



Leeds
CITY COUNCIL

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Report of the Chief Planning Officer

City Plans Panel

Date: 27 June 2019

Subject: PREAPP/16/00453 Pre-application proposal for Reserved Matters (Layout, Scale, Appearance and Landscaping) for 2 part six, part eight storey office buildings and phases 1a & 1b of the City Park - pursuant to Outline Planning Permission ref. 17/02501/OT (all matters reserved except for Access) for a phased mixed use development comprising demolition of existing buildings, up to 850 residential units (C3), business uses (B1), flexible commercial uses (A1, A2, A3, A4, A5, B1, D1, D2), hotel use (C1), public realm including a City Park and vehicular access, at the Former Tetley Brewery, Hunslet Road, Hunslet, Leeds LS10 1JQ

Applicant: Vastint Leeds UK

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 Panel for information and comment. The Developer will be asked to present the emerging scheme to allow Members to consider and comment on the proposals at this stage.

1.0 Introduction:

- 1.1 The work-in-progress proposals will be presented to the Panel by the applicant and their design team to allow Members to comment on the evolving scheme and highlight any issues prior to the intended submission of two Reserved Matters Applications following the grant of outline planning permission at the former Tetley Brewery site.

- 1.2 The outline planning permission reference 17/02501/OT approved the principle and maximum floorspaces of uses, site accesses, maximum car parking level, and (all matters reserved except for access) for a phased mixed use development comprising up to 850 residential units (C3), business uses (B1), flexible commercial uses (A1, A2, A3, A4, A5, B1, D1, D2), hotel use (C1), public realm including a City Park and vehicular access.

The outline permission also approved the demolition of existing buildings - the five storey modern office building known as Tetley House (Carlsberg offices formerly known as Huntsman House), the former gatehouse adjacent to The Tetley and the single storey warehouse building and all existing boundary walls on a phased basis. The single storey warehouse has since been demolished under permitted development rights.

The outline planning permission includes the following maximum floorspace and uses:

- Up to 850 residential units (use class C3) comprising the following mix;
- 10% Studio: 85 units
- 27% 1 Bed: 230 units
- 43% 2 Bed: 365 units of which 12% are flexible residential units
- 20% 3 Bed: 170 units of which 12% are flexible residential units
- 5% of the residential units will comprise affordable housing

- 85,000 sqm of B1 office floorspace

- 15,000 sqm of flexible commercial uses floorspace providing up to the following maximum:
- Retail (use class A1) up to 8,000 sqm with no unit larger than 1200 sqm
- Financial and Professional services (use class A2) up to 500 sqm
- Cafes and Restaurants (use class A3) up to 8,000 sqm
- Drinking Establishments (use class A4) up to 4,000 sqm
- Hot Food Take Away (use class A5) up to 300 sqm
- Business (use class B1) up to 2,000 sqm
- Non-Residential (use class D1) and Assembly and Leisure (use class D2) up to 4,000sqm

The upper limits of these floorspaces would not be achievable within the overall floorspace applied for, however the upper limits have been used for the purpose of assessment in the retail study and transport assessment.

- Up to two hotels with a combined total of 400 beds (use class C1);

Vehicular accesses proposed:

- Site Access with Crown Point Road (North)
- Site Access with Crown Point Road (South)
- Site Access with A61 Great Wilson Street
- Site Access with Meadow Lane
- Site Access with Waterloo Street
- Site Access with Hunslet Road (Stopping Up)
- Two main tree-lined access roads Street 'X' and Street 'Y'

Car and cycle parking proposed:

- Car parking up to 860 spaces (including 83 disabled parking spaces) in four basements
- Cycle Parking a minimum of 1,974 spaces
- Motorcycle Parking up to 221 spaces

City Park

- A minimum of 2 hectare of public realm as a contribution to the City Park (30% of the applicant's ownership within the application site area) plus additional public routes, semi-private and private open spaces

1.3 An indicative layout and scale of buildings and spaces are approved in a Design Strategy. This would be formed in 8 principal blocks. For reference the indicative development plots and their maximum and minimum height parameters in metres would be (storey heights are approximate based on 3m storey height residential and hotel, and 4m storey heights for offices and other commercial use classes):

- MU1 13m to 90m (30 storey hotel with ground to fourth floor offices/other commercial uses)
- MU2 17.4m to 41.3 and 50.4m (up to 10 storeys along Great Wilson Street, rising to 17 storey residential or offices at eastern end)
- MU3 42.6m to 51.9 (*up to 10 storeys offices – the subject of this first RMA*)
- MU4 34.2m (8 storeys commercial uses)
- R1 73.5m to 119.7 (24-39 storeys residential)
- R2 32.2m to 37.8m (10-12 storeys residential)
- R3 24.5m to 51m (8-17 storeys residential)
- R4 50.4m (16 storeys residential)

1.4 A series of perimeter blocks are approved on the parameter plans to define the plot boundaries, including the indicative positions for mandatory plot subdivisions which would form public pedestrian and cycle routes through the site. The Building Line Requirements Parameter Plan establishes a series of differing building line requirements to respond to the existing urban fabric and the intended layout of the proposed development.

1.5 The City Centre Park, created by a series of phased linked “stepping stones” was first identified in the Council's South Bank Planning Statement 2011, and is an important aspect of Vastint's proposals. As envisaged by the Council's adopted vision, the Park would be formed over time by an area of land starting along the River Aire embankment in the west, sweeping across the former Tetley brewery site, giving over 3.5 hectare of greenspace made up of linked elements, including the Council's own land in Meadow Lane, and potentially extending to the south east across Crown Point Road. In phase one of their scheme, Vastint propose to contribute 2 hectares to the City Park, and would ultimately link to a further greenspace area to the south east in phase two. The park would be in an arc-shape across the former brewery site, principally running on a north-west to south-east orientation via a central space at The Tetley, with smaller areas of greenspace and courtyards between buildings, including a new greenspace facing Bowman Lane.

2.0 Proposal

The first proposals comprising the Reserved Matters Application (RMA) will be submitted in two individual RMAs for Layout, Scale, Appearance and Landscaping (Access is already approved). The RMAs are in accordance with the approved use floorspace, parameter plans and Design Strategy.

2.1 Plot MU3a - Offices

2.1.1 The MU3 plot will be subject of the first reserved matters submission. The plot would be approximately 1.18 hectare and include:

- Two separate 6-8 storey red-brick office buildings 28,425sqm in total - an L-shaped plot (referred to as Building A) running north-south and a larger three-wing plot arranged around a central atrium (referred to as Building B).
- The public realm immediately surrounding the building
- Landscaped strip which runs between the two buildings and follows the line of the historic Hunslet Lane which allows pedestrian/cycle permeability north-south through the development from Road Y up to the Park
- Road Y which would provide vehicular access to plot MU3

2.1.2 MU3a would be the first phase of the park-side development and would complete the third elevation of the Tetley Triangle, along with Salem Chapel and The Tetley.

2.1.3 Pedestrian and cycle access from the north would be via Hunslet Road and new Hunslet Lane, and would run through the MU3 plot. Cycle parking (189 long stay spaces for employees) would be located on the ground floor of building B, accessed off Hunslet Lane. All vehicular movement including deliveries and visitor parking would be provided via Road Y which links through from Crown Point Road to Meadow Lane. All cycle and pedestrian access from the south would be via Road Y.

2.1.4 There would be 28 short stay cycle spaces for visitors. Shower, changing and locker facilities have also been identified.

2.1.5 On-street visitor car parking bays will be provided along Road Y, including provision for Blue Badge users. 2 car club spaces will also be provided along Road Y.

2.1.6 Notwithstanding the approach agreed at outline stage Vastint now do not propose to provide basement car parking for this plot, as it is not considered to be easily adaptable to alternative use if demand for office car parking space reduces in the future and as requirements for more sustainable modes of transport increases.

2.1.7 Instead it is proposed that up to 100 car parking spaces and up to 20 motorcycle spaces will be provided to serve the requirements of plot Mu3A in a surface car park located to the north east of the Park and adjacent to Crown Point Road, with access off Crown Point Road (using the existing Brewery Car Park access) with the possibility to provide future access off the new

Road X. The proposed parking site comprises the development plot known as R2 on the outline consent; hence, this parking will be for the short – medium term only, after which any parking still required to serve plot Mu3A (bearing in mind the strategy to reduce long term commuter parking) will be re-provided elsewhere within the development site.

- 2.1.8 It should be noted that in line with the council's adopted Parking SPD, Blue Badge parking will also be provided at 5%, or 5 spaces, close to the buildings in dedicated spaces along Road Y, and Cycle spaces will be located within the buildings (employees) and in the public realm (visitor spaces).
- 2.1.9 The car parking proposed will be the subject of a Full Application which will be submitted for consideration alongside the MU3A RMA'

2.2 City Park Phase 1a and 1b

- 2.2.1 The extent of the Park in the first RMA consists of phases 1a and 1b, which relates to the majority of the 2 hectares of Park on Vastint owned land through the central area of the site from Waterloo Street to Crown Point Road. This is divided into 5 character areas:
 - a. The Tetley Triangle – Event Space to the north-west of the Tetley – hard surfaced event space for concerts, markets, outdoor cinema, outdoor café space, approximately 60% of the size of Millennium Square.
 - b. The Tetley Triangle – The Green – to the west of the Tetley - grassed and stepped amphitheatre for informal performance and sitting, similar in size to Merrion Gardens.
 - c. Theatre Gardens – north of Salem Chapel - modern ornamental and sensory gardens for quiet enjoyment, which would be a similar size to the Raingarden area of Sovereign Square.
 - d. The Central Park – east of the Tetley to Crown Point Road - including significant parkland including grassed areas and trees, water feature, play area and grassed mound. This includes the Cherry Path, which will feature springtime blossom. This is slightly smaller than Lovell Park, but would be flat.
 - e. Link Ways – greened communal connectors between new building plots with 4m wide pathways and pocket park trees, planting, benches and grassed areas.

3.0 Site and Surroundings:

- 3.1 The approved outline site relates to the redevelopment of the area of land including Crown Point Road to the east, Waterloo Street and Bowman Lane to the north, Meadow Lane to the west and Hunslet Road (A61) to the south, a total area of 9.7 hectares. 6.69 hectares of the approved application boundary is land within the applicant's ownership. The site has been under-utilised since 2011 when the brewery closed, and most of the brewery buildings were demolished. The site is partly vacant, partly in use as a temporary car park, temporary greenspace, and an art hub at The Tetley building. The first two RMA applications would relate to the plots identified as Plot MU3a, City

Park phases 1a and 1b and Road Y on the approved Plot and Phasing Plan attached to this report.

- 3.2 The surrounding area features a wide range of existing land uses. To the north of the site along Bowman Lane and Waterloo Street are residential blocks ranging between 5 and 13 storeys including those at Brewery Wharf. To the east lies the mixed use residential development at Leeds Dock, and the education hub of Leeds College of Building, Ruth Gorse Academy, Leeds City College and Leeds University Technical College (UTC). To the south is a mixture of retail at Crown Point Retail Park, and offices at Leeds City Office Park. To the west lies the Asda office headquarters, a petrol filling station, a data centre, New Lane office park and the River Aire corridor.
- 3.3 The Tetley building and gatehouse are unlisted heritage assets in the phase one application site boundary. Outside the phase one site, the Grade II listed Salem Chapel lies to the west, between Hunslet Road and Hunslet Lane. To the south east of the phase one boundary are the Grade II Listed Buildings at Risk at Crown Point Road/Hunslet Road, and unlisted heritage assets at Duke Studios on Sheaf Street, the vacant Crown Pub, and the former malthouses at Waides Yard facing Cudbear Street and Crown Point Road.
- 3.4 The City Centre Conservation Area boundary lies at the north-west edge of the site at Bridge End, and includes Grade II listed buildings such as Leeds Bridge House, the Adelphi Public House, the Old Red Lion Public House, and Leeds Bridge.
- 3.5 The site is located in the designated City Centre and the Aire Valley Leeds Area Action Plan South Bank sub-area. The site lies in flood risk zones 2 and 3.

4.0 Relevant Planning History

- 4.1 Outline application 17/02501/OT (all matters reserved except for access) for a phased mixed use development comprising demolition of existing buildings, up to 850 residential units (C3), business uses (B1), flexible commercial uses (A1, A2, A3, A4, A5, B1, D1, D2), hotel use (C1), public realm including a City Park and vehicular access was approved in principle at City Plans Panel 17 October 2017, and outline planning permission was granted in December 2018, following the lifting of the Highways England Holding Direction and the completion of the Section 106 legal agreement.
- 4.2 Planning application 11/05031/FU for the change of use of part of brewery site to provide temporary long and short stay car parking, green space and alterations to existing surfacing and existing boundary treatments. Change of use of the headquarters building to provide new cultural hub including ancillary café/bar (A3/A4) at ground floor and outdoor seating area was approved on 2nd August 2012, following a resolution to grant approval in principle at City Plans Panel 15th March 2012.
- 4.3 The permission granted a temporary consent for car parking use with no more than 601 long stay spaces and 226 short stay spaces, and a cultural hub use, pedestrian route and temporary greenspace. Under planning reference

17/02718/FU planning permission was granted for the continued use of the site as temporary car parking and this expires in 2022.

5.0 History of Negotiations

5.1 5 pre-application meetings took place with officers between late 2018 and early 2019.

5.2 Hunslet and Riverside Ward Councillors were consulted by email 21 May 2019.

5.3 Vastint undertook their own public exhibition at The Tetley in May 2019, and it is understood that they invited Ward Councillors, local residents and businesses, and Leeds Civic Trust, as part of their community involvement and engagement process. They publicised this via a website, emails, posters, and letters to local residents and businesses. The Statement of Community Involvement that will accompany the future RMA, will outline who the applicant consulted, feedback received, and how that feedback has been responded to.

6.0 Non-Statutory Consultation Responses

6.1 Leeds City Council (LCC) Transport Development Services

No objection in principle subject to the resolution of detailed matters set out in the issues section below.

6.2 West Yorkshire Police

No objection in principle. The Architectural Liaison Officer has offered the applicants advice on detailed crime and design matters such as external lighting, CCTV, ground floor vehicular protection measures, and internal access controls.

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)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Aire Valley Leeds Area Action Plan (AVLAAP - Adopted November 2017)

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) also needs to be addressed when assessing this proposal. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 state the statutory duty of Local Planning Authorities to have special

regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The following paragraphs assess the application against the relevant legislation, policy and guidance including paragraphs 189-200 of the NPPF. The heritage assets affected by this proposal are identified at section 3 of this report.

7.2 Development Plan

7.2.1 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 CS policies to this Reserved Matters proposal are

- Spatial policy 1 location of development
- Spatial policy 3 role of Leeds City Centre
- Spatial policy 4 Aire Valley Leeds regeneration priority programme area
- Spatial policy 5 Aire Valley Leeds urban eco-settlement
- Spatial policy 8 economic development priorities
- Spatial policy 9 provision for offices, industry and warehouse employment land and premises
- Spatial policy 11 transport infrastructure investment priorities
- Spatial policy 13 strategic green infrastructure
- Policy CC1 City Centre development
- Policy CC2 City Centre south
- Policy CC3 improving connectivity between the City Centre and neighbouring communities
- Policy EC2 office development
- Policy EN1 carbon dioxide reduction
- Policy EN2 sustainable design and construction
- Policy EN4 district heating
- Policy EN5 managing flood risk
- Policy G1 enhancing and extending green infrastructure
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- Policy G5 open space provision in Leeds City Centre
- Policy G9 biodiversity improvements
- Policy P10 design
- Policy P11 heritage
- Policy P12 landscape
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- Policy T1 transport management
- Policy T2 accessibility requirements and new development

The City Park concept is identified within the Leeds Core Strategy 2014 at paragraph 2.39 'Our Green Environment', para 3.2, para 4.3.2, and in Policies SP3, CC2 and para 5.1.18, Policy G5 and para 5.5.20

7.2.2 Leeds Unitary Development Plan Review Saved Policies

Relevant Saved Policies include:

Policy GP5 all planning considerations

Policy BD2 design and siting of new buildings

Policy BD4 mechanical plant and service areas

Policy LD1 landscaping

7.2.3 **Leeds Natural Resources and Waste DPD**

The Natural Resources and Waste DPD was adopted by Leeds City Council on 16 January 2013 and is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like trees, minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Relevant policies include:

- Air 1 management of air quality through new development
- Water 4 development in flood risk areas
- Water 6 flood risk assessments
- Water 7 surface water run-off
- Land 1 contaminated land
- Land 2 Trees

7.2.4 **Aire Valley Leeds Area Action Plan (AVLAAP)**

The AVLAAP has relevant policies regarding strategic transport infrastructure for the area, green infrastructure, pedestrian connectivity, and specific guidance for the South Bank sub-area which formalised the aspirations of the South Bank Planning Statement 2011 for the City Park into the Development Plan. The corresponding relevant planning policies are contained with the South Bank sub-area (SBPSA Spatial Vision and Policies SB1, 2 and 3):

Policy SB1 Pedestrian and cycle connectivity in the South Bank relates to measures to improve connectivity in the area, links to other locations in the city centre and surrounding communities and measures to reduce the physical and visual impact of vehicular traffic infrastructure.

Policy SB2 sets out the objectives for the City Park (See Issues section of this report).

Policy SB3 relates to new and enhanced green routes and spaces in the South Bank, including the provision of new greenspace, and the planting of street trees along pedestrian/cycle routes and major road frontages.

Policy AVL8 Improving Public Health in Aire Valley Leeds – parts 5 and 6:

5. Encouraging local people to take more physical exercise such as walking and cycling to work and for enjoyment by providing new and improve green routes linking communities and key destinations.

6. Providing high quality new areas of green space within new development and improvements to the quality and accessibility of existing green spaces.

Policy AVL11 outlines that, in accordance with Core Strategy Policy P11, the locally significant undesignated heritage assets shown on area maps and listed in Appendix 2 and their setting will be conserved (The Tetley, Duke Studios, Crown Hotel, Former Brewery Buildings on Crown Point Road).

7.3 **Relevant Supplementary Planning Documents/Guidance:**

- SPD Building for Tomorrow Today: Sustainable Design and Construction
- SPD Parking

South Bank Leeds Regeneration Framework (SBLRF) SPD

The framework sets out a series of key proposals and principles for infrastructure, development and growth in the South Bank, how to better integrate the northern and southern halves of the city centre, and offers guidance for the provision of High Speed Rail and the transformation of Leeds Railway Station. The new SPD framework provides illustrative guidance and principles to support the aims of the AVLAAP in the South Bank Sub-Area, and inform and assess development proposals within the area, as well as amplifying policies SP3, SP11, CC1, CC2, CC3, P10 and P11 of the Leeds Core Strategy. Paragraphs 5.2.4-5.2.7 highlight the City Park opportunity and that there is a strong desire in the City for the Park to:

- be part of a wider green network of spaces;
- feature expanses of green with mature trees, gardens, water features and seating;
- a 'destination' in its own right benefitting workers and residents and wider communities too, not just a space used during office hours;
- include something for everyone, including families, young children and young people. For example play space and opportunities for active recreation helping to address a lack of provision in the City Centre;
- provide a flexible space to include areas which can be used for specific events as well as general public use;
- include facilities like toilets, cafes and covered spaces to ensure the park can be used in all weathers;
- feature public art and sculpture which is integrated with the landscape as well as accommodating temporary art works and trails; and
- increase biodiversity by creating new habitats for wildlife and pollinator resources.

7.4 Core Strategy Selective Review (CSSR)

A selective review of the Leeds Core Strategy is presently being undertaken (CSSR), with the examination in public having been held during February 2019. The CSSR is now at an advanced stage and the Inspector's Main Modifications were issued on 10th April 2019. Due to the stage that the review has reached the policies are a material consideration and can therefore be afforded significant weight. Those policies within it that are not subject to a Main Modification can be afforded more weight as it is implicit that the Inspector considers the policy sound without modification.

The CSSR seeks to review some existing policies and introduce some new ones. This includes more stringent requirements under EN1 climate change – carbon dioxide reduction and EN2 – sustainable design and construction. The formal application, depending on its timing and determination, may therefore be subject to these revised requirements.

7.5 National Planning Policy Framework (NPPF)

The NPPF was revised and adopted in February 2019 and sets out the Government's planning policies for England and how these should be applied (para 1), and is a material consideration in planning decisions (para 2). It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). So that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38). The Framework sets policies on the following issues which are relevant to this planning application proposal (including section numbers):

- 2 Achieving sustainable development (7, 8, 10, 11, 12)
- 4 Decision making (38, 39, 40, 41, 43, 47, 48, 54, 55, 56, 57, 58)
- 6 Building a strong competitive economy (80)
- 7 Ensuring the vitality of town centres (85, 86)
- 8 Promoting healthy and safe communities (91, 92, 95)
- 9 Promoting sustainable transport (102-11)
- 11 Making effective use of land (117, 118, 119, 122)
- 12 Achieving well designed places (124-131)
- 14 Meeting the challenge of climate change and flooding (148-165)
- 15 Conserving and enhancing the natural environment (including ground conditions (178-179 and noise (182)
- 16 Conserving and enhancing the historic environment (including 189-200)

8.0 Main Issues

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

8.1 Layout, Scale and Appearance of Plot MU3a Offices

8.1.1 The layout and scale of Plot MU3a would be in accordance with the approved outline parameters for the maximum building height and plot boundary extents. The building would be part 6, part 8 storeys in height, within the indicative outline parameters approved at outline stage - MU3 42.6m to 51.9 (up to 10 storeys offices). The plot would be split by the provision of a new north-south pedestrian and cycle link, an extension of the old Hunslet Lane, which was identified on the approved open space parameter plan. It is similar to the Illustrative Masterplan presented at outline stage.

8.1.2 The scale of MU3a Building B would step down from eight to six storeys towards the Tetley. All rooftop plant accommodation would be set back from the parapet line to conceal it from view at street level. Together with full height glazed curtain walling at ground floor level, it is proposed to use red brickwork to the upper office floors and exposed concrete to the ground floor plinth as a reference to the white stone detailing associated with the Tetley and Salem Chapel. The façade would feature deep reveal window openings with stone cills and recessed brick panels to reflect the detailing on the Tetley building. A concrete plinth at ground floor references the string course on the Tetley building and would provide a visual differentiation between the commercial ground floor and the offices above. The elevations would therefore feature elongated window proportions and vertical rhythm, with a clearly defined simple

“base, middle and top” order and materials in red brick. This proposed architectural treatment and materials are considered appropriate in the context of the nearby heritage assets. It is considered that the rear of the new buildings would provide an appropriately civic-scaled and detailed back-drop to Bridge End and the Grade II Listed The Adelphi, Leeds Bridge House and the Red Lion, when viewed from Leeds Bridge. Although taller in height, it is considered that the proposal would not dominate the setting of these buildings from the surrounding streets due to the generous spaces in between the buildings, the proposed building materials, and the overall architectural composition. The proposal for MU3a would provide the enclosure to this part of the City Park, along with Salem Chapel and Tetley. The site is currently vacant and detracts from the setting of the heritage assets, which are isolated to the south by cleared land. Therefore it is considered that the emerging design would enhance the significance and setting of nearby heritage assets in accordance with paragraphs 189-200 of the NPPF, Core Strategy Policies P10 and P11, and AVLAAP Policy AVL11.

Do Members support the emerging layout, scale and appearance of Plot MU3a Offices?

8.2 Layout and Landscaping of the City Park Phases 1a and 1b

8.2.1 AVLAAP Policy SB2: New City Park sets out a number of design and delivery principles for the City Park, and assessment of each one follows in turn:

a. Create an accessible, safe, secure and child friendly space with improved connectivity within the city centre and with adjoining areas for pedestrians and cyclists;

The Park includes a dedicated 600sqm children’s play area to the east of The Tetley. The Park will also include toilet and baby change facilities to encourage families to use the Park and its play facilities. The play area would be at the centre of the park, overlooked by ground floor active uses. A variety of seating and bench options would be available around the park, and seats should offer back-rests and arm-rests for the comfort of users with different needs. Officers have suggested that areas of sensory planting including scent, touch and colour to provide interest for a wide range of users should be included. The Park should be designed to be safe, and that work is in progress with West Yorkshire Police and the Council regarding CCTV and lighting. The park and routes in and out are framed by active ground floor uses to provide natural surveillance, and eventually the majority of the space would be overlooked by the flats and offices. The ‘designing-in’ of vehicle control measures at this stage, in a visually unobtrusive way (e.g. disguised as planting, sculpture, benches) is important so that they are not unsightly add-ons at a later date. Pedestrian and cycle routes are designed into the proposals in accordance with the approved outline open space plan to improve connectivity across the South Bank in all directions, to the City Centre and to surrounding communities.

b. Provide a high quality environment which balances the passive and active recreational needs of visitors, office workers and residents;

In addition to a water feature and children's play area, the Park would have a 1 kilometre perimeter run and an 0.5km circular route when complete. Vastint are investigating the possibilities for integrated 'informal' play within the design of phases one and two.

c. Form a park landscape with large canopy trees and extensive grassed area;

Trees would play a strong role in the City Park, as required by AVLAAP Policy SB2. A wooded belt would mark the principal routes across the space, to frame or provide a backdrop to buildings, or in groups in themed areas such as the Theatre Gardens, and include Cherry, Scots Pine, Lime, May, Hawthorn, London Plane, Black Tulepo, American Sweetgum, Juneberry, Flowering Dogwood, Persian ironwood, Hornbeam, Magnolia, Hazel and Alder. Specimen 'Legacy' trees would also be planted in strategic locations, at the junctions of pathways and to mark each character area, and these would include Beech, Walnut, Oak, Cedar, Lime, Chestnut, Pine and Plane.

d. Potentially include a civic event space with positive interfaces with surrounding ground floor building uses;

The Tetley Triangle Event Space would be an extensive area, and because it is hard-paved it could be used all year round. Discussions are taking place with the Council's Events team and a programme of events and uses for the space are being planned. However areas designed for events and markets also need to look good and have visual interest when they are not being used for events or markets.

e. Create opportunities for public art and cultural attractions;

The Tetley Triangle – The Green would be a grassed performance 'amphitheatre', which would incorporate terraced seating. There is opportunity for public art including sculpture throughout the Park and further details have been requested. Vastint propose a water feature to the east of the Tetley, however at the time of writing full details are not available. Officers have sought assurances through the landscape management plan condition that long term maintenance measures are in place to ensure it is kept in operation.

f. Create opportunities for biodiversity enhancement;

Whilst full details of planting species are not available at this initial stage, the Park should include planting to encourage pollinators throughout all phases, including seasonality of planting for different times of the year. Meadow planting, bird boxes, bat boxes, log piles and bug hotels would also be incorporated in to the design, and Vastint will take advice from an ecologist where appropriate.

g. Connect with the wider green infrastructure network;

A hierarchy of paths are proposed, based on the approved open space parameter plan, which would improve clear connections across this large site, promoting walking in all directions, and good legibility, way-finding and a sense of formality to the park-land, from east to west towards Leeds Dock and the River Aire, from north to south to Crown Point Retail Park, and in connections towards Sovereign Square via the Council's future footbridge and the Council's

contribution to the City Park at Meadow Lane. The main pedestrian and cycle access into the Park running north-west to south-east is known as the Hunslet Stray, which would be 6m wide. Secondary paths would be 3.5m wide, tertiary paths would be 1.5m wide and informal paths would be 1m wide. The Park has also been designed to connect to the future phase 2 Vastint proposals for land to the south of Crown Point Road, which will be subject of a separate outline planning application, and onward connectivity has already been secured through the Education Hub at the College of Building, and the nearby approved housing development at Black Bull Street/Hunslet Road.

h. Be designed in accordance with sustainability, climate change and flood alleviation considerations, such as incorporation of surface run-off mitigation measures.

Significant tree planting and greened areas would help to improve air quality and reduce urban heat. Sustainable Drainage techniques would be used in the Park, including soft grassed areas that accommodate path run-off, infiltration soakaways, granular road bases on Road Y and oversized pipe attenuation. These measures are subject to agreement with Flood Risk Management officers.

i. Create opportunities to improve the setting of the Listed Buildings and locally significant undesignated heritage assets in the area.

The heritage assets affected by this proposal are identified at section 3 of this report. It is considered that the emerging design of the City Park Phase 1a and 1b would enhance the setting of Salem Chapel and the non-designated heritage asset The Tetley. Exact details of hard surfacing proposed in the vicinity of the heritage assets is not known at present, however Vastint has indicated they propose natural stone to key areas around the event space. Therefore at this stage it is considered that the proposal would enhance the significance and setting of nearby heritage assets in accordance with paragraphs 189-200 of the NPPF and AVLAAP Policy AVL11.

8.2.3 In conclusion, the emerging proposal is considered to be in accordance with the City Park and high quality landscape aspirations of Core Strategy Policies P10, P11 and P12, Saved UDPR Policies GP5 and LD1, AVLAAP Policies SB1, SB2, SB3, AVL11 and AVL8, and Accessible Leeds SPD and the South Bank Leeds Regeneration Framework.

Do Members support the emerging layout and landscape design of the proposed City Park Phase 1a and 1b?

8.3 Highways and Transportation Matters

MU3a Provision

8.3.1 MU3a provides a 28,425sqm of offices, along with the east / west section of road Y linking from Crown Point Road to Meadow lane to provide vehicle access. Pedestrian and cycle access will be available from Road Y and through the park. Car parking for employees was agreed at outline stage at a ratio of 1 space per 286sqm, i.e. 99 spaces, below the maximum standard for the City

Centre Core for offices which is 1 space per 175sqm. As detailed above Vastint now do not propose to provide this parking in a basement and instead propose to use one of the future development plots for surface car parking in connection with this building on a short to medium term basis only.

- 8.3.2 However surface car parking is not the most efficient use of City Centre land and would not be visually attractive in the setting of the City Park. As a result Officers consider that this approach is only acceptable on a temporary basis with a commitment to remove or reprovide the car parking in a more acceptable form after an agreed period of time rather than its removal being linked to the timing of future phases of development. This is particularly important in the event that future phases are not realised. Vastint are agreeable to this condition and the approach will also have to be agreed with Highways England.
- 8.3.3 Cycle parking is identified to be provided in an area of the building., The floor area requires 189 long stay spaces for employees and in order to provide these in the available space, the racks would need to be double stacking systems. There should also be 28 short stay spaces for visitors. Whilst a number of spaces have been identified in the park, some spaces should also be provided adjacent to the office entrances. Shower, changing and locker facilities have also been identified. Details are controlled by condition on the outline.
- 8.3.4 Sustainable travel measures including car club bays and trial provision for office tenants is secured through the S106 agreement that is attached to the outline planning permission.
- 8.3.5 The access Road Y would need to be built to adopted standards and offered for adoption. The road would be two way up to the junction with the future road connecting to Great Wilson Street, continuing as a one-way street to Meadow Lane. The landscape masterplan shows the carriageway to measure 6.0m wide which is adequate for the proposed use. A number of raised tables are shown and a 60mm kerb check is also suggested, which supports the agreed intention to create a low speed pedestrian friendly street. The access road would contain lay-bys for a number of uses including loading/refuse collection, car club, disabled parking, motor cycle parking and short stay parking.

City Park Provision

- 8.3.6 The City Park would require vehicle access for servicing the Tetley, events and routine maintenance and access to Salem Chapel, and occasional service access is proposed along the line of the old Hunslet Lane from Waterloo Street. This is considered appropriate for the intended level of use, however there would need to be some delineation of the junction so pedestrians and drivers understand the arrangement which can be addressed through further detail design work. Highways officers highlight that it is important that surfaces within the Park expected to carry vehicle loading are designed appropriately. There are 92 cycle parking spaces proposed spread across the park adjacent to the various feature areas, with most centred around the Tetley and the event space, and this is considered to be a logical approach to where the most demand might be.

8.3.7. A limited amount of car parking is provided to support the Park, along the access roads, and predominantly for blue badge holders. A number of motorcycle spaces should also be provided at this location.

8.3.8 Subject to the resolution of detailed matters, it is considered that the emerging proposal would be accessible, promote more sustainable means of travel, and not lead to adverse road safety or amenity concerns, in accordance with Saved UDPR Policy GP5, Core Strategy Policies T1 and T2, AVLAAP Policy SB1, the Parking SPD, the Travel Plans SPD and the NPPF.

Do Members have any comments on the proposed car parking and servicing provision at the site?

9.0 Conclusion

The proposals present the next step in the delivery of a 21st Century, child-friendly, biodiverse City Park for all generations, significant new pedestrian and cycle connections, the delivery of major office employment space in the South Bank, and the first phases of the regeneration of the Tetley Brewery site, which closed almost 10 years ago. Members are asked to comment on the following points at this initial stage:

9.1 Do Members support the emerging layout, scale and appearance of Plot MU3a Offices?

9.2 Do Members support the emerging layout and landscape design of the proposed City Park Phase 1a and 1b?

9.3 Do Members have any comments on the proposed car parking and servicing provision at the site?

Background Papers

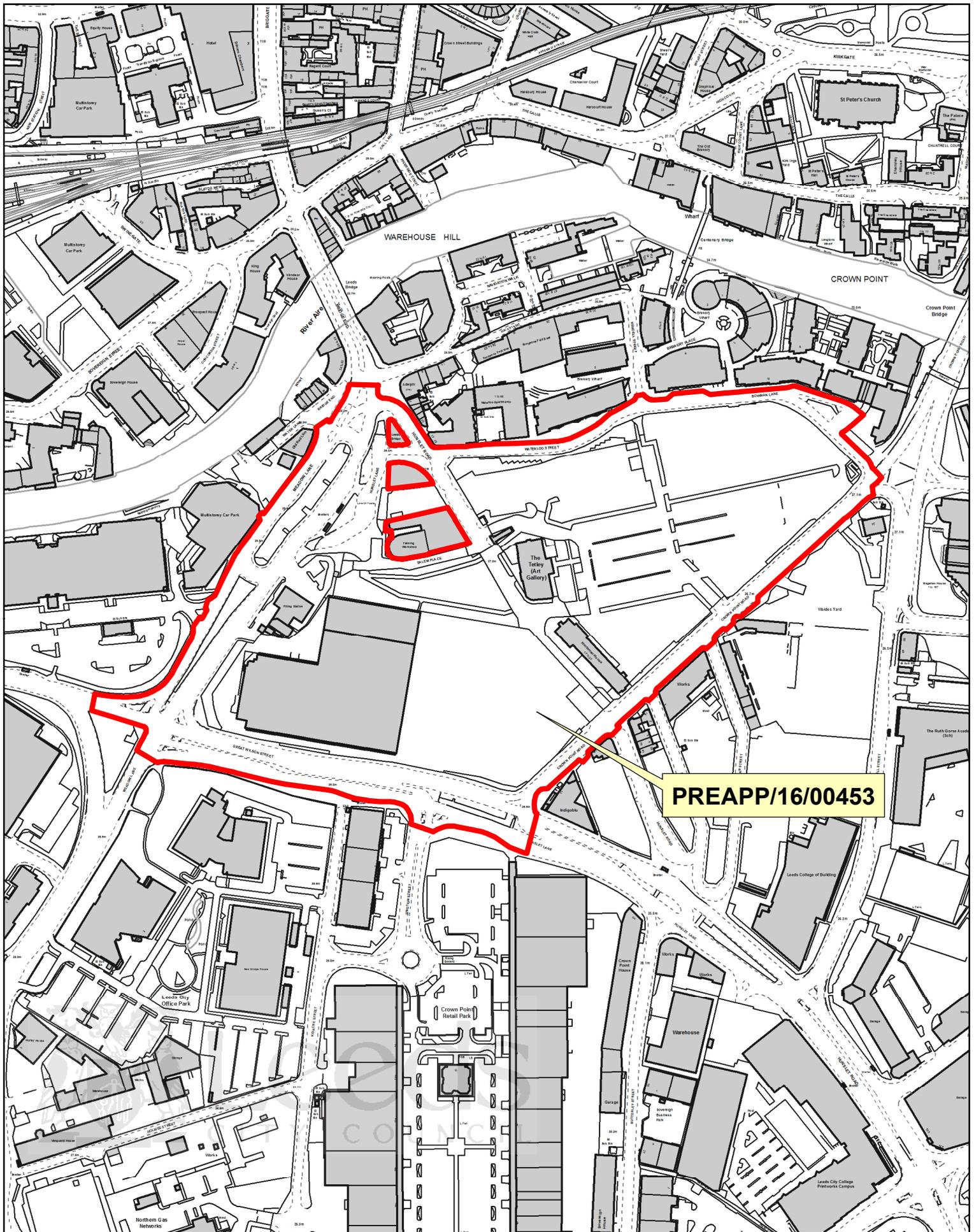
Pre-application file PREAPP/16/00453

Outline planning permission file 17/02501/OT

Appendices

Proposed Layout Plan

Approved Outline Plot and Phasing Plan



PREAPP/16/00453

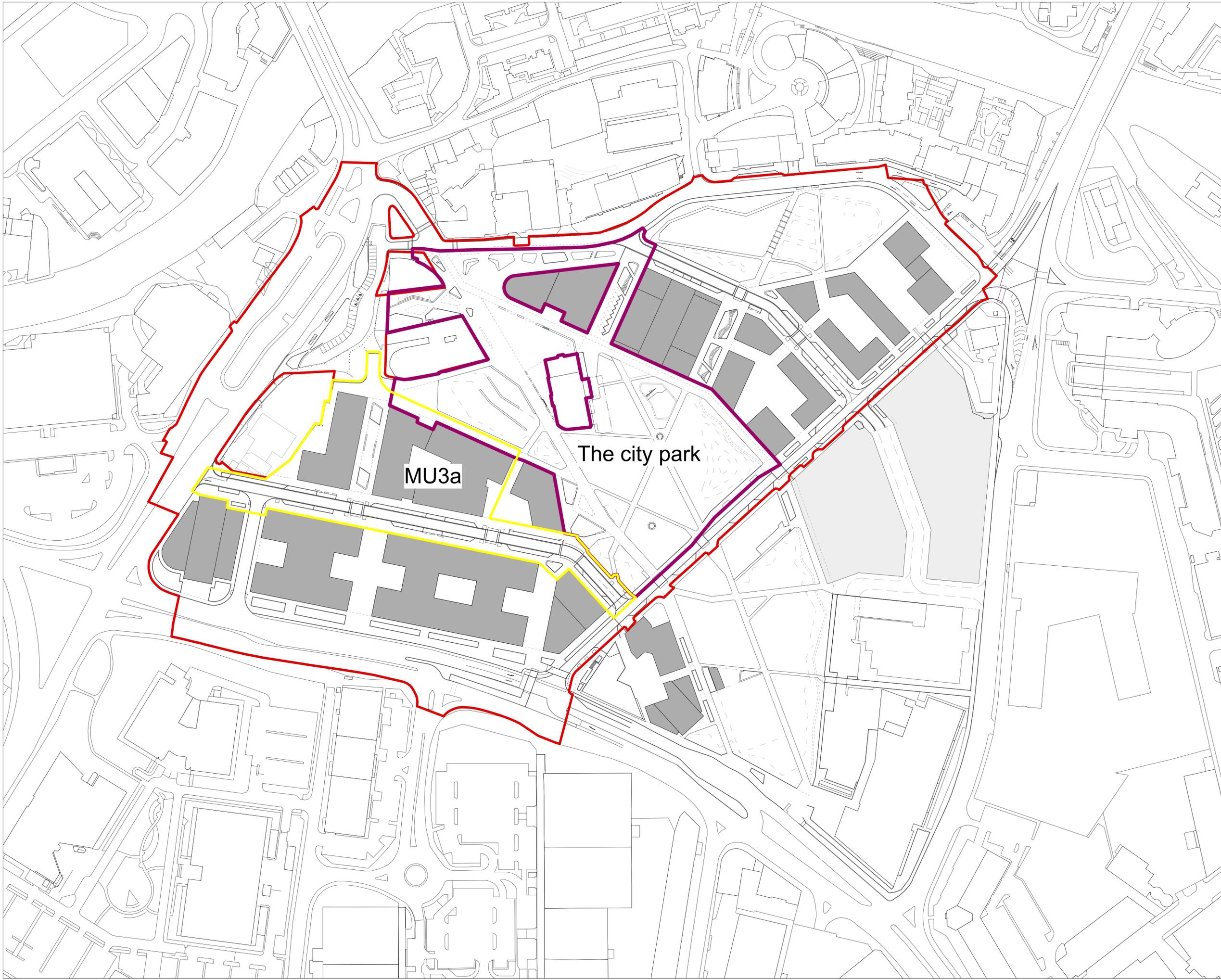
CITY PLANS PANEL

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

SCALE : 1/3500





- NOTES:**
1. Do not scale from this drawing.
 2. Always work to noted dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

Application Boundaries Key

- The city park - RMA Boundary
- MU3 - RMA Boundary Line
- Outline OPA1 Boundary

MU3a

The city park

Revision	Date	Description	Drawn	Apprvd.

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Client Vastint

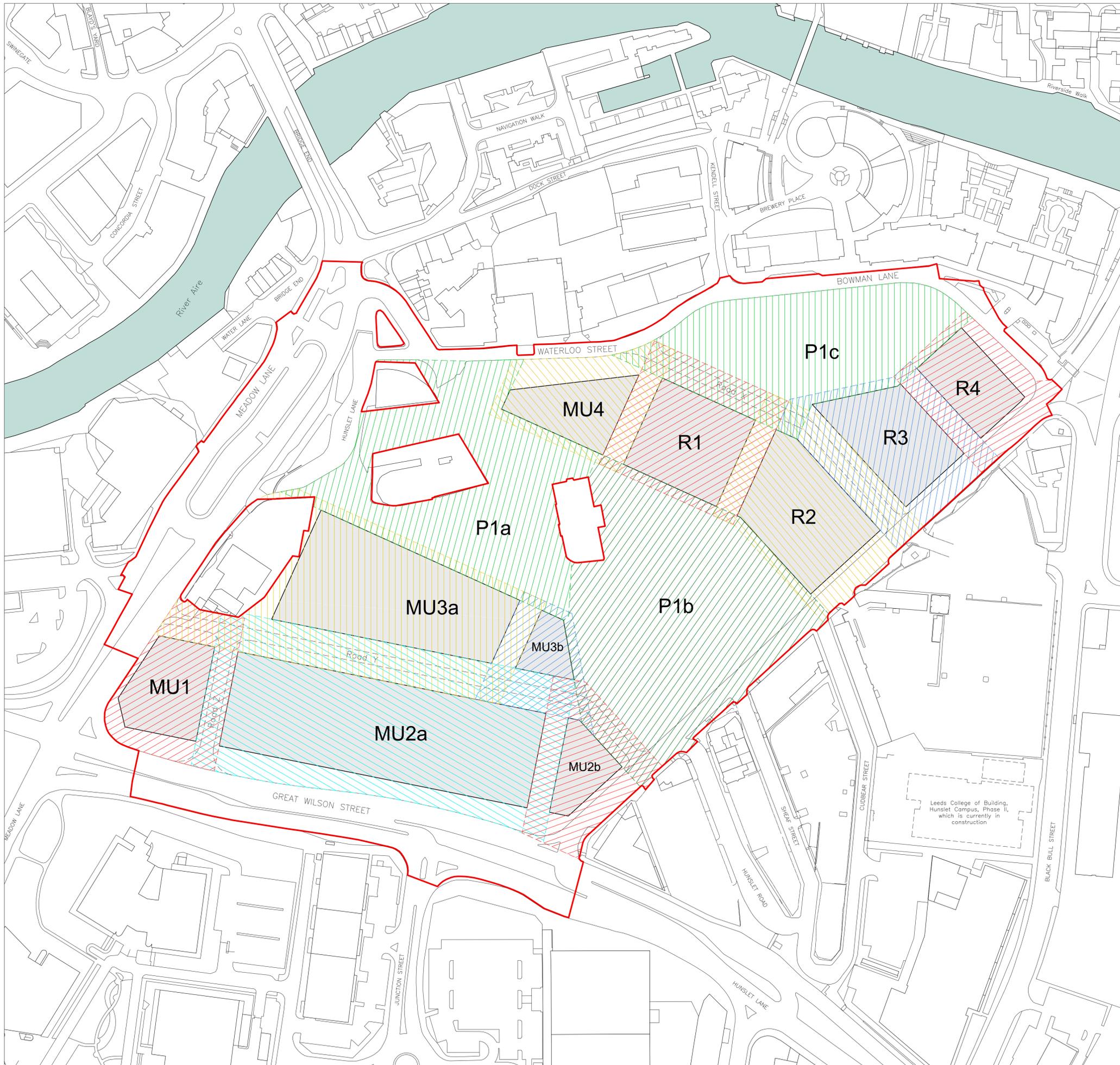
Project Brewery Site Leeds
The city park

Drg Title Site Location Plan

Created on 17.05.2019 Created by HS Approved by AN

Scale 1:1000 Size A1 Workstage Draft RMA

Drg No. PL1759.SK.100 Suitability S1 Revision P00



Purpose

To provide a referencing plan to allow an understanding of plots and the related indicative phasing. This plan should be read in conjunction with Condition 1.

Key

- Outline Planning Application Boundary
- Building Plots

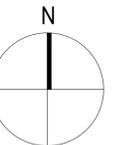
INDICATIVE PHASING

- | | |
|---|--|
| <p>PHASE 1</p> <ul style="list-style-type: none"> Plot MU3a Plot MU3b Plot MU4 Plot P1a Plot P1b <p>PHASE 2</p> <ul style="list-style-type: none"> Plot R3 Plot R4 Plot P1c | <p>PHASE 3</p> <ul style="list-style-type: none"> Plot R1 Plot R2 <p>PHASE 4</p> <ul style="list-style-type: none"> Plot MU1 <p>PHASE 5</p> <ul style="list-style-type: none"> Plot MU2a Plot MU2b |
|---|--|

Notes

An extension of The Tetley is shown to allow the principle of such an extension to be considered within the context of the OPA. The OPA does not seek the approval of such an extension.

Client: VASTINT
 Project: VASTINT LEEDS PROJECT
 Location: LEEDS, LS10 1JQ



Revisions		
No.	Description:	Date:

Drawing Status: **FOR APPROVAL**
 ARC-ML Project Number: 1502 Scale: 1:2,000@A3 / 1:1,000@A1
 Date: 13.06.2018
 (Original drawing sheet is A1)

1502 - PLOT and PHASING PLAN

DRAFT