit
-  High quality sett paving
-  High quality paved finish to amenity area
-  Granite band to delineate boundary with Lovell Park Road
-  Steps 300mm tread 150mm riser and retaining wall
-  Proposed bench
-  Proposed lighting bollard
-  Proposed inground lighting
-  Proposed sculptural railings
-  Gate
-  Lighting - Domed Spreadlight

Rev.	Date	Description	Drawn	Checked
A	07.06.18	1.8m clear width and 5m easement from IRR added	DG	DG



PLANNING

SMEEDEN FOREMAN

Project QOne, Leeds		
Title Landscape Site Plan		
Scale 1:200 @A1 Drawn by TM		
Date 13.02.18	Checked DG	
Project No. SF 2642	Drawing No. LL01	Rev A
Landscape Architects - Urban Designers Ecologists - Arboriculturists		
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