



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 7 January 2021

Subject: PREAPP/20/00007 - Preapplication presentation for a new Masterplan and Planning Brief for the Eastgate Quarter (formerly known as Victoria Gate Phase 2) at Land Bound by New York Road (Inner Ring Road A64), Vicar Lane, Eastgate and Bridge Street, Leeds.

Developer- Hammerson UK PLC

Electoral Wards Affected:

Little London & Woodhouse

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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

1.0 INTRODUCTION:

1.1 This presentation is intended to inform Members of the emerging proposals for a new Masterplan and Planning Brief for the Eastgate Quarter (formerly known as Victoria Gate Phase 2). The scheme is brought to City Plans Panel at an early stage to allow Panel to make comments to inform progression of the Masterplan and to comment on the draft Planning Brief. The Planning Brief is appended in full at Appendix 1. In addition, the creation of the Masterplan and Planning Brief would assist the potential for investment in the Phase 2 area, which is a significant development site within Leeds City Centre.

2.0 SITE AND SURROUNDINGS:

2.1 The site is defined by the Inner Ring Road A58M/A64M to the north, Bridge Street to the east, Eastgate to the south and Vicar Lane to the west. The site contains a

varied mix of property and land uses. However, a significant land use is surface car parking. Existing buildings on site are commonly three or four storeys in height.

- 2.2 Lyon Works is a former clothing factory constructed in 3 phases between 1914 (northern end adjacent to Templar Street) and 1937 (southern end adjacent to Lady Lane). To the west of Templar Lane, Templar House is a Grade II Listed Building constructed as a chapel in 1840. The building has been unoccupied for some time and is in a very poor structural condition with no remaining internal features of interest. To the south, 34 Lady Lane is one of the few buildings on the site dating from before 1900 although it was remodelled in the 1930's. The building is encompassed within the northern Eastgate terrace.
- 2.3 The north-western frontage of the site abuts Vicar Lane. The former ABC cinema was demolished during 2006. Templar Hotel, at the junction with Templar Street, is a mid-late 19th Century Grade II Listed Building used as a public house. 100-104 Vicar Lane originally formed part of the West Yorkshire Bus Station but is now in a variety of commercial uses.
- 2.4 In 1924 a scheme to demolish the properties on the north side of the Headrow to create a new, grand, street running from the Town Hall to Mabgate Circus was agreed. In order to achieve a unifying theme, Sir Reginald Blomfield was appointed to design the buildings that would face onto the new street. 90-94 Vicar Lane is located at the junction with Eastgate. The building is Grade II Listed and is one of the four similar corner blocks (only 3 were completed) at this junction designed by Blomfield. However, few of the buildings within Eastgate were ultimately designed by Blomfield. 1-5 Eastgate forms part of the same block as 90-94 Vicar Lane. The building is a post-war interpretation of its neighbour. The northern Eastgate terrace (7-31 Eastgate) is situated to the east of this block beyond a staircase leading down to Lady Lane and Edward Street. The terrace, stepping down from west to east.
- 2.5 The former petrol filling station on the Eastgate roundabout, whilst outside the demise of the current proposal, is of importance still and is Blomfield designed building located at the intersection of Eastgate (west), Eastgate (north-east) and St Peter's Street. The Grade II Listed Building was constructed as a petrol station in 1932. The surrounding railings are also Grade II Listed, having group value as part of the composition with the filling station.

3.0 PROPOSAL:

- 3.1 The previous proposals for Eastgate Quarter (formerly known as Victoria Gate Phase 2) were for a major retail led mixed use redevelopment that including demolition and that provided retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), Leisure use (D2 Use Class), casino use, medical centre, crèche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities; with new squares and public realm, landscaping, car parking and associated highway works.
- 3.2 Considerable work has been undertaken by the Developer to analyse changes in the development market that have taken place since the original Outline scheme was approved and following completion of Victoria Gate (Phase 1). The Developer has sought to understand how both the market and Leeds City centre have evolved since that earlier permission to produce an updated approach to the development of the site. As a result, the Masterplan and Planning Brief, now proposed, envisage the development of Phase 2 of the site to remain a major mixed use scheme, however it no longer considered that this should be retail led. As such the Masterplan and

Planning Brief have been drafted to indicate that development coming forward on the Phase 2 site should include residential uses, office/workspace, some retail, leisure and culture uses, food and drink uses, hotel and education. It is likely that the residential uses would be the largest of this mix of uses, with tower buildings proposed on the Masterplan for such occupation, along the Ring Road fronting side of the site. The uses indicated would be accompanied by associated car parking provision in a defined location on the Masterplan.

- 3.3 The Masterplan also seeks to define the locations and indicative characters for key public spaces and routes within the city, as well as connections to the surrounding area to ensure seamlessly linkages into the wider city centre. Key views are also to be identified, to ensure these are given due consideration and the setting of existing important buildings and spaces are preserved or enhanced.
- 3.4 The locations of Listed and non-Listed heritage assets, that are considered to be buildings of importance and as such retained, are also to be identified on the Masterplan. The extent of any cut through the Blomfield terrace will also be indicated.
- 3.5 In addition, the Masterplan will also inform on the positioning of development plots and maximum parameters for building footprints and heights. This will identify the locations for taller buildings (to the northern edge of the site, adjacent to the Inner Ring Road - A58M/A64M) and how the built form should change in height across the site, taking account of the retained buildings of importance and key views.
- 3.6 The draft Planning Brief does not intend to design or prescribe a scheme for the site, but instead aims to set out clear principles for future development of the Phase 2 by identifying the key considerations for place-making, building massing and positioning, design coding, heritage, transport, landscaping, biodiversity and sustainability. The document embeds sustainability at the heart of future development and defines key environmental and sustainability principles to allow subsequent development to respond positively to the declared Climate Emergency, climate change and sustainability national and local Planning Policy requirements.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The original outline planning permission for the previous Eastgate and Harewood Quarter Development scheme (06/03333/OT) was granted consent on 24th August 2007 and permission was extended on 9 July 2010 (10/01477/EXT).
- 4.2 Subsequently a revised scheme was submitted under outline planning application 11/0100/OT for major redevelopment, including demolition, involving mixed use to provide retail stores, restaurants, bars and offices (A1, A2, A3, A4, A5 and B1 Use Classes), gym (D2 Use Class), medical centre, crèche, multi-faith prayer room (D1 Use Classes), changing places toilet facilities, with new squares and public realm, landscaping, car parking and associated highway works, at the Eastgate And Harewood Quarter, Leeds, LS2 . This was approved on 6 September 2011 A Non Material Amendment planning reference 12/9/00055/MOD to amend the description to refer to leisure use (D2 use class) instead of gym (D2 use class) was approved on 4 April 2012.
- 4.3 A subsequent Section 73, Variation of Condition application, planning reference 12/03002/OT, was submitted seeking the variation of condition 3 of planning permission 11/01000/OT to allow for Leisure Use (D2 use class) and Casino Use (sui generis) as part of a retail-led mixed use development. This application was

approved on 30 October 2012. A Non Material Amendment planning reference 12/9/00098/MOD to amend the description to add in Casino Use (Sui Generis) was also submitted in parallel to the Variation of Condition application (12/03002/OT) and this was approved on 2 October 2012.

5.0 HISTORY OF NEGOTIATIONS:

5.1 The Masterplan has been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since April 2019. These discussions have focused on sustainability aspirations and aims, the mix of uses, the building plots, the areas of public realm and connections, including pedestrian routes, the parameters for scale and massing for the future buildings, the key views, relationships to nearby heritage and non-heritage buildings, parking provision and servicing routes and opportunities for both green and hard landscaping.

6.0 RELEVANT PLANNING POLICIES:

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2 The Development Plan for Leeds currently comprises the following documents:

1. Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019)
2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
4. Leeds Site Allocation Plan 2019
5. Aire Valley Leeds Area Action Plan (Adopted November 2017)
6. Any Neighbourhood Plan, once made.
7. Site Allocations Plan ('SAP') (adopted July 2019)

6.3 Core Strategy

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

6.5 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.
- (ii) Redevelopment of previously developed land is to be prioritized in a way that respects and enhances the local character and identity of places and neighbourhoods
- (iv) To prioritise new office, retail, service, leisure and cultural facilities in Leeds City Centre and the town centres across the district, maximising the opportunities that the existing services and high levels of accessibility and sustainability to new development
- (v) To promote economic prosperity, job retention and opportunities for growth

- 6.6 Spatial Policy 3: Role of Leeds City Centre states that the importance of the City Centre as an economic driver for the District and City Region will be maintained and enhanced by:
- (i) Promoting the City Centre's role as the regional capital for major new retail, leisure, hotel, culture and office development;
- 6.7 Spatial Policy 8: Economic Development Priorities states that a competitive local economy will be supported through:
- (iii) Job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities.
 - (vi) Supporting training / skills and job creation initiatives via planning agreements linked to the implementation of appropriate developments given planning permission.
 - (vii) Developing the city centre and the town/local centres as the core location for new retail and office employment and other main town centre uses.
- 6.8 Policy CC1: City Centre Development states that;
- (iv) Supporting services and open spaces and improvements to the public realm.
- 6.9 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 and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 6.10 Policy EN2: Sustainable Design and Construction states that to require 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 as shown in the table below. A post construction review certificate will be required prior to occupation.
- 6.11 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.
- 6.12 Policy P11: Conservation states that development proposals will be expected to demonstrate a full understanding of historic assets affected. Heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.
- 6.13 Policy P12: Landscape states that;
- The character, quality and biodiversity of Leeds' townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process

- 6.14 Policy G5: Open Space Provision in the City Centre
Within the City Centre, open space provision will be sought for sites over 0.5 hectares as follows:
(i) Commercial developments to provide a minimum of 20% of the total site area
- 6.15 Policy G9: Biodiversity Improvements:
Development will be required to demonstrate:
(i) That there will be an overall net gain for biodiversity commensurate with the scale of the development, including a positive contribution to the habitat network through habitat protection, creation and enhancement, and
(ii) The design of new development, including landscape, enhances existing wildlife habitats and provides new areas and opportunities for wildlife, and
(iii) That there is no significant adverse impact on the integrity and connectivity of the Leeds Habitat Network.
- 6.16 Policy T1: Transport Management Policy T1: Transport Management states that support will be given to the following management priorities:
(i) Develop and provide tailored, interactive, readily available information and support that encourages and incentivises more sustainable travel choices on a regular basis.
(ii) Sustainable travel proposals including travel planning measures for employers.
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 6.17 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.
- 6.18 Leeds Unitary Development Plan Review Retained Policies
Relevant policies will include those outlined below.
Policy GP5 (All planning considerations)
Policy LD1 (Landscaping)
Policy CC2 (City Centre boundary)
- 6.19 Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).
- 6.20 The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like trees, minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Relevant policies include:
Air 1: Management of air quality through new development
Water 6: Flood risk assessments
Water 7: Surface water run-off
Land 1: Contaminated land
- 6.21 National Planning Policy Framework (NPPF)
- 6.22 The National Planning Policy Framework (NPPF) was revised and adopted in February 2019 and sets out the Government's planning policies for England and how these should be applied.

- 6.23 Paragraph 110 of the NPPF states that priority should be given to pedestrian and cycle movements; the needs of people with disabilities and reduced mobility addressed; creation of safe, secure and attractive spaces; allow for the efficient delivery of goods; and be designed to enable use by sustainable vehicles.
- 6.24 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process
- 6.25 The NPPF clearly identifies the importance of well-designed places and the need for a consistent and high quality standard of design. Paragraph 127 states that decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 6.26 Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. Considering potential impacts
- 6.27 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.28 Supplementary Planning Documents
- 6.29 Eastgate and Harewood Supplementary Planning Document adopted October 2005.
- 6.30 Building for Tomorrow Today: Sustainable Design and Construction Supplementary Planning Document (August 2011).

- 6.31 Travel Plans Supplementary Planning Document (February 2015)
- 6.32 Accessible Leeds Supplementary Planning Document (November 2016)
- 6.33 Tall Buildings Design Guide (adopted April 2010)
- 6.34 The Site Allocations Plan
- 6.35 The Site Allocations Plan (SAP) states that Leeds City Centre is the main retail and service centre for the city and has an area defined as the Leeds Primary Shopping Quarter (also known as Primary Shopping Area). Whilst the site is located within the Primary Shopping Area within the Site Allocations Plan, this does not restrict development to retail uses and other uses can be supported here. .

7.0 KEY ISSUES

- 7.1 Principle of the proposed uses and the layout of the Masterplan
- 7.2 The original Eastgate and Harewood Quarter Supplementary Planning Document (SPD) was adopted in October 2005. Since that adoption there has been substantial change both within the city centre of Leeds, including the completion and occupation of Victoria Gate (Phase 1) and within the development market. As such it has been deemed appropriate to reconsider the principles laid down in the adopted SPD against these city and market changes and the Developer's current thinking on how Phase 2 (now to be known as the Eastgate Quarter) is to be developed. As such a new Planning Brief and new site Masterplan have been drafted to reflect an up to date policy and market position.
- 7.3 The Developer has identified that changes in the development market and in the manner in which Leeds City Centre has evolved mean that it is no longer appropriate for Phase 2 to be a retail led development. With regard to Planning Policy the area is set within the defined Primary Shopping Area in the adopted Site Allocations Plan, however, this definition does not restrict development to retail uses only in this area.
- 7.4 It is likely that future development on the site will come forward as a series of full planning applications for individual plots, rather than the previous consent which was for a site wide Outline Planning permission. As such the establishment of clear development plots, development principles parameters for maximum building heights and footprints and the definition of areas for public realm and routes through the site, as well as the location for car parking, are imperative to ensure any subsequent development is appropriate, vibrant, active and cohesive. Therefore, place-making, design, heritage, and transport, sustainability and landscape principles are to be formulated as key considerations to allow the new Masterplan and Planning Brief to establish clarity of direction for these future developments.
- 7.5 Both the Masterplan and the Planning Brief make reference to the need for development to come forward at the site as a mixed use scheme, but do not specify any one dominant use. The Developer is therefore proposing a Masterplan that would include a mix of residential uses, office/workspace, some retail, leisure and culture uses, food and drink uses, hotel and education. It is however likely that residential use will form a substantial element of the future development on the Eastgate Quarter (Phase 2) site.

7.6 The draft Planning Brief also seek to identify where building heights should be located on the site, to allow any scheme coming forward to accord with the adopted Tall Building Design Guide. The emerging Masterplan has responded to this with a range of potential heights across the site from retained 2 storey buildings (the Templar Hotel and Templar House), ranging through 4 storeys to 6 and 10 storeys, as well as buildings of potentially up to 40 floors to the north of the site, adjacent to the Inner Ring Road.

7.7 Heritage considerations

7.8 The draft Planning Brief and Masterplan both seek to identify listed and non-designated heritage buildings that are to be retained and where alterations can potentially be made. The Templar House and Templar Hotel are to be retained and reused. The Blomfield range of buildings on Eastgate, known as the Northern Terrace are largely to be retained for reuse, however the principle of a cut through the terrace is put forward, to allow connection to Lady Lane and reveal the Grade II Listed Templar House. Such a cut in the Eastgate Northern Terrace would also allow views of Lyons Works, which is also largely to be retained. The later, less detailed southern end of Lyons Works is proposed to be removed, creating a new opportunity for connected development to Lyons Works.

7.9 Do Members support the approach to the emerging mix of uses as set out on the Masterplan?

7.10 Do Members support the emerging principles on development plots, maximum building parameters?

7.11 Landscape principles

7.12 Landscape principles are set out in the Planning Brief and carried through into the Masterplan. The need for public spaces of differing characters and scale, as well as good pedestrian connections through the site, are key principles. As is the requirement for a meaningful provision of planting in a mixed soft and hard cohesive landscape scheme, including street trees and other biodiverse planting such as green roofs. Water features, outdoor seating and opportunities to enhance biodiversity are encouraged.

7.13 Do Members support the emerging principles on the landscape strategy?

7.14 Transport strategy

7.15 The need for a sustainable transport strategy is a further key principle of the Planning Brief to be carried forward into the emerging Masterplan. This will focus on addressing public transport, pedestrian and cycle movements, the public highway, access to the site and neighbouring areas, car parking and servicing. Key to this will be the need to provide safe and convenient pedestrian and cycle routes for all users within the development. Car parking levels will need to be proportionate to the scale of development. Any scheme that comes forward will also need to consider its impacts, not only within the curtilage of the development, but also on the wider transport network.

7.16 Do Members support the emerging principles on the transport strategy?

7.17 Sustainability and Climate Change

- 7.18 Members will be aware that the Council has declared a Climate Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources.
- 7.19 Although at an emerging stage the Masterplan and associated Planning Brief will be expected to ensure future developments on the site meet the requirement of Core Strategy Policy EN1, Policy EN2, Policy EN4 and Policy EN8. As such, the draft Planning Brief is clear that the development must incorporate measures that protect the environment and be ambitious in terms of carbon emission reduction to address the declared Climate Emergency. New technologies and innovative sustainability measures will be encouraged, as well as ensuring design that allows the evolution of the development over time. This will enable individual buildings to be adapted for re-use. Community benefits should also be identified and community facilities provided in response. Any scheme coming forward should aspire to be net zero carbon in embodied carbon, construction and operation, utilising sustainable materials and construction techniques, high levels of energy efficiency and the exploration of on-site renewable energy generation.

7.20 Do Members support the emerging principles on sustainability?

8.0 CONCLUSION

- 8.1 The Masterplan sets clear principles to ensure opportunities to create a vibrant, well planned, cohesive destination at the Eastgate Quarter (Phase 2) site, complementing recent nearby developments and allowing for the creation of substantial new public spaces. The development following on from the clear guidance and principles set out on the Masterplan and laid down in the Planning Brief would support appropriate sustainable growth in Leeds City Centre, creating new jobs and contributing towards the economic growth of Leeds.
- 8.2 The key questions asked in the report above are as follows:
- 8.3 Do Members support the approach to the emerging mix of uses as set out on the Masterplan?**
- 8.4 Do Members support the emerging principles on development plots, maximum building parameters and public spaces?**
- 8.5 Do Members support the emerging principles on the landscape strategy?**
- 8.6 Do Members support the emerging principles on the transport strategy?**
- 8.6 Do Members support the emerging principles on sustainability?**

Background Papers: PREAPP/20/00007

Draft Eastgate Quarter Planning Brief

Eastgate Quarters, Leeds, LS2



July 2020

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Vision Statement

The Eastgate Quarter offers a unique opportunity to create a vibrant and distinctive mixed-use area at the heart of the city's cultural district, which enhances historic assets and public realm whilst improving connectivity and integration within the city centre and surrounding communities.

The regeneration of the area will contribute to the City Council's Vision for Leeds and Leeds Inclusive Growth Strategy objectives, which aim for Leeds to be a forward looking city, with a clear plan for the future and to be the 'Best City in the UK'. This means being fair, open and welcoming, investing in people, their health and wellbeing, developing and regenerating places, supporting neighbourhoods, communities and centres to respond to economic change and improving productivity, for the Leeds' economy to be prosperous and sustainable and for all of Leeds' communities to be successful. The spatial expression for this vision is the Core Strategy (as amended by the Core Strategy Selective Review 2019) Leeds Local Plan.

Amplifying policies of the Core Strategy our vision is for an Eastgate Quarter that;

- Has an emphasis on high quality public realm, permeability and accessibility which will form an inclusive environment for all;
- Maximises opportunities for regeneration and ensures that benefits are widely spread and are shared with both the City Centre and neighbouring communities;
- Creates significant new job opportunities across key sectors such as leisure, food and beverage, retail, creative and digital industries, education and new emerging sectors;
- Results in a vibrant and active place which contributes to the daytime, evening and night-time economies of Leeds city centre;
- Retains and enhances historic assets and makes them central to placemaking;
- Creates a sustainable and inclusive community through the delivery of high-quality homes across a range of tenures and that meets the city's needs for affordable housing, accessible housing, minimum space standards and housing mix in accordance with Plan policies;
- Is child and family friendly and includes activities and infrastructure for all ages;
- Responds to the Leeds City Council Climate Emergency declaration by being an exemplar of sustainable urban design which minimises the need to travel, limits energy use and waste production, provides new areas of open space, provides opportunities for biodiversity, incorporates sustainable urban drainage systems, makes best use of renewable energy technologies and meets the needs of the 21st century in terms of its economic, environmental and social benefits; and
- Results in development based on genuine collaboration between landowners, community interest groups, communities and other interested parties.

1. Introduction

Purpose of this document

- 1.1 This Planning Brief has been prepared to provide supplementary guidance to the adopted planning policies relevant to the redevelopment of the Eastgate Quarter, a major site in Leeds City Centre. It has been prepared jointly by Leeds City Council (LCC) as the Local Planning Authority (the LPA) and Hammerson as the majority landowner.



Fig 1: Site Plan

- 1.2 The Eastgate Quarter ('the site') comprises land to the south of the Inner Ring Road (A64M), the north of Eastgate, east of Vicar Lane and west of Bridge Street. It is a major development site in the City Centre and it provides the opportunity to better connect and revitalise the surrounding area. Its development will also continue the regeneration of the north eastern quadrant of the City Centre, complementing Victoria Gate, the new Leeds City College campus, the refurbishment of the Leeds Playhouse and the various residential schemes proposed on and surrounding Quarry Hill, SOYO and Mabgate.
- 1.3 The development of the Eastgate Quarter is seen as a priority for LCC, with the potential to stimulate further investment in the city. At present the site is dominated by surface car parks and many of the buildings on site are vacant and under-utilised. The poor quality of many of its existing buildings, low level of pedestrian foot fall and lack of quality in the urban townscape combine to create a bleak environment in need of regeneration. Notwithstanding its location, the area significantly underperforms in terms of its contribution to the City Centre in economic, environmental and social terms.

1.4 This Brief will inform the future development of the Eastgate Quarter by providing a clear and comprehensive set of development objectives that will enable individual development opportunities to come forward in a coherent manner. In addition, it will assist the LPA to determine planning applications for development within the Eastgate Quarter.

1.5 The Brief includes:

- A short analysis of the site including its history and a description of its present-day character;
- A summary of the planning policies and guidance relevant to the development of the site;
- A set of principles that will guide the site's development; and
- A section on the implementation of the Planning Brief.

Status of the Planning Brief

1.6 This Planning Brief has been developed following a series of workshops between Leeds City Council (LCC) as the Local Planning Authority (the LPA), Hammerson (the majority landowner) and its consultant team (including Avison Young as Planning advisers and ACME as master planners/architects). This document is the subject to a public consultation exercise during June 2020 a summary of the outcomes is provided later in the Brief. It should be used as a guidance document by developers when preparing proposals for development and is a material consideration for use by the LPA when determining planning applications.

1.7 The Brief accords with the statutory development plan (the Local Plan for Leeds) and has been prepared with consideration to the various economic, social and environmental priorities for the city as informed by the following strategic plans:

- Leeds Transport Strategy
- The LCC Climate Change Emergency declaration
- The Culture Strategy 2017 to 2030
- Leeds Our Spaces Strategy
- Inclusive Growth Strategy
- Leeds Health and Well-Being Strategy 2016-2021
- Best Council Plan (2019/20 – 2020/21)

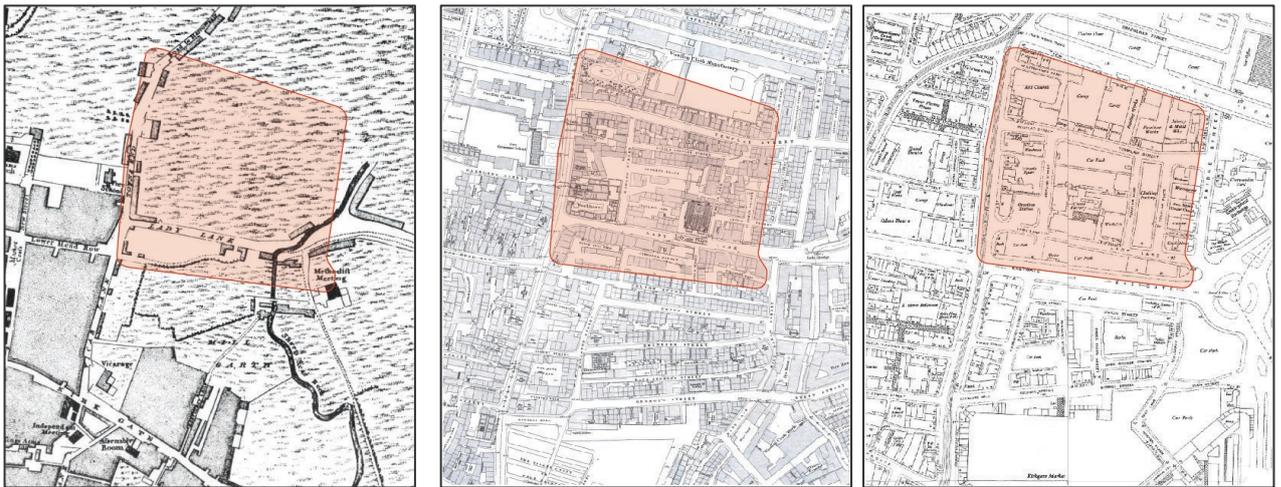
1.8 A summary of the strategies is provided at Appendix A.

2. The Site

History of the Site

- 2.1 Until the late 18th century, the site formed largely undeveloped land to the north-east of the growing settlement of Leeds. Rapid industrialisation in the early 19th century and the consequential expansion of the city meant the site became home to small businesses and landlords with back-to-back housing and small workshops developed in a dense fashion. By 1815 northern and western street patterns as seen today were defined.

Fig 2: Historic maps of the site (L-R – 1770, 1847 and 1954)



- 2.2 Throughout the 19th century, the site and surrounding area continued to develop, with the Eastgate Quarter still mainly a residential and industrial area but this period also saw the construction of some buildings that remain today. This includes the Grade II listed Templar House, originally built as a Wesleyan Methodist Association Chapel but since used as offices for both Hoover and British Rail, the Grade II listed Templar Hotel Public House and the Lyon's Works building, one of the world's first factories for the mass production of non-tailored clothing and recognised as a non-designated heritage asset. During this period, a number of grand commercial and civic buildings were constructed, such as the Town Hall, Corn Exchange and Kirkgate Market as well as the development of Leeds' shopping arcades.
- 2.3 By the early 20th century, existing street patterns and the high density of the population had created unbearable conditions in many parts of the inner city. The Council sought to mitigate these poor living conditions with two major projects – the development of a boulevard from west to east through the City Centre (creating the Headrow and Eastgate), overseen by the architect, Sir Reginald Blomfield, and the construction of the Quarry Hill flats. Both developments dramatically changed the character and nature of the Eastgate Quarter as it sat in the shadow of the significantly taller terrace buildings on the northern side of Eastgate ('the Northern Terrace'), including the Grade II listed National Deposit House, and the residents moved to newer, healthier housing on Quarry Hill. As a consequence, the area saw a significant decline over the latter half of the 20th century.



Figs 4: Aerial View of Eastgate Quarter, 1941 / Fig 5: Machinists at Burtons Factory, 1941

- 2.4 The Northern Terrace is the only part of the site that forms part of the Sir Reginald Blomfield masterplan for Leeds. The delivery of the masterplan happened fragmentarily and over a broad period of time. While the Headrow and its associated buildings on its northern side were delivered faithfully to the design vision, the buildings that comprise Northern Terrace are considered to be of a lower quality and with clear departures from the original design.
- 2.5 Today, much of the Eastgate Quarter has been cleared whilst many buildings, particularly those located centrally within the site, remain vacant including Templar House and Lyons Works. The buildings at the edges of the site, along Eastgate and Vicar Lane, are generally occupied by retail and leisure uses (Use Class A1 – A5) at ground floor level and a mix of residential (C3), office (B1a) and educational uses on the upper floors. The remainder of the site is largely used for surface car parking with 552 spaces spread across three distinct car parks as well as additional on-street car parking managed by LCC. The car parking is generally well-used across the week and weekend and provides an important role in supporting short stay visits to the wider City Centre.
- 2.6 While many of the buildings on the site have long since been demolished, the original street pattern largely survives in the form of Lady Lane, Templar Street, Templar Lane, Bridge Street, Edward Street and Lydia Street.

Existing Character

- 2.7 The site forms the north east quadrant of Leeds City Centre and extends to approximately 4 hectares in size. It is bound by the Inner Ring Road (A64M) to the north, Eastgate to the south, Vicar Lane to the west and Bridge Street to the east.
- 2.8 The site suffers from a high-degree of vacancy and contains minimal vegetation, landscaped areas or any public realm of note. As a result, it typically lacks any sense of place and contributes little to the vitality, vibrancy and the quality of environment of the City Centre, despite its prominent location and importance to connectivity within the city centre.

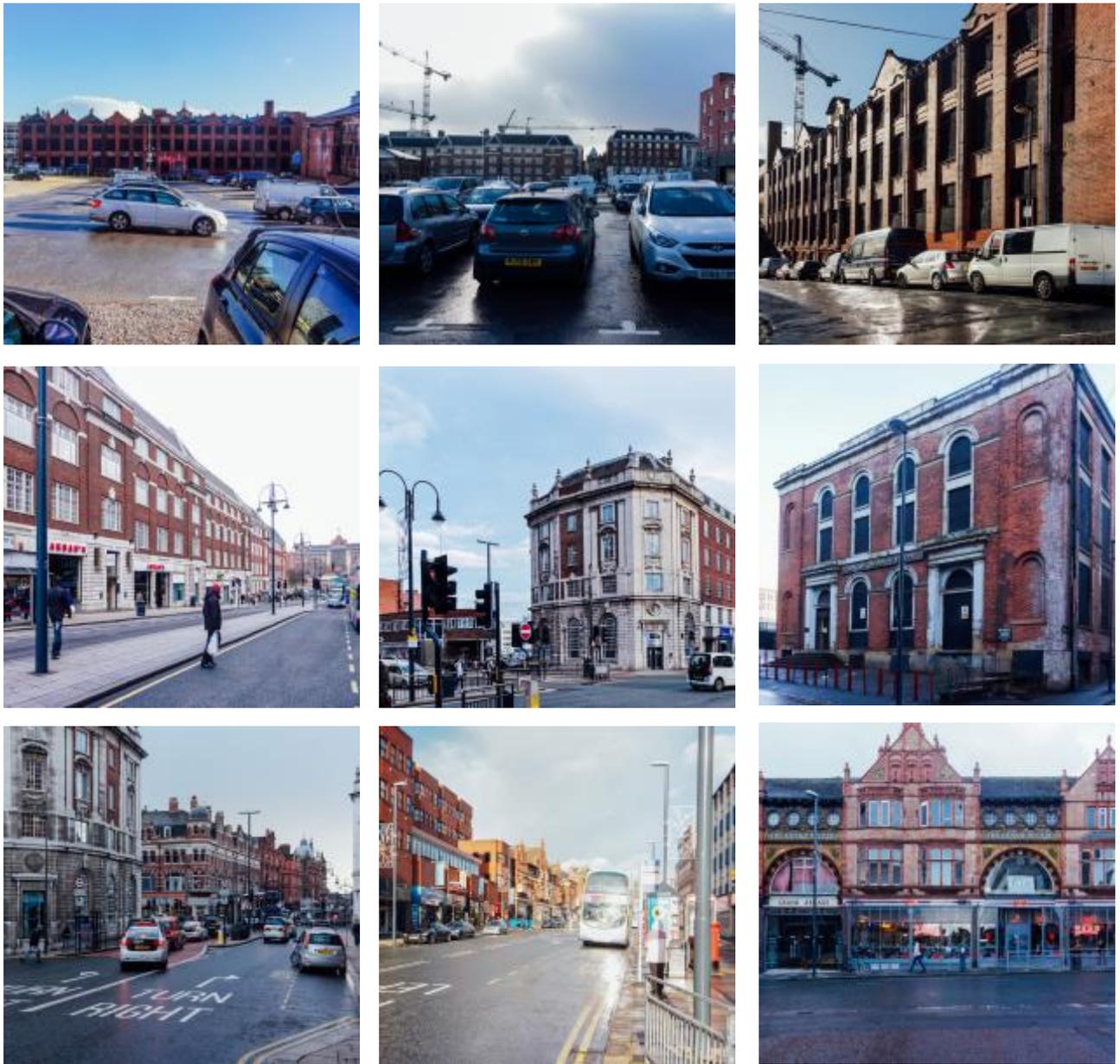


Fig 6: The existing site and its surroundings

2.9 Whilst the site includes a number of historic and listed buildings, the setting for these buildings is poor and has contributed to their continued lack of use. The redevelopment of the site is an opportunity to bring these historic buildings back into use and provide an appropriate setting suitable to their significance.

The Surrounding Area and Setting

Uses

2.10 As with much of the City Centre, the area surrounding the Eastgate Quarter is subject to significant change and regeneration as major developments come forward. Across Leeds, an increasing residential population living in and around the City Centre is contributing significantly to its night-time economy and ensuring its vibrancy and vitality stretches well into the evenings. The same is evident in the area surrounding the Eastgate Quarter, where a number of high-density residential developments are changing both the character of the area and the townscape.

2.11 Key setting considerations are as follows:

- **CULTURE:** The area lies at the heart of the city's cultural quarter surrounded by a variety of nationally-renowned cultural destinations such as Leeds Playhouse, Opera North and the Grand Theatre. This area has undergone significant transformation, with the development of the First Direct Leeds Arena and more recently, the delivery of a striking new frontage at Leeds Playhouse. A funding allocation has also been secured for New Briggate under the Heritage Action Zone programme to deliver high quality public spaces and heritage-led transformation within the area, complemented by Opera North's circa £18m redevelopment scheme which will recreate their active frontage to part of the street.
- **RESIDENTIAL:** The wider area surrounding the Eastgate Quarter is experiencing significant change in respect of nearby residential developments, including the SOYO development at Quarry Hill. The area is also seeing a considerable uplift in student footfall with circa 1,800 student apartments being delivered to the North East of the site along Merrion Way.
- **COMMUNITIES:** The Eastgate Quarter lies within close proximity to the Mabgate, Lincoln Green and Burmantofts (MLGB) Neighbourhood area which is in the initial stages of formulating a Neighbourhood Plan. A boundary designation application was submitted by the MLGB forum in October 2019 and is currently under consideration by the Council. The Council's Culture Strategy recognises that this area has the potential to become a 'Culture-led Community' with a variety of independent arts organisations ranging from dance studios to live art agencies located within the boundary.
- **RETAIL:** The site is located within the primary shopping area, which is one of the largest shopping destinations in the UK and extends to cover the area to the south and west. Already popular following the redevelopment of the Victoria Quarter shopping arcades in the early 2000's, the retail offer has been boosted by the addition of the Victoria Gate and Trinity Leeds developments. The site also lies in close proximity to the Grade I listed Kirkgate Market, one of the largest covered markets in Europe, which has benefited from over £12 million of investment within the interior market halls over recent years. The area will also see a new Apart-hotel development on George Street starting on site in 2020.

Character

2.12 Surrounding the site is a varied and increasingly tall townscape. There are a number of taller developments that have been either recently developed, are under-construction or have been approved or proposed including towers of up to 37 storeys. This is significantly changing the skyline of the city and creating a cluster of tall buildings in the north and north-eastern quadrant.

2.13 The south and west of the site is characterised by lower-rise and more historic development, albeit no less dense, with buildings of circa 4 to 5 storeys more common. However, taller elements that extrude above the skyline include residential and commercial towers and historic buildings such as the Town Hall and Leeds Minster.

2.14 There are a number of designated heritage assets adjacent to the site boundary including, not exhaustively, Crispin Lofts (Grade II), the Leeds Chest Clinic (Grade II), and the buildings that form the junction of Vicar Lane and Eastgate and the Appleyard Filling Station (Grade II). The impact of new development within the Eastgate Quarter on the setting of these buildings will be an important consideration.

- 2.15 The Eastgate Quarter also sits adjacent to the City Centre Grand Quarter Conservation Area which was designated in November 2017 in recognition of its good historic survival and townscape completeness with a concentration of listed buildings, ornate commercial properties, strong urban form and important historic greenspace.
- 2.16 LCC recognises the value of heritage in delivering growth in our City Centre. Important buildings and spaces such as the Corn Exchange, First White Cloth Hall, Temple Works and City Square provide a focus and backdrop for significant investment and regeneration proposals from the public and private sector.

Public realm and Key Routes

- 2.17 As a result of extensive changes to the surrounding highway network in the 20th century, including the development of Eastgate and the Inner Ring Road, the site remains an important and well-connected part of the City Centre. There are also a number of connections to the west. However, the Northern Terrace is a major barrier to the south whilst the heavily-trafficked dual carriageway to the east, along Eastgate and St Peters Street, limits connectivity to Quarry Hill. Opportunities to improve permeability, particularly for pedestrians and cyclists should be explored as part the development of the Eastgate Quarter.
- 2.18 The Eastgate Quarter will also provide an important connection into the city centre from nearby priority neighbourhoods and in coming years will become a principal pedestrian route through to the future City Park located in Southbank. It also represents an important connector between the cultural uses to the east, at Quarry Hill and SOYO, and those to the west and north-west, including the Grand Theatre, Opera North and the First Direct Arena.
- 2.19 The site is reasonably well-served with regard to public realm and open space. To the north of the site lies Lovell Park, to the west is St John's Churchyard and to the east is the public realm of Quarry Hill and SOYO. Further opportunities for new areas of public open space, to serve the needs of the development, should be explored as part of the site's development. The opportunity to provide much needed green landscaping to the City Centre has been identified.
- 2.20 The City Centre has also seen the development of new and improved spaces such as Sovereign Square, the first new piece of green space within the City Centre for decades, alongside the recently improved Bond Court.

3. Planning Policy Framework

- 3.1 This Planning Brief is a material consideration in the determination of planning applications. That means that it can inform planning decisions made by the LPA but that the LPA must first consider how the development accords with adopted planning policies and other material considerations.
- 3.2 This section summarises the planning policy context taking into account the legislative framework for planning, including national and local planning policy, planning guidance and other material considerations of relevance to the development of the site. It is intended to provide a summary of the principal planning matters and is not a comprehensive review of all relevant planning policies.

Planning Policy Framework

- 3.3 The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004 establish the legislative basis for town planning in England and Wales. Together the Acts establish a 'plan led' system which requires Local Planning Authorities (LPAs) to determine planning applications in accordance with the Statutory Development Plan ('the adopted Local Plan') unless material considerations indicate otherwise.
- 3.4 At the time of publication, the adopted Local Plan for Leeds includes the Site Allocations Plan (2019), Core Strategy (as amended by the Core Strategy Selective Review 2019), Natural Resources and Waste Plan (2013) and saved policies of the Unitary Development Plan Review (2006) as well as a number of area specific policy documents. The Local Plan and its policies can all be viewed at the following Leeds City Council weblink <https://www.leeds.gov.uk/planning/planning-policy>.
- 3.5 Other material considerations when determining any planning applications include the Government's National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and Supplementary Planning Documents (SPDs).

Key Planning Policies and Guidance

- 3.6 The Eastgate Quarter is located within Leeds City Centre, as defined by the Core Strategy. The City Centre is the 'economic driver' of the city and will be the focus for major new retail, leisure, culture and office development with new areas of green and public open space, improved transport links and a broader housing offer (Spatial Policy 3 and Policy CC1).
- 3.7 It is also located within the Primary Shopping Area, which is the primary location for retail uses (Policies CC1 and RTC1). The southern elevation of the Eastgate properties is defined as secondary frontage, where the proportion of ground floor retail frontage (within Use Class A1) should be maintained above 50% (Policy CC1 and RTC2).
- 3.8 The Local Plan recognises the important role that the City Centre will play in delivering the housing required to meet demand in Leeds. The City Centre is expected to deliver circa 15% of all new housing in the city up to 2033 (Policy SP7) and in particular deliver a broader range of housing, including family housing (Policy CC1) at the highest densities in the city, meeting or exceeding 65 dwellings per hectare (Policy H3).

- 3.9 The Leeds Core Strategy (as amended by the CSSR 2019) outlines the need for 3,247 new homes to be built per annum. Targets are set for the provision of Affordable Housing across 4 zones. The City Centre (zone 4) currently has a target of 7% on-site provision. Alternative approaches to the delivery of affordable housing, including a greater proportion of low-cost rental products or a financial contribution towards off-site provision can also be considered (Policy H5).
- 3.10 The city centre remains a good location for purpose built student housing. Proposals should seek to avoid excessive concentration of student accommodation (in a single development or in combination with existing accommodation) and to avoid locations which are not easily accessible to the universities by foot or public transport (Policy H6).
- 3.11 The Local Plan includes a number of other policies that will guide the form and function of housing at the Eastgate Quarter including the mix (Policy H4), space standards (Policy H9) and accessibility (Policy H10).
- 3.12 All other town centre uses (as defined by the NPPF) will be supported within the City Centre boundary provided the use does not negatively impact on the amenity of neighbouring uses and that the proposals is in accordance with all other Core Strategy policies. The City Centre is expected to deliver a target of 655,000sqm of office uses (Use Class B1a) (Policy CC1 and EC2) and be the focus for new visitor and cultural attractions and hotels (Policy SP3, CC1 and LT3).
- 3.13 In the context of Leeds' Climate Change Emergency declaration policies on carbon dioxide reduction and sustainable design and construction are particularly important (Policies EN1, EN2 and EN4). Any development must take account of key targets for energy efficiency, carbon emissions reduction and sustainable design in new development as set out in the Local Plan.
- 3.14 The adopted Local Plan seeks to encourage sustainable forms of development through focusing development in sustainable locations and on brownfield land (Policy SP1), improving connectivity between the City Centre and its surrounding neighbourhoods (Policy CC3), public transport improvements and measures to reduce private car use (Policy SP11 and T1) and the provision of open space in new development (Policy G5).

Supporting Planning Guidance

- 3.15 In addition to the adopted planning policies in the Local Plan, there are a number of SPDs and other forms of planning guidance that together will be material considerations for any future planning applications for development of the Eastgate Quarter.
- 3.16 This includes the NPPF; Council SPDs such as the Tall Buildings Design Guide, Parking Policies and Guidelines and Sustainable Design and Construction; emerging planning policy and guidance; and other documents such as Conservation Area appraisals and listed building descriptions. Applicants are encouraged to seek clarity from LCC on the adopted policies and material considerations relevant to the Eastgate Quarter and the specific nature of the proposals at the earliest opportunity.

4. Development Principles

- 4.1 The Eastgate Quarter provides a unique opportunity to deliver a vibrant and genuinely mixed-use City Centre quarter of strategic importance. Its development will bring a historically important part of the city back into beneficial use, delivering new homes, bringing new training and employment opportunities, enhancing the existing historic assets, creating new areas of public realm, delivering high-quality and well-designed buildings and better connecting the site with the rest of the City Centre, from all directions. The development will bring opportunities for more perforated edges to the site and a permeable street structure, commensurate with the public routes around such areas as Briggate.
- 4.2 The mix of uses at the Eastgate Quarter should contribute towards Leeds' position as a major regional capital and its aspiration to be the best city in the UK and one of the principal cities in Europe with a strong economy, a vibrant and liveable city centre and a diverse commercial, leisure and cultural offer.
- 4.3 As a highly visible landmark site in the centre of Leeds, the Eastgate Quarter provides an opportunity to deliver exemplary sustainable development. Buildings need to be designed to at least meet the current policy requirements for carbon reduction and sustainable design but also anticipate higher standards that Leeds' climate change emergency declaration will introduce in the quest to make Leeds carbon neutral by 2030.
- 4.4 It should comprise a genuine mix of uses that will contribute towards the ambition for a site that is vibrant and active and contributes towards the daytime, evening and night-time economies of Leeds. The mix of uses will be sufficiently complementary to reduce the demand for travel via private vehicle and limit the need for long commuting distances. This could include residential uses including purpose built rental accommodation and an element of student residential; retail and leisure uses including cinemas, gyms, cafes, bars and restaurants; commercial offices including co-working; cultural/tourism uses and hotels; and educational uses such as further and higher education facilities.

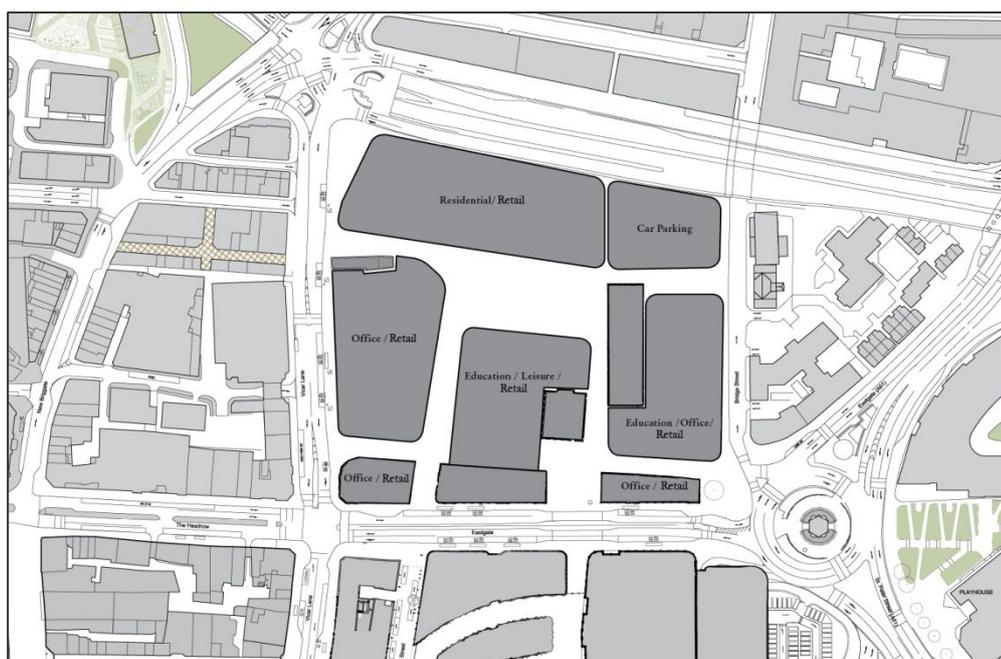


Fig 7: Illustrative spatial layout of the Eastgate Quarter

- 4.5 Initial design studies have indicated that the site is capable of delivering approximately 185,000 sq. metres of development which could include (but not be limited to) circa 1000 homes, 47,000sq metres of office space and 18,500 sq. metres of retail and leisure uses in addition to student accommodation, a hotel, an educational facility and public open space.
- 4.6 The residential development within the site should include a mix of tenure and type and provide affordable housing consistent with the adopted planning policies. It should also ensure that the housing provided accords with the accessible homes and space standards. Private amenity space should be provided for the enjoyment of residents.
- 4.7 New areas of public open space should be provided with green infrastructure incorporated. Landscaping should be suitable for and contribute towards the surrounding environment with appropriate tree and plant species chosen to create a warm and tranquil environment, absorb carbon emissions and be easily maintained. A well-considered and suitable management and maintenance regime should form part of any planning applications.



Fig 8: Illustrative aerial image of the Eastgate Quarter

Placemaking, Design and Heritage

Site permeability & urban connections

- 4.8 Development of the site should enhance existing connections and, where possible, create meaningful new connections to optimise permeability with the surrounding communities, whilst maintaining a sense of place.

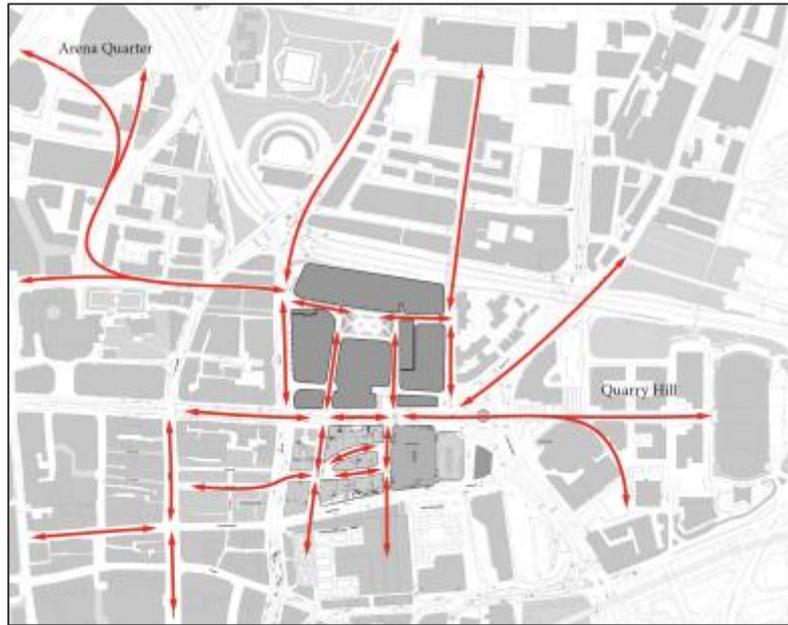


Fig 9: Key connections to the surrounding areas

- 4.9 In particular, opportunities to support and promote the regeneration of adjacent areas through the enhancement and creation of high-quality routes and public spaces will be maximised. This includes, not exhaustively, connecting the city's Cultural Quarter to the east with the Arena Quarter and the Grand Quarter to the west as well as the residential communities of Mabgate, Regent Street and Burmantofts to the north and north-west with the core shopping and office areas to the south and west.
- 4.10 The development will seek to use and enhance existing streets and connections, retaining where appropriate the historic streets and street patterns, and creating varied and interesting urban forms where appropriate. Connections and routes should form a clear hierarchy of primary, secondary and tertiary options appropriate for different users.

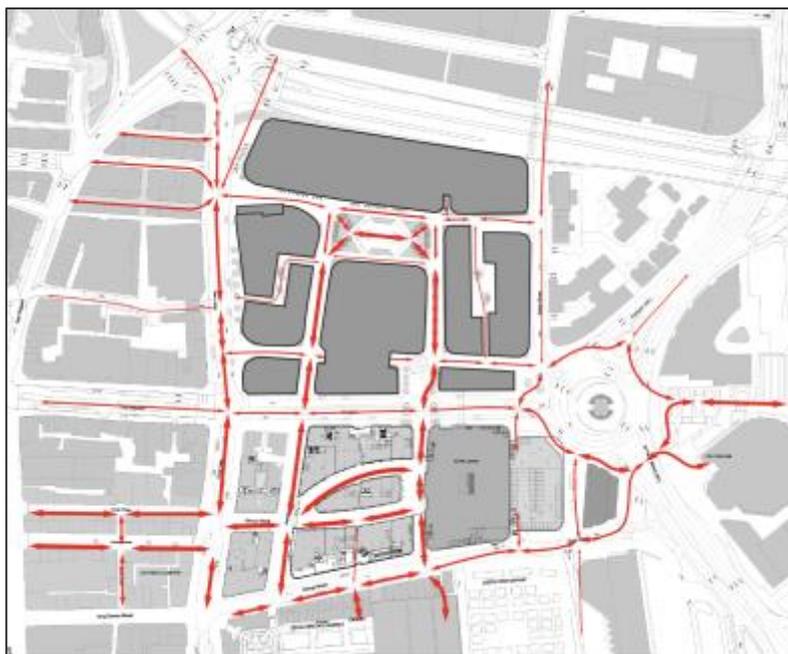


Fig 10: Key connections within the site and the immediate surroundings

- 4.11 The inclusion of ginnels, alleys, squares, courtyards and permeable buildings will be encouraged to reflect the sense of place and ensure Eastgate Quarter remains authentically 'Leeds'. Where appropriate, the closure of streets to vehicular traffic will be used to assist in the creation of high-quality and safe streets and spaces for pedestrians and cyclists.
- 4.12 Opportunities to improve inclusive accessibility across the site, in accordance with British Standard 8300, by reshaping the ground levels and removing steps and challenging gradients will be sought. The needs of all users will be a key consideration in the design of routes and spaces. Where the existing gradients are steeper than what is to be considered accessible (eg levels should not exceed 1:12) the public realm design shall provide alternative accessible routes. Alternative level routes shall be integrated in the landscaping design seamlessly.
- 4.13 Specifically, to the south of the site, the poor connectivity between the site and Eastgate as a result of the uninterrupted length of the Northern Terrace and the level change between Eastgate and Lady Lane will be addressed. To the north of the site, the Inner Ring Road creates a well-defined boundary so opportunities to enhance connectivity must be focused on North Street and Bridge Street to the north-western and north-eastern extents of the site respectively. To the east of the site connectivity to Regent St and Mabgate will be addressed.
- 4.14 Active frontage at ground floor shall be promoted to enliven the site and to create safe routes and spaces utilising the principles of Secured by Design. Similarly, transparency and activation at upper levels shall be sought in a way that is compatible with the use types. Architectural treatment shall recognise opportunities for transparency and conceal less sightly functions through high-quality design.

Heritage & Building Retention

- 4.15 The demolition of buildings and the development of major highway arteries, including the Inner Ring Road and Eastgate and the Headrow, has resulted in a significant loss of historic interest in the site. However, historic elements remain including 3 listed buildings, a historic street pattern and other non-designated heritage assets.

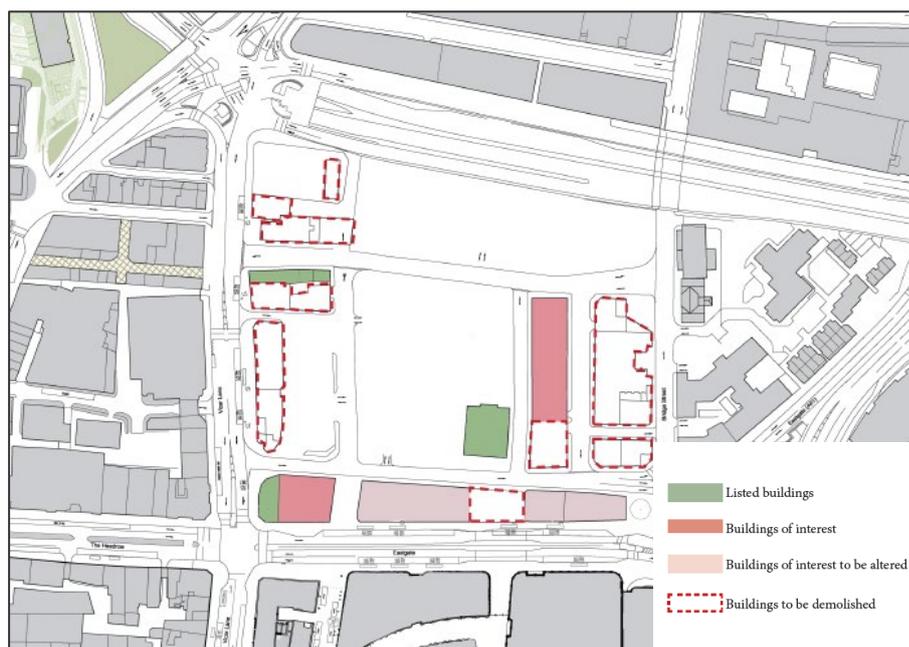


Fig 11: Building retention

- 4.16 The remaining heritage assets of notable value must be protected and enhanced. This includes retaining the remaining heritage assets as part of any redevelopment; ensuring new development creates an appropriate setting for the heritage assets and retaining important and historic streets and routes.
- 4.17 In addition, development proposals must be informed by detailed assessments of the site's heritage ensuring that future development is informed by the significance of the heritage assets and that those assets are sufficiently protected and given sustainable new uses. Consideration must be given to the setting of any heritage assets and proposals designed sensitively to ensure those settings are protected and enhanced,
- 4.18 The remaining heritage assets of notable value include the Templar Hotel Public House and its attached brewery (Grade II listed), National Deposit House (Grade II listed) and the attached building, Templar House (Grade II listed), Lyon's Works (considered to be a non-designated heritage asset) and the Northern Terrace facing onto Eastgate.
- 4.19 The majority of the Northern Terrace is expected to be retained, albeit opportunities to enhance connectivity between Eastgate and the site through partial demolition will be explored. Any partial demolition must be considered in the context of the level of harm caused and the wider benefits, including enhancing the setting of Templar House, the architectural rhythm of the Northern Terrace and the merits of improved accessibility. More substantial demolition of the Northern Terrace must be justified by very significant benefits arising from the redevelopment of that part of the site and clear explanation that the existing buildings cannot be suitably reused for the proposed purpose.

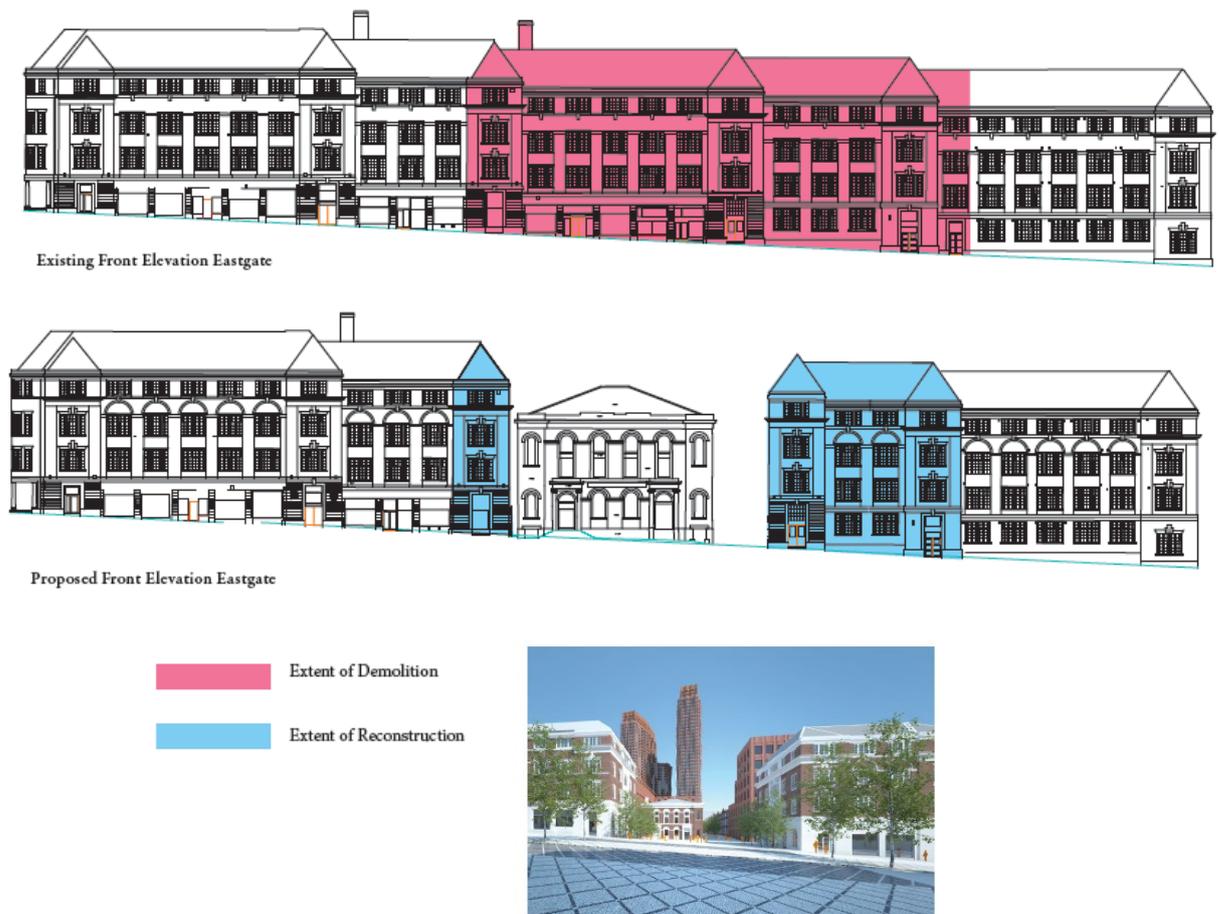


Fig 12: Illustrative approach to enhancing connectivity through the Northern terrace

- 4.20 In addition, the relatively low quality of the rear and side facades of Templar House, which historically were hidden by surrounding development, when compared with the high quality of its frontage and the historic importance of the building as a Wesleyan Methodist Church means that some obscuration of these elevations is acceptable where it forms part of a coherent design rationale for the site. Opportunities to provide glimpsed views of these facades should be incorporated where possible alongside the restoration of those exposed elevations of the Grade II listed building.
- 4.21 Any new extension to the Lyon's Works Building shall respond to the form and rhythm of the roofscape of Lyons Works.
- 4.22 Any surviving internal features (eg: plasterwork) within listed buildings should be retained, unless there is significant justification for its removal. In addition the interiors of retained buildings shall be sensitively re-ordered to ensure enhancement of these existing/original assets and their character.
- 4.23 Where retained designated and non-designated heritage buildings are to be integrated in to large development blocks, to ensure that the visual identity of the heritage can still be read, historic walls should be retained, where feasible, with new openings created within them that connect the historic building to the larger development block.
- 4.24 The demolition of the remaining buildings within the site is appropriate to allow for its wider redevelopment in accordance with the masterplan, to facilitate a greater density of use and to enhance the character and quality of the built environment
- 4.25 In addition, development proposals shall ensure that existing heritage buildings' settings (both within and outside the site) are improved by:
- Retaining or increasing their visibility;
 - Considering their original setting in the development's urban design and, where possible, seeking to provide the same or similar setting through new development;
 - Considering the scale of heritage buildings when they are incorporated in new and larger buildings through horizontal and vertical setbacks;
 - The use of architecture and materials to reflect the history of the site and the wider city of Leeds, notwithstanding the need to enable and allow for new forms of high-quality design and architecture.

Building Form & Height

- 4.26 The development shall create a framework which promotes a varied urban form, rich in architectural style and character, whilst seeking to recreate the atmosphere of the historic street grain lost in the 20th century.

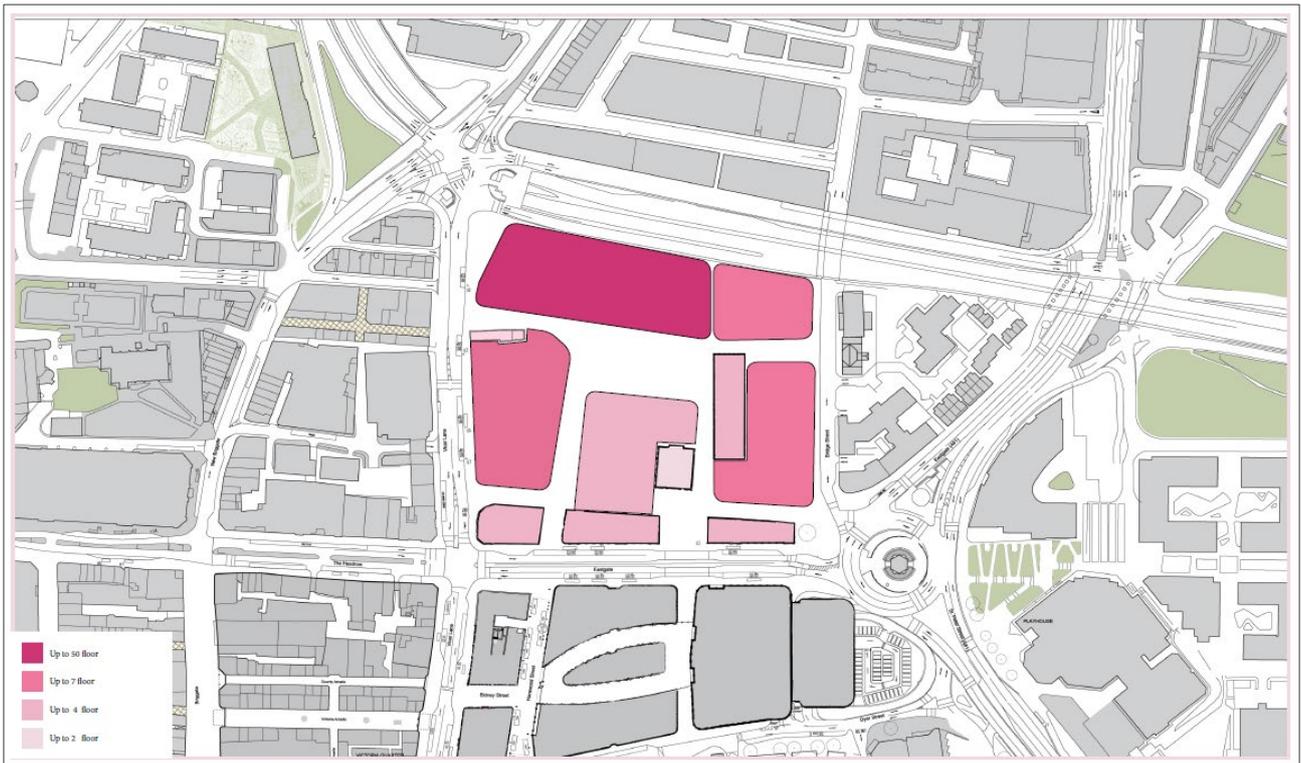


Fig 13: Illustrative distribution of building height

- 4.27 Proposals that include tall buildings should acknowledge the guidance contained within both the existing and the draft Leeds Tall Building SPD and the supporting document, Draft Wind & Micro-climate Toolkit for Leeds, which provides guidelines for wind microclimate studies that will be required as part of the planning applications for new development of tall buildings. The draft SPD defines the Eastgate Quarter as part of the Tall Buildings Preferred Area which are locations where tall buildings are considered acceptable in principle.
- 4.28 In addition the draft SPD defines a series of constraints that will be the starting point for determining the acceptability of proposals for tall buildings. This includes architectural approach, the use of materials, heritage impact, townscape and visual impact and environmental effects such as wind and access to daylight and sunlight.
- 4.29 In line with the emerging revisions in the draft Tall Building Design Guide Supplementary Planning Document (July 2019), tall buildings should be accommodated to the northern part of the site, with exact heights to be agreed. Tall buildings may be acceptable elsewhere within the site subject to wider masterplanning considerations and meeting the requirements set out in the draft Tall Building Design Guide Supplementary Planning Document.

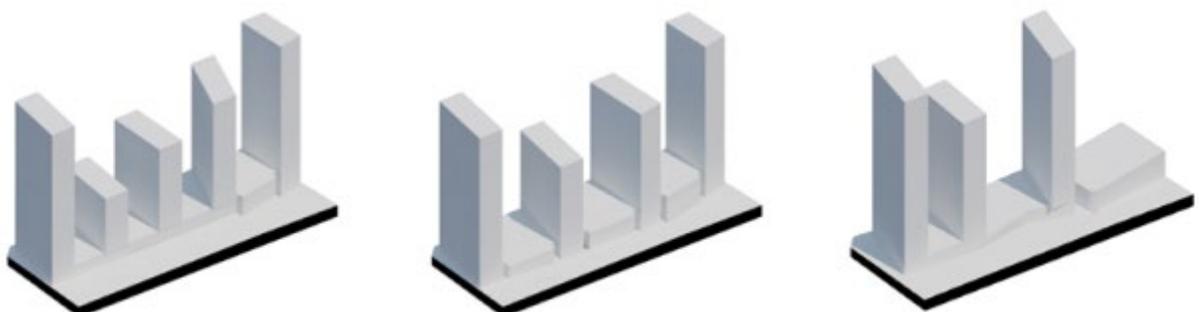


Fig 14: Indicative options for tall building approach on the northern part of the Eastgate Quarter

4.30 Key considerations for the design and form of tall buildings within the Eastgate Quarter include:

- The buildings must be of a high-quality design that enhances the townscape of Leeds and be supported by robust environmental assessments to demonstrate that unacceptable harm will not occur as a result of the development;
- They shall be considered as an ensemble and illustrate a clear overarching design rationale;
- The design shall consider articulation of volumes to achieve proportions that emphasise verticality, control the perceived scale and are harmonious; and
- They shall be designed to respond positively within key views both from a distance and at close street level.



Fig 15: Illustrative views of the tall buildings within the site

4.31 All buildings shall be of appropriate scale and consider ways to articulate the volumes by:

- Articulating the building outline around the perimeter through kinks or steps where appropriate;
- Introducing setbacks appropriately to the immediate context and adjacent streetscape;
- Articulating roofs in a way that is sympathetic with existing buildings, creates a coherent roofscape;
- Using roofscape as an integral sculptural element (e.g. plant screens);
- Building roofs shall be used to maximise biodiversity, vegetation and rainwater attenuation in the development;
- A combination of 'green' and/or 'brown' roofs shall be delivered in the development;
- The visibility of roofs shall be considered when seen from high-rise buildings within the development and adjacent sites with careful attention paid to highly visible roofs;
- Active and usable roofs should be sought where possible and supported by the building use type; and
- Building roofs shall be partially used to house plant facilities. Where this is the case, appropriate screening shall be incorporated into the design and treated as a design opportunity to articulate the top of a building.

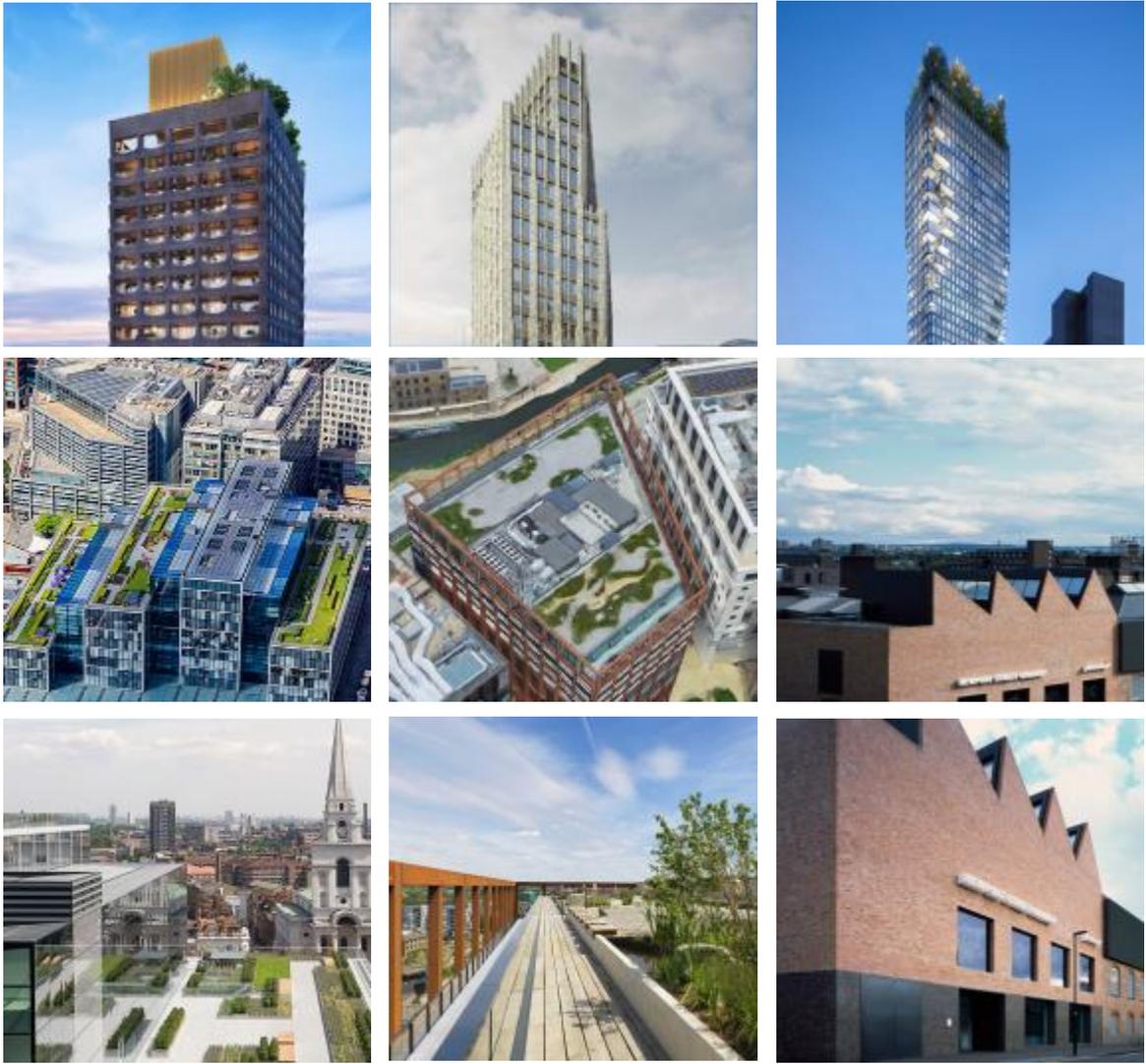


Fig 16: Precedents of good roof design

Identity & Materiality

4.32 The development shall create the opportunity for landmark high quality new and regenerated buildings as well as memorable places.

4.33 Facade articulation shall acknowledge the character and history of the area with references to:

- Leeds' industrial building heritage such as the Lyon's Works building; and
- Heritage materiality and forms such as three-dimensional brick and terracotta.

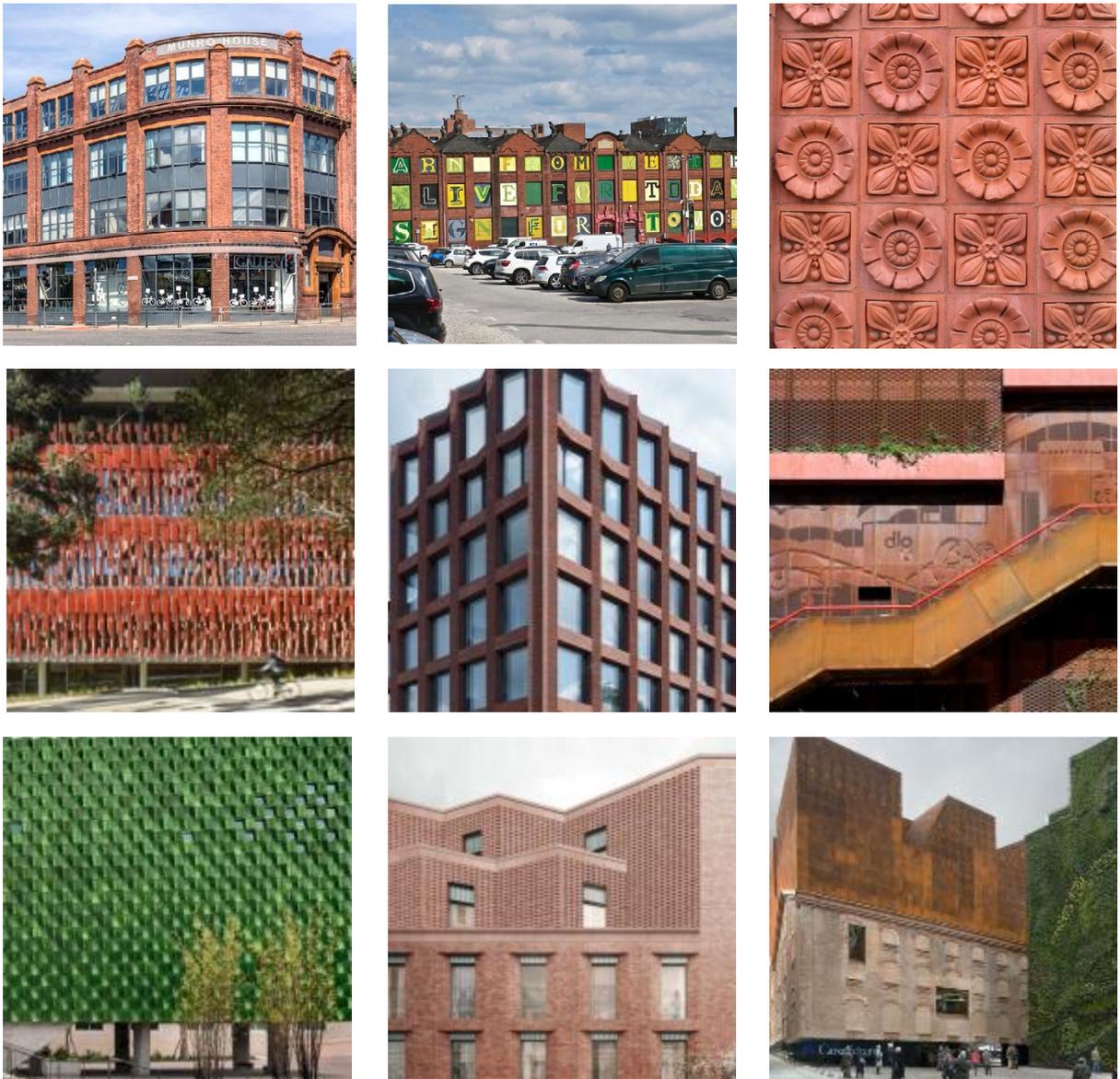


Fig 17: Use of brick in Leeds and elsewhere

- 4.34 Where brick is used, the colour and hue selected shall be similar and complementary to the surrounding brick facades, in particular the Northern Terrace, Victoria Gate and the Headrow buildings.
- 4.35 The integration of vegetation within the building fabric shall be considered through vertical green walls and planters where technically feasible, thriving naturally and easily maintainable.
- 4.36 The longevity and durability of building materials should be a key consideration in the design of new buildings.

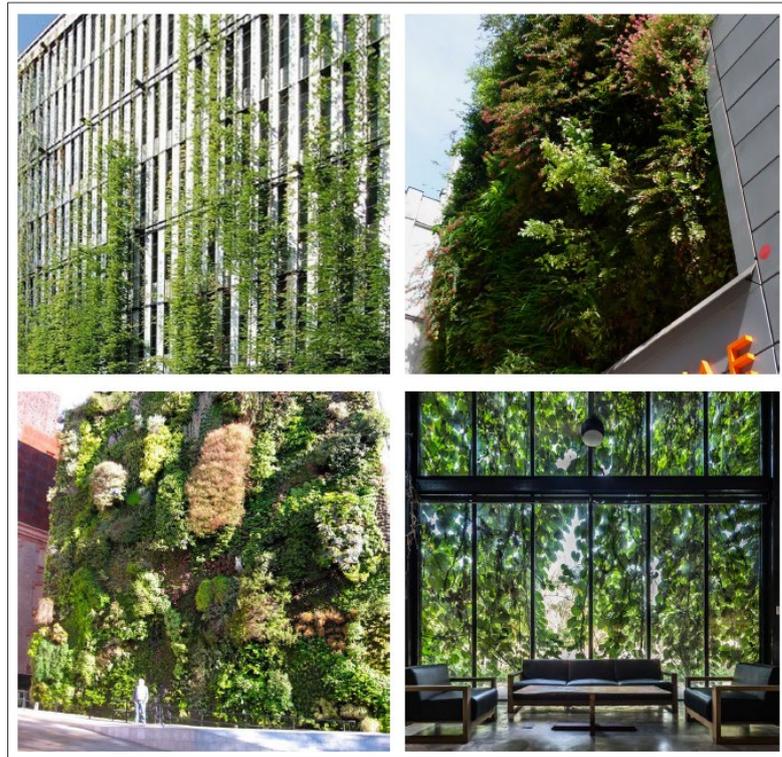


Fig 18: Examples of green walls

Landscape Strategy

4.37 The development shall make provision for public open spaces of different scales, character and purpose. These should provide an integrated network of accessible public open spaces, semi-public and private landscaped areas, which collectively form the focal point of outdoor activities.



Fig 19: Examples of use of soft and hard landscaping in open space in urban areas

- 4.38 The public open spaces and routes between them should create a distinctive and welcoming 'sense of place', be well-integrated with the buildings around them and be flexible and adaptable, maximising their attractiveness and usability throughout the changing seasons.
- 4.39 The spaces and streets should comprise a mix of hard and soft landscaping with meaningful provision of planting, including larger growing trees where they can be integrated from the outset within a responsive scheme, in locations where they will thrive. Opportunities to enhance biodiversity and wildlife habitat through plant species, design and areas of refuge will be encouraged, enriching the quality of the site for both end users and wildlife. Similarly, the approach to landscaping design should reflect the Leeds City Council commitment to addressing the Council's declared climate change emergency
- 4.40 The inclusion of water features can add interest as well as functioning as positive elements of wider site drainage provision. Well-designed and attractive street furniture can be supplemented by art work, to add interest and individual character to site developments whilst creative use of external lighting adds quality and distinctiveness, as well as encouraging secure use of the site beyond the hours of daylight. Design proposals should show how this has been considered and is to be addressed.



Fig 20: Examples of water features and furniture in open spaces

- 4.41 The protection and enhancement of site landscapes over time needs to be addressed positively, through well-considered and responsive long-term management and maintenance strategies.
- 4.42 Where feasible roofs shall be activated by public, semi-private/communal or private activities. This could include bars and restaurants, private gardens or playgrounds.
- 4.43 With specific regard to the site, it is anticipated that a large square could be located centrally within the site. This space should:

- Offer a breakout space for local workplace & residential population;
 - Offer facilities to attract people from the surrounding communities and the rest of the city (e.g. a water feature, soft landscaping, seating areas);
 - Shall provide space for special events (e.g. markets, concerts/performance spaces);
 - Shall provide a mixture of soft and hardscaping;
 - May provide the setting for a key cultural building and south facing outdoor seating for restaurants;
 - Shall be open to traffic limited to deliveries and emergency vehicles.
- 4.44 The square shall be defined by the existing Lyon's Works building and new buildings to the north, south and west. Built form and massing shall consider sun exposure and shall seek to minimise shadows cast onto the square, in particular at sunset.
- 4.45 In addition, the opportunity for a smaller public square could be created by the opening up of the Eastgate Northern Terrace. This square shall:
- Offer south facing outdoor seating for restaurants;
 - Be a transition space linking North and South and celebrating the crossing of Eastgate;
 - Host space for smaller events to supporting Victoria Gate footfall;
 - Include public art to become a counterpart to Victoria Gardens along the Headrow.
- 4.46 The smaller square shall be defined by Templar House, the Northern Terrace and Eastgate. Trees shall be used to create enclosure and definition where Eastgate carriageways cross the square.
- 4.47 Other areas of incidental spaces, such as the streets and courtyards, shall provide for a variety of functions which may include:
- Provide a pedestrian friendly environment;
 - Be open to traffic limited to deliveries and emergency vehicles;
 - Include soft landscaping and vegetation where possible and compatible with traffic requirements;
 - Encourage pedestrian movement with a pedestrian friendly environment and maximised active frontage;
 - Include shortcuts for transiting pedestrians;
 - Allow for breakout spaces for building users;
 - Provide spill out space for ground floor activities.

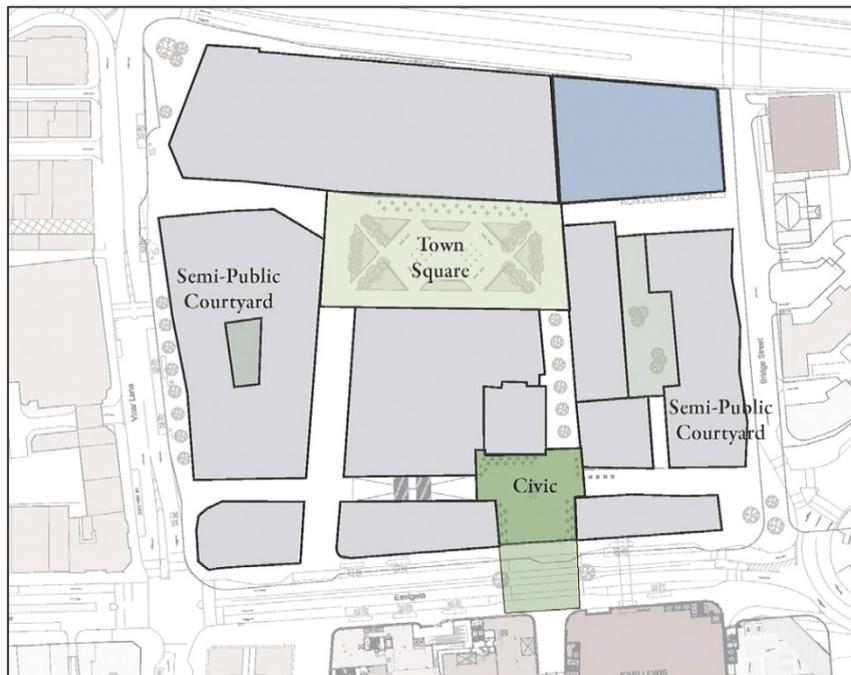


Fig 21: Distribution of open space on the Eastgate Quarter

Transport Strategy

- 4.48 The development will require a site-specific transport strategy which promotes sustainable transport options and addresses public transport, pedestrian and cycle movements, the public highway, access to the site and neighbouring areas, car parking and servicing.
- 4.49 The site-specific transport strategy will be developed in partnership with the City Council, Highways Agency and other key transport bodies and stakeholders. The objectives of the site-specific transport strategy should be:
- To support the Council's Transport Strategy of increasing travel by sustainable travel modes and creating safer streets. Proposals should be sympathetic to the Council's ambitions to reduce travel to the City Centre by private car and providing streets within the City Centre that prioritises public transport, walking, cycling and local access.

Within the Development

- To promote a sustainable development that minimises the need for travel;
- Provide safe and convenient pedestrian and cycle routes for all users within the development through the creation of new streets (and the closure of some existing streets) and new public spaces;
- Provide an appropriate level of servicing that is off-street and accessible from the primary road network to each element of the development. The servicing strategy will need to ensure that the local operational needs are accommodated;
- To develop a scheme that provides the appropriate level of high quality car parking as part of a balanced Transport Strategy for the site and the surrounding area. The level of car parking should be assessed at the time of the development, based upon the need generated by new floorspace and taking into account the re-provision of current short stay parking currently provided on site. Car parking should include

appropriate provision for disabled parking, be designed to minimise the risk of car crime, support the use of alternative vehicle technologies including electric vehicles, enable the land to be used efficiently and be directly accessible from the primary road network;

- To avoid the inefficient use of land, surface parking should be avoided. Instead car parking should be provided within a multi-storey block with good access to the road network and in a location to avoid conflict with public transport uses. The north-east corner of the site accessed via Bridge Street is considered in principle to be an acceptable location for this provision;
- To provide an appropriate level of cycle parking and facilities for occupants and visitors to the development;
- To provide safe and secure motorcycle parking for occupants and visitors to the development.

Surrounding the Development

- To improve pedestrian and cycle integration and accessibility to the development from the surrounding area and to create convenient, safe and desirable routes and linkages from the site to the rest of the City Centre and the surrounding communities;
- To develop and formulate proposals for a highway network that can accommodate the requirements the proposed development (e.g. access, parking, servicing, etc.), whilst ensuring continued network capacity and improving access for public transport;
- To reinforce the urban route along the Headrow and Eastgate to Quarry Hill and thus assisting to integrate Quarry Hill into the City Centre;
- To recognise Vicar Lane as an important public transport corridor and seek opportunities to improve the pedestrian environment, provide appropriate linkages for pedestrian and cycle movement to the west and integrate servicing requirements so that public transport is unaffected;
- To contribute to an integrated public transport system and optimise opportunities for public transport provision;
- To limit the accessibility of vehicles within the site.

4.50 A comprehensive and site-wide servicing strategy should be prepared early to support the development of the site. The strategy should seek to limit the movement of large service vehicles through the site, particularly at times which would conflict with the use of pedestrians and cyclists. Buildings should have dedicated service areas where possible. It should also recognise and allow for the servicing needs of the various uses allowed for under this Planning Brief, including the increasing use of personal deliveries for residents and employees.

Environment and Sustainability

4.51 Eastgate Quarter is considered to be inherently sustainable as it is a previously developed site and is well-located in the city centre close to public transport links as well as various shops, services and areas of public open space. The proposal to redevelop the site to provide for a mixed use scheme, which limits the need to travel is also considered to be a sustainable solution. However, in light of the LCC Climate Emergency declaration, the development must incorporate measures that protect the environment and be ambitious in terms of carbon emission reduction.

4.52 This should be achieved through the following objectives:

- The design should allow the evolution of the development over time enabling individual buildings to be adapted for re-use where possible;
- Development should maximise the efficient use of the site providing a mix of complementary uses offering the opportunity to reduce the need to travel;
- Development should, where possible, optimise opportunities for public transport provision;
- Development should ensure that the local community benefits from the opportunities created by the development;
- The types of community facilities provided should consider the existing provision on site and the ability of existing educational, training, health and community facilities to manage the increased demand that may result from the proposed development;
- Design should help to reduce crime and utilise Secure by Design principles;
- Design should incorporate and promote the highest standards of resource management, addressing areas such as minimising energy use, water consumption and waste and methods of minimising waste production and facilitating recycling should be implemented;
- Development should aspire to be net zero carbon in embodied carbon, construction and operation, utilising sustainable materials and construction techniques, high levels of energy efficiency and the exploration of on-site renewable energy generation;
- Flood resilience should be incorporated in to the design through Sustainable Urban Drainage Systems and rainwater harvesting, incorporating open water and planting where possible;
- Carbon dioxide emissions from the proposed development should be minimised and measures to reduce such emissions should accord with relevant local planning policies, and the potential opportunity to connect to the Council's District Heating System should be investigated;
- The impact of air pollution, odour, noise and vibration on new and existing residents should be minimised;
- Listed buildings must be preserved and enhanced, and opportunities to reuse other existing buildings should be fully explored to save carbon embodied in the building fabric and retain the historic character of the area;
- New street trees and other biodiverse planting such as green roofs must be a key component of development to improve local air quality, cool the air, absorb rainfall, sequester carbon and provide habitats and amenity value.

Implementation and Phasing

4.53 The scale and form of the site means that its development is likely to be brought forward in a phased manner. This Planning Brief has been prepared to facilitate a coherent approach to the site's development and to ensure that there is a consistent and high-quality design approach secured in each phase.

4.54 Each phase should be designed so that the proposed uses, buildings and spaces within that phase can function effectively. For example, it should:

- Have clear and legible access for all modes of transport;
- Be well-served either by on-site community services and open space or by existing facilities surrounding the site where capacity exists;
- Be consistent with the principles of Secure by Design;
- Demonstrate compatibility with the existing uses on parts of the site that are yet to be developed;
- Not fetter the development of future phases.

4.55 Separate planning applications for individual phases will be supported where they clearly demonstrate that the above criteria have been met.

5. Guidance

Pre-Application Advice

- 5.1 Leeds City Council offers an advice service on proposals before submission of a planning application. This is not compulsory but it will make submitting a proposal easier. The advice provided can provide a useful steer on proposals, leading to better quality developments and an increased chance of a quicker decision on the application.
- 5.2 The pre-application service is to advise single option proposals only, however due to the scale of the site and the potential for its future development it is recommended that a Planning Performance agreement be entered into. All enquiries should be submitted on a planning pre-application advice enquiry form with the appropriate fee. If you require advice on multiple options for the site/development, separate enquiry forms and fees will be required.
- 5.3 Officers will provide advice on whether it is likely that your proposal, as submitted, would be granted planning permission or not and will highlight main issues as appropriate. More information and the relevant forms can be found at the following website link. <https://www.leeds.gov.uk/planning/planning-permission/pre-application-enquiry-service>

Developer Contributions

- 5.4 The Community Infrastructure Levy (CIL) and Section 106 (S106) Agreements are separate funding regimes which are paid by the applicant/landowner.
- 5.5 Section 106 Agreements are used to secure site specific measures (obligations) that mitigate the direct impact of the proposed developments, where that mitigation is a) needed to make a development acceptable in planning terms, b) directly related to the development and c) fairly and reasonably related in scale and kind to the development.
- 5.6 Guidance on S106 obligations can be found at the Leeds City Council CIL webpage <https://www.leeds.gov.uk/docs/PLN%20S106%20guidance%20for%20applicants%20final%20version%2006.12.11.pdf>
- 5.7 CIL will address the broader impacts of development across the district. As such, CIL will not fully replace planning obligations. The CIL Regulations restrict the use of planning obligations to ensure that developments are not charged twice for the same infrastructure type or project, through both a planning obligation and a CIL charge.
- 5.8 The Leeds City Council Community Infrastructure Levy was adopted on 12th November 2014 with charges operable from 6th April 2015 The CIL Charging Schedule sets the charges by use per square meter of floorspace. Please refer to the Leeds City Council CIL page on webpage at <https://www.leeds.gov.uk/planning/community-infrastructure-levy>

Appendix I Strategic Plan Summary

PRIORITIES

LEEDS TRANSPORT STRATEGY

The Leeds Transport Strategy (*Interim December 2016*) outlines a number of priorities for transport within the city that were supported during the 'Leeds transport Conversation'. Some of which include:

- Making the city centre a better, more people focussed place, with city streets that are more conducive to walking and cycling for a Liveable and Healthy Leeds;
- Creating a transport system that has a positive effect on people's health and wellbeing and raises environmental standards across the city through the promotion of walking and cycling and the reduction of air pollution, noise and carbon emissions;
- Transport provision which links areas of social deprivation to jobs and opportunities of a prosperous city centre;
- Enhanced existing public realm and the creation of new quality public spaces.

To deliver the Council's ambitions relating to '*quality public spaces*' and the '*promotion of sustainable travel*', a £174m Leeds Public Transport Improvement Programme (*LPTIP*) has been committed. LPTIP will improve access to transport hubs, particularly within the city centre which large numbers of people are using on daily basis, and improve the environment for cyclists and pedestrians where we are improving priority for buses.

LPTIP is investing c£2m on highway improvements along New Briggate which will deliver changes to the layout and alignment of the highway which has been previously been very problematic. An overview of the improvements are as follows:

- *Bus stops will be removed and relocated to more suitable adjacent streets, in agreement with bus operators in the city;*
- *A pedestrianised section will be created ;*
- *Pavements will be widened enabling space for businesses to spill out ;*
- *Existing pedestrian will be upgraded;*
- *Introduction of a dedicated cycle lane;*

The council is also committed through the West Yorkshire Transport Plan to a series of initiatives which are designed to cut carbon emissions by a quarter over the next decade. It is the council's aim to be city where you don't need to use a car. In particular, the city is focussing on the role and place for a new mass transit system to complement the present bus and rail networks. The council will also consider a workplace levy on car parking alongside other measures which may encourage a shift from the private car and generate investment in alternatives.

In line with the above, the Eastgate Quarter will require a Transport Strategy which promotes sustainable transport options and addresses public transport, pedestrian movements, the public highway, access to the site and neighbouring areas, car parking and servicing. Proposals should be sympathetic to the Council's ambitions to reduce travel to the city centre by private car and providing streets within the city centre that prioritises public transport, walking, cycling and local access.

CLIMATE CHANGE & SUSTAINABILITY

In March 2019 Leeds City Council declared a climate emergency with the ambition of working to become a net zero city by 2030. The Council and the Leeds Climate Commission launched a major consultation on how the city should respond to the Climate Emergency and a report was taken to Executive Board on 7th January 2020. The report outlines the Council's aspirations to be a 'zero-carbon Council' and a 'zero-carbon City'. A summary of the report is provided below:

Transport:

- The city is making a £270m low carbon intervention through the Leeds Public Transport Investment Programme, delivering bus priority corridors, segregated cycle facilities, city centre gateways, expansion of existing bus and rail park & ride sites, alongside complementary investment in bus services and low emission vehicles from the bus operators.
- The introduction of a Clean Air Zone from the summer of 2020, will help to accelerate the reduction in carbon emissions as well as reduce air pollution.
- The council is committed through the West Yorkshire Transport Plan to a series of initiatives which are designed to cut carbon emissions by a quarter over the next decade. It is the council's aim to be city where you don't need to use a car. The measures include: *Doubling bus patronage, a 75% increase in rail, a 10% increase in walking, a 300% increase in cycling and a 15% decrease in car usage.*
- The city is focussing on the role and place for a new mass transit system to complement the present bus and rail networks and will also consider a workplace levy on car parking alongside other measures which may encourage a shift from the private car and generate investment in alternatives.

Housing:

- The council is committed to investment in its own housing stock, Council housing is currently rated at C for energy efficiency, compared to D for housing as a whole following extensive investment over the last fifteen years.
- The council's main area of housing growth is the city centre. The council is committed to bringing forward 20,000 new homes within an expanded city centre which minimise heating requirements and car usage, creating an exemplar urban community.
- The National Planning Policy Framework stresses that the planning system should support the transition to a low carbon future in a changing climate, and all development plans produced in Leeds as part of the Local Plan have sought to future-proof the city from the consequences of climate change and reduce carbon emissions.

Development:

- The council is working closely with developers in order to understand barriers, showcase best practice, facilitate innovation and communicate the city's ambitions for sustainable development and climate change action to the market.
- The council's Climate Emergency Advisory Committee (CEAC) has established a dedicated cross-party Elected Member working group to focus on planning, buildings and energy in support of this agenda.

Landscape & Biodiversity:

- Addressing the issues of landscape and biodiversity presents the opportunity to offset some of the remaining carbon in production but also to enhance wildlife and improve the public experience. A combination of developing woodland on our own holdings, together with work with other land owners are set to bring forward millions of trees in the next thirty years.
- The council also has a specific programme to develop green spaces in the city centre as it becomes a major residential centre, shifting its emphasis towards encouraging biodiversity.
- The council will also seek to ensure through Planning that all new housing developments support biodiversity.

CULTURE
STRATEGY 2017-30

The Culture Strategy for Leeds 2017-2030 aims to: *“Change perceptions and attitudes towards culture and the arts, moving the focus from what they cost to what they create and ensure that culture is celebrated, runs through our DNA and is inextricably linked to who we are and what we do.”*

The expansion of the city centre creates space for a bold proposition for the city’s cultural portfolio, reimagining and redeveloping the unique assets already in place. The city has a responsibility to develop and grow but it must also have an obligation to do so sustainably and with respect, compassion, and consideration for what already exists.

Objectives of this strategy are:

- For the city to value and prioritise cultural activity, utilising it as a means of improving the quality of life experienced by every person and every community in Leeds.
- For culture to build respect, cohesion and coexistence between and within communities and individuals.
- For people, whatever their background, to be supported to be creative through school, informal learning, training, volunteering and employment, ensuring that culture can be created and experienced by anyone.
- For Leeds to be nationally and internationally recognised as a liveable city, and a thriving, internationally connected cultural hub open to collaboration.
- For Leeds to be at the forefront of cultural innovation, making the most of new and emerging technologies.
- For the culture sector to grow and increase its contribution to Leeds’ economy, by placing culture at the heart of the city’s narrative.
- For established cultural organisations to be resilient, and to create an environment where new cultural organisations can flourish.

Leeds will:

- Plan for the public realm of Leeds to be its greatest cultural asset by 2030.
- Build on the legacy of our parks and waterways to create a new international standard which embeds culture in our streets, shopping centres, parks and urban spaces.
- Protect the creative spaces that already exist as well as creating new spaces and venues.
- Connect from the city centre towards the communities that immediately surround the more affluent and thriving centre, placing greater emphasis on their identities and cultures.
-

LEEDS OUR SPACES STRATEGY

The ‘Leeds Our Spaces Strategy’ is the Council’s first draft strategy detailing the ambitions of for public realm in the city.

The draft strategy focuses on the city centre identifying a number of key projects such as City Square and The Headrow and outlining the big changes and also challenges that the city faces over the next eight to ten years in regards to public realm.

Based on seven key principles, and with the ambition for a ‘strong economy’ and ‘compassionate city’, the strategy sets out a ‘*people first*’ approach, where the benefits and outcomes of the public space schemes can directly improve the health and wellbeing of Leeds citizens.

- Our Spaces Strategy will embody our vision for the creation of vibrant, inclusive, world class city centre public realm.
- Our ambition is that through Our Spaces Strategy our public realm becomes the city’s greatest cultural asset.

Design Principles

Our Spaces Principles	People First	This is Leeds	Everyone Welcome	Better Connected	Greener Future	Bring it to Life	Economic Sense
	<i>Our spaces will be designed for people. They will be comfortable, stimulating, relaxing and safe</i>	<i>Our spaces will celebrate Leeds’ built and natural assets, from the edges of the River Aire to the magnificent architecture of the city centre</i>	<i>Our spaces will be inclusive, designed for all ages, abilities and reflect Leeds’ diverse communities</i>	<i>Our spaces will be highly connected considering pedestrians first, clearly legible and easy to navigate</i>	<i>Our spaces will be resilient to climate change, with green environments cooling the air, sustainably managing surface water and absorbing carbon</i>	<i>Our spaces will be places for cultural activity, from small interactions to major events</i>	<i>Our spaces will be valuable economic infrastructure that supports businesses and provides a canvas for new investment</i>
Design Priorities	People are safe and feel safe	Celebrate Leeds culture, heritage and diversity	Child and age friendly and accessible and welcoming to all	Greater pedestrian and cyclist priority, encouraging active travel	Public realm used to achieve climate emergency objectives	Increase in people participating in public life	Enhance the surrounding buildings and streets, contributing to inclusive, economic growth

**INCLUSIVE
GROWTH
STRATEGY**

The Leeds Inclusive Growth Strategy sets out the Council’s overarching ambitions for Leeds. It is a route map of how best to deliver growth that is inclusive, draws on the talents of, and benefits all our citizens and communities.

The strategy sets out how everyone can contribute to the city’s growth. It provides a framework for how all parts of the council will work with businesses, universities, colleges, schools, the community sector, and with partners in the city region, Yorkshire, the North and national government to grow our economy. The strategy commits to “Supporting development and regeneration of Quarry Hill, Eastgate, and the West End”.

The strategy identifies twelve big ideas to shape the city by boosting our long term productivity, competitiveness and social inclusion. Integral to this are the principles of sustainable development embracing the social, economic and environmental impacts of their implementation.

<i>LIGS</i>	<i>12 BIG IDEAS</i>
People	<i>Best City for Health & Wellbeing Putting Children at the Heart of the Growth Strategy Employers and People at the Centre of the Education & Skills System Working Together to Create Better Jobs, Tackling Low Pay and Boosting Productivity</i>
Place	<i>Supporting Places and Communities to Respond to Economic Change Doubling the size of the City Centre Building a Federal Economy – Creating Jobs Close to Communities 21st Century Infrastructure</i>
Productivity	<i>Leeds as a Digital City Backing Innovators and Entrepreneurs in Business and Social Enterprises Promoting Leeds and Yorkshire Maximising the Economic Benefits of Culture</i>

The Council will continue to target investment and intervention in places that are ranked by Government as amongst the most deprived in England, including neighbouring areas such as Lincoln Green. The Council will work with local people, partners and other stakeholders to develop programmes that focus on connecting these neighbourhoods back into the economic and social mainstream of the city so that residents are able to take advantage of the jobs and training opportunities that are often in close proximity, in the city centre or other centres of employment.

**LEEDS HEALTH &
WELLBEING
STRATEGY 2016-21**

Leeds has an ambition to be the best city for health and wellbeing. The strategy outlines 12 priorities to achieve this:

- A Child Friendly City and the best start in life;
- An Age Friendly City where people age well;
- Strong, engaged and well-connected communities;
- Housing and the environment enable all people of Leeds to be healthy, social and active;
- A strong economy with quality local jobs;
- Get more people, more physically active, more often;
- Maximise the benefits from information and technology;
- A stronger focus on prevention;
- Support self-care, with more people managing their own conditions;
- Promote mental and physical health equally;
- A valued, well trained and supported workforce;
- The best care, in the right place, at the right time.

**BEST COUNCIL
PLAN 2019/20 –
2020/21**

The Best Council Plan is the Council’s strategic planning document which sets out what Leeds City Council will do to deliver better outcomes across Leeds.

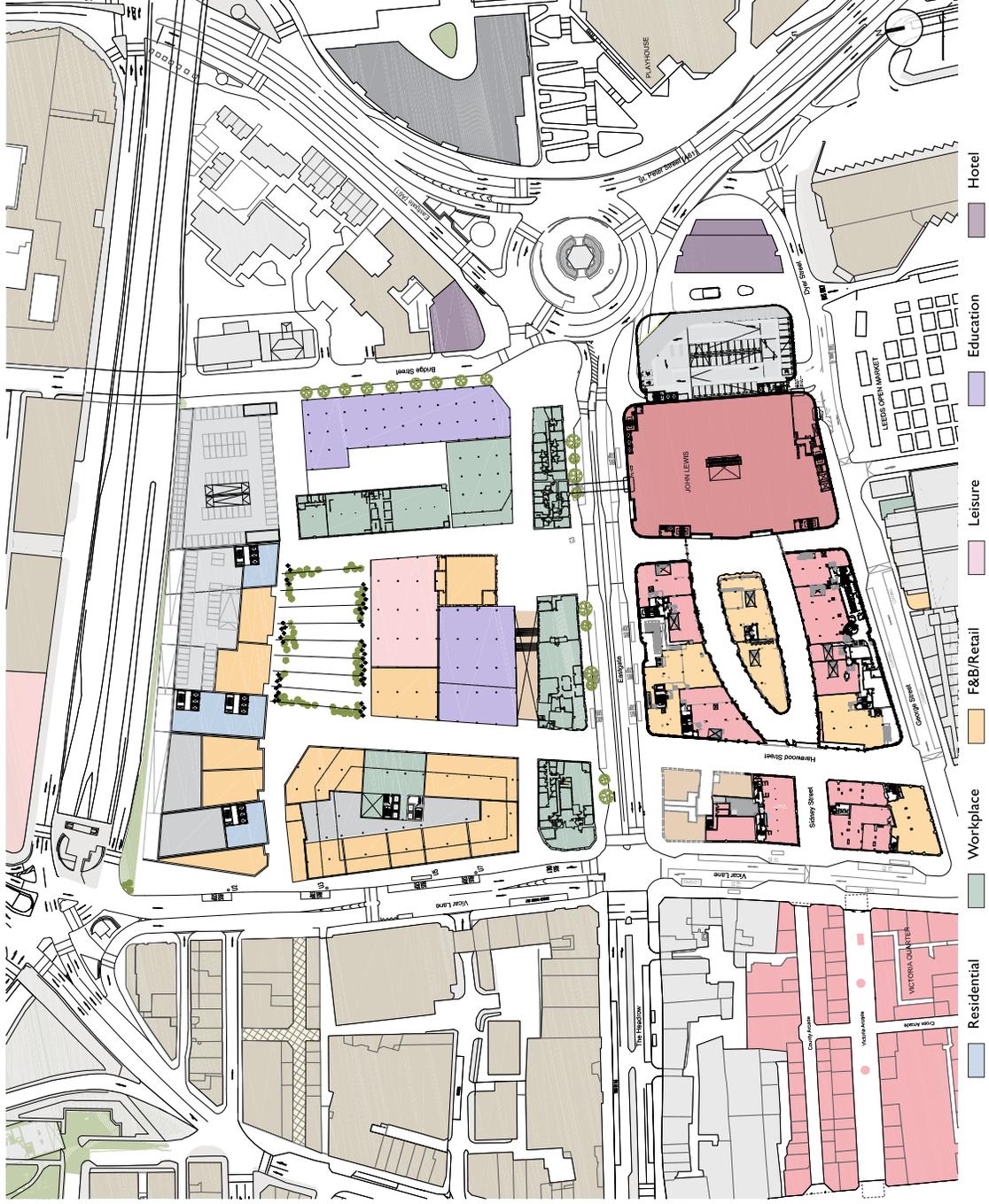
The Council’s vision is for Leeds to be the best city in the UK. A city that is compassionate and caring with a strong economy, which tackles poverty and reduces inequalities.

The Council wants Leeds to be a city that is distinctive, sustainable, ambitious, fun and creative for all.

The Best Council Plan outlines eight ‘Best City’ priorities. These include:

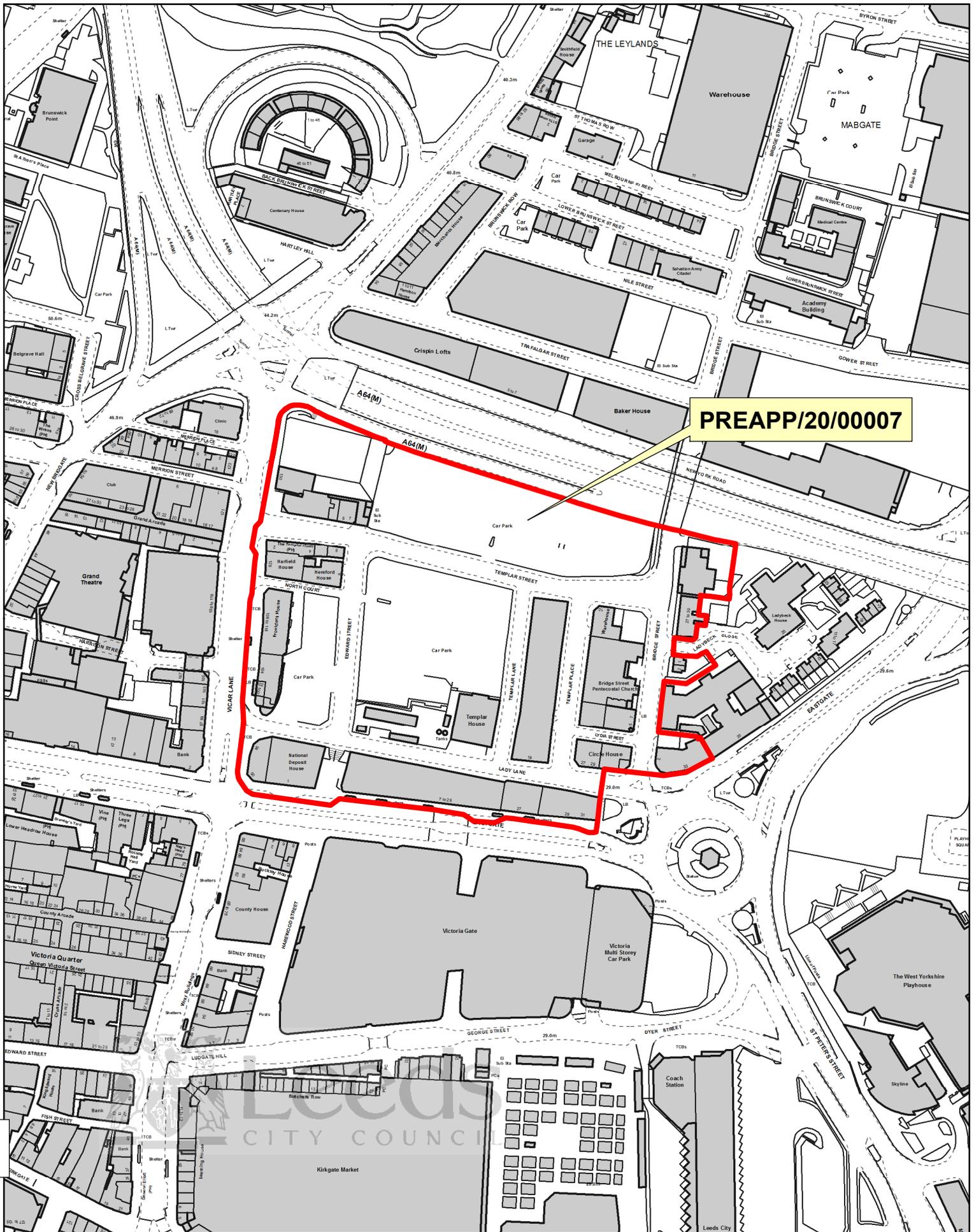
Inclusive Growth	<ul style="list-style-type: none"> • Supporting growth and investment, helping everyone benefit from the economy to their full potential • Supporting businesses and residents to improve skills, helping people into work and into better jobs • Targeting interventions to tackle poverty in priority neighbourhoods • Tackling low pay
Health & Wellbeing	<ul style="list-style-type: none"> • Reducing health inequalities and improving the health of the poorest the fastest • Supporting healthy, physically active lifestyles • Supporting self-care, with more people managing their own health conditions in the community • Enabling people with care and support needs to have choice and control
Sustainable Infrastructure	<ul style="list-style-type: none"> • Improving transport connections, safety, reliability and affordability • Improving air quality, reducing pollution and noise • Improving the resilience of the city’s infrastructure and the natural environment, reducing flooding and other risks from future climate change • Promoting a more competitive, less wasteful, more resource efficient, low carbon economy • Strengthening digital and data ‘Smart City’ infrastructure and increasing digital inclusion
Child-Friendly City	<ul style="list-style-type: none"> • Supporting families to give children the best start in life • Improving educational attainment and closing achievement gaps for children and young people vulnerable to poor learning outcomes • Improving social, emotional and mental health and wellbeing • Helping young people into adulthood, to develop life skills and be ready for work • Enhancing the city now and for future generations
Age-Friendly Leeds	<ul style="list-style-type: none"> • Developing accessible and affordable transport options which help older people get around • Making Leeds’ public spaces and buildings accessible, safe, clean and welcoming • Promoting opportunities for older people to be healthy, active, included and respected • Helping older people participate in the city through fulfilling employment and learning.
Culture	<ul style="list-style-type: none"> • Growing the cultural and creative sector • Ensuring that culture can be created and experienced by anyone • Enhancing the image of Leeds through major events and attractions
Housing	<ul style="list-style-type: none"> • Housing of the right quality, type, tenure and affordability in the right places • Minimising homelessness through a greater focus on prevention • Providing the right housing options to support older and vulnerable residents to remain active and independent • Improving energy performance in homes, reducing fuel poverty
Safe, Strong Communities	<ul style="list-style-type: none"> • Keeping people safe from harm, protecting the most vulnerable • Helping people out of financial hardship • Tackling crime and anti-social behaviour • Being responsive to local needs, building thriving, resilient communities • Promoting community respect and resilience

EMERGING MASTERPLAN GROUND LEVEL



acme

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PREAPP/20/00007

CITY PLANS PANEL

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

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