

Report of Head of Regeneration

Report to Chief Planning Officer

Date: 4 July 2018

**Subject: Adoption of the South Bank Leeds Regeneration Framework
Supplementary Planning Document**

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

Summary of main issues

1. In October 2017 a report was taken to Executive Board presenting the outcomes from the public consultation exercise on the draft South Bank Leeds Framework Plan undertaken during Autumn/Winter 2016. The submitted report outlined suggested amendments to the Plan in response to the representations received via the consultation process, and sought approval to undertake a further 6 week consultation on an amended version of the South Bank Leeds Regeneration Framework, with a view to formally adopting the framework as a Supplementary Planning Document (SPD).
2. In accordance with approvals given by the Executive Board further public consultation on the draft South Bank Leeds Regeneration Framework SPD was undertaken between November and December 2017. The SPD has been modified taking account of representations and other matter and a summary is included within the Adoption Statement appended to this report.
3. At its October 2017 meeting the Executive Board resolved that:

“following the consultation period, and subject to any amendments required having regard to the representations received, approval be given for the Chief Planning Officer to adopt the SPD”

Recommendations

4. The Chief Planning Officer is now requested to:
 - i) Note the contents of this report and the attached documents; and
 - ii) Approve the South Bank Leeds Regeneration Framework Supplementary Planning Document and its formal adoption as part of the Leeds Development Plan.

1. Purpose of this report

- 1.1 This report seeks the approval of the South Bank Leeds Regeneration Framework Supplementary Planning Document and its formal adoption as part of the Leeds Local Development Plan Framework.

2. Background information

- 2.1 The regeneration of the South Bank will effectively double the size and economic impact of Leeds City Centre, creating a distinctive mixed use district providing over 35,000 jobs and over 8,000 homes. It is one of the largest city centre regeneration initiatives in Europe, and will capture the growth of Leeds City Centre for the coming decades, cementing the city's role as the UK's fastest growing city and driver of the region's and nation's economy.
- 2.2 Through co-production and city wide collaboration, the draft South Bank Leeds Framework Plan was produced to provide guidance for the future development of the South Bank and to establish principles to drive the growth of the area.
- 2.3 Following approval at the July 2016 Executive Board draft Framework Plan underwent an extensive three month consultation exercise between 15 August and 2 December 2016.
- 2.4 A subsequent report was taken to the October 2017 Executive Board outlining suggested amendments to the Plan in response to the representations received via the consultation process, and seeking approval to undertake a further 6 week consultation on an amended version of the draft South Bank Leeds Regeneration Framework, with a view to formally adopting the framework as a Supplementary Planning Document. At the October 2017 Executive Board the meeting resolved
- (a) That the contents of the submitted report, which summarises the feedback from the public consultation exercise, be noted;*
 - (b) That the Board's agreement be given for the draft South Bank Leeds Framework Plan to be updated in order to reflect representations which have been received through the consultation exercise, as set out at paragraph 3.11.4 and 3.12.2 of the submitted report; and that support be given to the proposal to amend the Framework Plan, in order for it to become a Supplementary Planning Document;*
 - (c) That following resolution (b) (above), the Chief Planning Officer be requested to undertake a six week consultation exercise on a revised draft South Bank Leeds Regeneration Framework Supplementary Planning Document;*
 - (d) That following the consultation period, and subject to any amendments required having regard to the representations received, approval be given for the Chief Planning Officer to adopt the SPD.*
- 2.5 Subsequently a public consultation exercise was held from 8 November to 20 December 2018 on the draft South Bank Leeds Regeneration Framework Supplementary Planning Document. Further modifications have been made to reflect the consultation responses received and the document has now been finalised.

3. Main Issues

- 3.1 The South Bank Regeneration Framework Supplementary Planning Document (the Regeneration Framework SPD) has been produced to provide guidance for the future development of the South Bank and to establish principles to drive the growth of the area.
- 3.2 The Regeneration Framework SPD provides:
- An amplification of policies SP3, SP11, CC1, CC2, CC3, P10 and P11 of the Core Strategy,
 - Principles about how development and growth will be delivered across the South Bank;
 - Details of the key interventions proposed across the area, including infrastructure requirements and transport proposals to deliver the intended growth;
 - Principles and guidance about how HS2 is best integrated into the city's urban grain and economic vision (including the Leeds Integrated Station Masterplan).
- 3.3 The guidance within the Regeneration Framework SPD is intended to replace that contained within the 2011 South Bank Planning Statement (informal planning guidance) which will be superseded once the framework is adopted.

4. Background information

4.1 Consultation and engagement

- 4.1.1 The public consultation has been undertaken in accordance with the Leeds LDF Statement of Community Involvement (adopted February 2007) and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.1.2 The extent of the consultation including the methods and key outcomes was detailed in the October 2017 Executive Board report and in the consultation statement prepared to accompany the second public consultation exercise.
- 4.1.3 A detailed summary of all the responses received to the statutory 6 week consultation between 8 November and 20 December 2017 is appended to this report (Appendix A). The modifications made to the Regeneration Framework SPD having regard to responses received have been noted in the Adoption Statement (Appendix B) to be published alongside the Regeneration Framework SPD.
- 4.1.4 The Executive Member for regeneration has been kept informed of progress through regular briefings with officers. The ward members representing City and Hunslet and Beeston and Holbeck (as they were) were briefed in advance of the initial consultation and contacted by email in advance the October 2017 Executive Board report.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 The extensive consultation was specifically designed to ensure that the views captured were representative of the whole population of Leeds. Emphasis was

placed on engaging directly with equality groups to ensure that the Regeneration Framework would reflect a diverse range of views.

- 4.2.2 An Equality Impact Assessment was undertaken following completion of the initial consultation in recognition of the major changes to the city that it may facilitate, and the importance of considering all equality matters in shaping the final vision for the area.
- 4.2.3 The EIA considers the way the Regeneration Framework SPD has the potential to impact on equality and diversity, cohesion and integration issues and considers potential impacts and risks relating to specific groups.
- 4.2.4 The main actions suggested through the EIA are being progressed through a targeted action plan. The key actions being progressed include ongoing liaison with the Equality Hub and Equality Assembly on proposals within the framework, ensuring physical accessibility in terms of the station design, developments in general and public realm interventions, work to improve connections to neighbouring communities and thereby improving access to employment opportunities.

4.3 Council policies and best council plan

- 4.3.1 The proposals contained within the Regeneration Framework SPD will help to achieve the Leeds Inclusive Growth Strategy, the Chamber of Commerce ambition for a Leeds Waterfront District and Best Council Plan priorities of Leeds being: A Strong Economy and a Compassionate City. Helping address inequality through the major job creation the South Bank will facilitate.
- 4.3.2 In addition, the Regeneration Framework SPD will directly contribute to the delivery of priority outcomes for 2018/19 including: supporting economic growth and access to economic opportunities; supporting communities, raising aspirations; providing enough homes of a high standard in all sectors; supporting children to have the best start in life; improving air quality; helping deliver a well-connected transport system; providing an inclusive, accessible range of transport options; supporting a resilient, inclusive cultural and creative sector, and enhancing the quality of our public realm and green spaces.

4.4 Resources and value for money

- 4.4.1 The consultation and subsequent amendments to the Regeneration Framework SPD have been funded from existing revenue budgets.
- 4.4.2 Once adopted the Regeneration Framework SPD will become part of the Leeds Development Plan and used for development management purposes as a material consideration in the determination of planning applications which fall within the South Bank. It will be published on the council's website and available to download in electronic form. A limited number of copies will be printed and this will be funded from within existing revenue budgets.
- 4.4.3 It will also serve as a guide for investors and developers in their proposals for development and growth in the area as well as setting the strategic and detailed context to shape major funding bids and decisions, as such it is considered to represent good value for money.

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

- 4.5.1 Incorporating the Leeds Integrated Station Masterplan into the document and establishing principles and guidance about how HS2 is best integrated into the city's urban grain and economic vision will ensure a planning policy backing to support Leeds' position when it comes to negotiations through the Hybrid Bill process.
- 4.5.2 Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements the Council must adhere to in producing, consulting upon and adopting an SPD.
- 4.5.3 The Local Development Scheme has been updated to include reference to the intention to produce this SPD.
- 4.5.4 The proposal to adopt the Regeneration Framework SPD is considered to represent a Significant Operational Decision (as it is implementing a previous Key Decision by the Executive Board) and is not therefore subject to call-in.
- 4.5.5 All information in relation to this programme is being held and managed in accordance with the access to information policies and procedures.

4.6 Risk management

- 4.6.1 There is a risk that if the framework is not formally adopted and incorporated into the planning policy hierarchy it will not be given due weight by developers and accorded weight in planning decisions with the result that key principles within the framework may not have a statutory basis through which to be delivered. The adoption of the regeneration framework as a Supplementary Planning Document will address this risk.

5. Conclusions

- 5.1 The Regeneration Framework SPD has been produced to amplify policies within the Core Strategy providing guidance for the future development of the South Bank and establishing principles to drive the growth of the area. It provides details of the key interventions proposed across the area, including infrastructure requirements and transport proposals to deliver the intended growth.
- 5.2 It will also serve as a guide for investors and developers in their proposals for development and growth in the area as well as setting the strategic and detailed context to shape major funding bids and decisions.
- 5.3 Incorporating the Leeds Integrated Station Masterplan into the document and establishing principles and guidance about how HS2 is best integrated into the city's urban grain and economic vision will ensure a planning policy backing to support Leeds' position when it comes to negotiations through the Hybrid Bill process.
- 5.4 Once adopted the Regeneration Framework SPD will become part of the Leeds Development Plan and used for development management purposes as a material consideration in the determination of planning applications which fall within the South Bank. This will ensure that the Regeneration Framework SPD is given due weight by developers and accorded weight in planning decisions providing a mechanism to help deliver the key principles and objectives within the document to secure the regeneration of the South Bank.

6. Recommendations

- 6.1 The Chief Planning Officer is requested to
- i) Note the contents of this report and the attached documents; and
 - ii) Approve the South Bank Leeds Regeneration Framework Supplementary Planning Document and its formal adoption as part of the Leeds Development Plan.

7. Background documents¹

- 7.1 None.

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

