



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 3rd November 2022

Subject: PREAPP/22/00216 - Student residential development – SoYo, Block D, Quarry Hill, Leeds

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

Electoral Wards Affected:
Hunslet and Riverside

Yes

Ward Members Consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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

1.0 INTRODUCTION:

1.1 This presentation is intended to inform Members at an early stage of the emerging proposals for Block D, SoYo, Quarry Hill. The proposals to be presented are a departure from uses approved within the overarching outline planning consent and set out the design intention for the building.

2.0 SITE AND SURROUNDINGS:

2.1 The site is part of the previously approved outline consent for SoYo and is within the larger Quarry Hill development site which is the area of land which links Playhouse Square in the west, to Quarry House in the east. The SoYo development is partially built and occupied. Quarry Hill has vehicular access from the A64 York Road/Inner Ring Road to the north and from York Street to the south.

2.2 Adjacent to the site is Leeds Play House (LPH), and to the south is the Leeds College of Music (LCM) with its associated student residential tower and the Northern Ballet HQ. SoYo blocks E and F have recently been completed whilst blocks B and C (also to be in C3 residential use) are under construction.

2.3 The SoYo site currently consists of a mix of hard and soft landscaped areas with a redeveloped central pathway containing steps and ramps leading from the junction with the Eastgate roundabout along the northern elevation of the Leeds Playhouse. The on-going development of blocks B & C (Phase 2 of the outline scheme) currently dominates the immediate setting, with much of the southern edge of the SoYo portion of Quarry Hill taken up by the redevelopment of these plots and associated site welfare.

3.0 PROPOSAL:

The proposals are intended to preface a Full Planning Application for the development of Block D SoYo for student use. The proposals involve the introduction of a part 11 storey, part 8 storey block in an 'L shaped' format with distinctive splayed corner to the south western and north western edge of the building, with the block located due west of the approved Block C SoYo residential block.

Proposed materials are brick, stone cladding and rainshield panelling in accordance with the established vernacular / materiality of the SoYo development. The building would feature a distinctive double height colonnade feature fronting the main east-west axis route through the SoYo development, reflecting the position size and materiality of Block F opposite.

In terms of uses, the submitted drawings illustrate population of the ground floor with amenity space for student use as well as a series of studio flats, and the lower ground floor would include service areas, bin stores, additional internal amenity spaces, 1 x 3 bed cluster and 6 studio apartments (noting a significant change in land level from north to south to facilitate an acceptable environment for residential uses despite being a 'lower ground' floor.

A series of 5 and 7 bed clusters would then populate floors 2-7 of the northern most wing of the building, with the taller element of the building hosting individual studio apartments up to its 11th floor. Level 8 would include a roof terrace as was envisaged in the outline scheme to promote visual activity onto the central east-west axis of the public realm and provide some external amenity provision for residents.

As was envisaged in the landscape masterplan layout of the outline scheme, the applicant proposes a pocket park area to the south and western enclave created by the building's two wings, the intention is that this area would follow the appearance, planting and general typology of the approved landscaped areas across SoYo.

4.0 RELEVANT PLANNING HISTORY:

4.1 **14/06534/OT** – *'Outline application for mixed use redevelopment including A1, A3, A4 and A5 uses, offices (B1), hotel (C1), residential (C3), medical centre (D1), college (D1), student residential accommodation, multi storey car park, basement car parking, access and open space'*. - Approved 02.11.2017.

- 4.1.1 14/06534/OT comprises 'the outline consent'. A S106 Agreement was signed on 1st November 2017. Access and layout were approved, and appearance, scale and landscaping were reserved matters to be addressed at each phase stage. The outline consent allowed for a flexible approach to future provision of uses and was accompanied by a Matrix of Accommodation (MOA) which was based on anticipated uses within each of the proposed development blocks identified i.e. Blocks A – F. It also proposed potential alternative uses in a number of blocks to maximise the opportunity to respond to market signals once the outline application had been approved.
- 4.1.2
- 4.1.3 The outline consent enabled flexible provision for:
- 705 (approx.) residential units - of which approximately 280 units could be used as student accommodation to provide approx. 720 student bed spaces (277 residential units were to be located in Blocks B and C combined)
 - 10,000 sqm office
 - 3,200 sqm A3 (cafes restaurants), A4 (bars) and A5 (takeaways)
 - 700 sqm A1 (retail)
 - 1,200 sqm D1 medical centre
 - 6,000 sqm education use (This would replace approx. 110 flats or 280 student residential units in building B located in front of Quarry House)
 - 1,100 car parking spaces in total to be provided in 2 levels of basement beneath Buildings C,D,E and F, a single basement level beneath Building B and the MSCP (Block A) (578 spaces)
- 4.2 **17/07206/RM** – *'Reserved Matters Application for appearance, scale and landscaping in relation to the Phase 1 development of Blocks E and F for 515 Private Rented Sector units and ancillary accommodation together with Class A3 use and the provision of public realm areas within the Phase 1 area of the Quarry Hill site pursuant to outline planning permission reference 14/06534/OT'*
- 4.2.1 17/07206/RM addressed the development of Blocks E and F of the outline consent. This Reserved Matters application (for appearance, scale and landscaping) was for 515 residential Build to Rent units and ancillary accommodation together with Class A3 use and the provision of public realm areas within the Phase 1 area of the Quarry Hill site pursuant to outline planning permission reference 14/06534/OT. The Reserved Matters application was approved on 14th May 2018 and the development has recently been completed.
- 4.3 **19/03175/RM** – *'Reserved Matters application for appearance, landscaping and scale for the proposed Multi Storey Car Park pursuant to outline approval 14/06534/OT'* (approved)
- 4.3.1 The proposals for the Multi Storey car park were presented at pre-application stage to City Plans Panel in March 2019 (PREAPP/18/00525) and the subsequent application has been approved. The car park has not yet been implemented. .
- 4.4 **20/06989/RM** – *'Reserved matters application for appearance, scale and landscaping for Phase 3 development of Blocks B and C for 331 build to rent units and ancillary accommodation together with Class A1 and A3 use and the provision of*

public realm areas with the Phase 3 area pursuant to Outline Planning Permission 14/06534/OT - Quarry Hill St Peters Street Leeds LS2 7UP'

- 4.4.1 20/06989/RM - addressed the development of Blocks B and C of the outline consent, consenting 331 build to rent units and ancillary accommodation together with Class A1 and A3 use and the provision of associated public realm areas. Members resolved to allow approval of the application on 10th June 2021 and the associated s106 variations were completed and executed on 3rd September 2021. This development is currently being built out on site at the time of this report.
- 4.5 Therefore notwithstanding the flexibility of the original outline consent in terms of possible uses the developments that have been agreed at reserved matters stage and subsequently implemented for 4 of the 6 blocks have delivered a predominantly residential led regeneration of the wider Quarry Hill site

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The developer is now proposing to submit a full planning application for student housing for the remaining development plot on the wider Quarry Hill site. The proposal would not be tied to the outline consent for the wider site but takes on board some of the the masterplanning principles established for the outline proposals. The proposals have been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since July 2022. These discussions have focused on the detailed design and massing of the new building and highways / accessibility considerations.

6.0 CONSULTATION RESPONSES:

6.1 Flood Risk Management

The application site is located within Flood Zone 1. Advice concerning the submission of details to support the future full planning application has been advised.

6.2 Contaminated Land

To support the future full planning application the applicant should therefore submit a Drainage Assessment that supports a SuDS based drainage design and which should include a Phase 1 Desk Study, Phase 2 Site Investigation Report and Remediation Statement.

6.3 Highways

Highways advise no objections in principle subject to the provision and approval of a Student Management Plan explaining how pick up and drop off will occur without overspilling onto the highway. The developer must also explain how waste collection will be managed.

6.4 Access Officer

A site meeting took place between officers, the LCC access officer and the developer team's access consultant on 27.09.2022. The meeting involved looking at the wider context of the SoYo site and looking at ways to reduce segregation of able and non able bodied people within the adjacent public areas.

7.0 RELEVANT PLANNING POLICIES:

7.1 Statutory Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making at this site, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014 and as amended by the Core Strategy Selective Review 2019)
- Saved Leeds Unitary Development Plan Policies (UDPR 2006)
- The Natural Resources & Waste Local Plan (NRWLP 2013) including revised policies Minerals 13 and 14 (2015).
- Leeds Site Allocations Plan (SAP 2019)

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

7.2 Leeds Core Strategy (CS)

The adopted CS sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The most relevant policies are set out in the paragraphs below:

- 7.2.1 **Spatial Policy 1:** Location of Development prioritises the redevelopment of previously developed land within the Main Urban Area, prioritising urban regeneration and taking advantage of existing services and high levels of accessibility.

- 7.2.2 **Spatial Policy 3:** Role of Leeds City Centre seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region through a number of criteria. These criteria include comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space; enhancing streets and creating a network of open and green spaces to make the City Centre more attractive; and improving connections between the City Centre and adjoining neighbourhoods.
- 7.2.3 **Spatial Policy 8:** Economic Development Priorities supports a competitive local economy through promoting the development of a strong local economy through enterprise and innovation, job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities, and by supporting training/skills and job creation initiatives via planning agreements.
- 7.2.4 **Spatial Policy 11:** Transport Infrastructure Investment Priorities sets out a series of spatial priorities for the delivery of an integrated transport strategy for Leeds. One priority is related to improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the edges of the City Centre and the City Centre.
- 7.2.5 **Policy CC1:** City Centre Development sets out the planned growth within the City Centre, including for 10,200 new dwellings, including office growth. Part (b) encourages residential development, provided that all other town centre uses are supported in the City Centre and the use does not negatively impact on the amenity of neighbouring users.
- 7.2.6 **Policy CC3:** Improving Connectivity between the City Centre and Neighbouring Communities sets out the requirement to improve routes connecting the City Centre with adjoining neighbourhoods and improve connections within the City Centre through developer contributions.
- 7.2.7 **Policy H6B** refers to proposals for purpose-built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.
- 7.2.8 **Policy H9** Paragraph 5.2.46 of the supporting text to policy H9 states that “Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future”.
- 7.2.9 **Policy P10:** Design requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function. New development is also required to deliver high quality inclusive design. Policy P10 sets out a series of key design principles (i to vi) for new development, in relation to size, design, layout, existing assets, amenity and accessibility.
- 7.2.10 **Policies T1:** Transport Management and **T2:** Accessibility Requirements and New Development identify transport management measures and accessibility measures to ensure new development is adequately served by highways and public transport, and provides safe and secure access for pedestrians, cyclists and people with impaired mobility.

7.2.11 Policies **EN1** and **EN2** set out the sustainable construction and on-going sustainability measures for new development. It establishes targets for CO2 reduction and requires at least 10% low or zero carbon energy production on site.

7.3 Leeds Unitary Development Plan Review 2006 (UDPR) Saved Policies

The site lies within the designated City Centre. Saved policies that are relevant to this scheme are:

7.3.1 Policy **GP5** which states that all relevant planning considerations are to be resolved;

7.3.2 Policy **BD2** which requires that new buildings complement and enhance existing skylines, vistas and landmarks; and

7.3.3 Policy **BD5** which requires that new buildings consider both their own amenity and that of their surroundings, including usable space, privacy and satisfactory daylight and sunlight.

7.4 Site Allocations Plan (SAP)

The Site Allocation Plan was adopted in July 2019. Following a statutory challenge, policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt has been remitted to the Secretary of State. The ongoing remittal is at an advanced stage, with public comments on the main modifications proposed closing in late January 2022. The inspector will take these representations in to account before issuing final conclusions. However, at this stage it remains that Policy HG2 is to be treated as not adopted . All other policies within the SAP remain adopted and should be afforded full weight.

The SoYo site has been identified as part of the larger Quarry Hill site, for mixed use development containing offices and residential (reference MX2-23) with the capacity to deliver 600 residential units and 11,000 sqm of office floor-space.

7.5 Relevant Supplementary Planning Guidance:

- Accessible Leeds SPD
- Travel Plans SPD
- Tall Buildings SPD
- Building for Tomorrow Today: Sustainable Design and Construction SPD
- Neighbourhoods for Living SPG
- Parking SPD
- City Centre Urban Design Strategy SPD
- Transport SPD (draft)
- Houses in Multiple Occupation (HMOs), Purpose Built Student Accommodation (PBSA) and Co-Living Amenity Standards SPD (draft)

7.6 Leeds Natural Resources and Waste DPD

The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

Relevant policies include:

- Air 1 management of air quality through new development
- Water 1 water efficiency including sustainable drainage
- Water 7 surface water run-off
- Water 2 protection of water quality
- Water 4 development in flood risk areas
- Water 6 flood risk assessments
- Land 1 contaminated land
- Land 2 development and trees
- Minerals 3 coal safeguarding

7.7 National Planning Policy Framework (NPPF)

The Framework sets policies on the following issues which are relevant to this proposal:

Section 2 Achieving sustainable development

Section 4 Decision making

Section 5 Delivering a sufficient supply of homes

Section 6 Building a strong, competitive economy

Section 7 Ensuring the vitality of town centres

Section 8 Promoting healthy and safe communities

Section 9 Promoting sustainable transport

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change, flooding and coastal change

8.0 KEY ISSUES

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

Principle of the proposed use

- 8.1 The outline planning permission was accompanied by a Matrix of Accommodation (MOA) which was based on anticipated uses within each of the proposed development blocks identified. It also proposed potential alternative uses in a number of blocks to maximise the opportunity to respond to market signals once the outline application had been approved. The original outline permission originally envisaged Block D would be brought forward as a hotel. Although student residential was noted in the approved matrix as an acceptable and compatible alternative use, this was predicated on the use of Blocks B and C for such purposes, which as noted above are buildings consented for C3 residential purposes and currently are at the build out stage. As such, there is no scope to utilise the agreed 'trade off' for student uses as is contained within the masterplan/use matrix.
- 8.1.1 The developer therefore wishes to depart from the approved MOA and promote Block D for student accommodation via a standalone Full Planning Application in addition to the already permitted residential uses in the SoYo scheme. The intention is that the scheme for Block D would follow the parameters agreed as part of the Quarry Hill Masterplan, with the main change being the proposed use and as a Full Application would be required to address this change with all design and technical considerations to be addressed through the standalone application rather than through conditions pursuant to the outline scheme.

- 8.1.2 The application site falls within a larger area subject to SAP allocation MX2-23 (Quarry Hill/York Street), a mixed use allocation for residential use and offices. Block D is the final remaining part of the site to come forward for detailed approval following the outline consent and no employment use has been delivered by the wider site or is proposed by this current scheme.
- 8.1.3 With regard to this allocation in the development plan, the outline consent is the extant consent for the site and (in effect) supersedes the potential office use figures for the site set out within the SAP, given that the outline consent does not impose a minimum threshold or quantum of office space to be delivered across the site. In short, the approved matrix of accommodation associated with the outline approval does not guarantee office delivery. Notwithstanding, as a standalone proposal and given that an office allocation exists in principle through the SAP, the provisions of CS Policy EC3 are a material consideration and need to be assessed. The current existing office supply in Leeds is as follows:

Type of supply - offices	Floorspace (sqm)
Allocated sites and/or sites with extant planning permission (not completed)	919,515
Completed sites (2012-22)	223,500
Total plan period supply (2012-2028)	1,143,000

- 8.1.4 The above represents a surplus of 143,000 sqm against the Core Strategy requirement (SP9) for office of 1 million sqm. Consequently, the provisions of EC3 are satisfied given the extent of available office supply and that in land allocation terms the proposals are acceptable.
- 8.1.5 With regard to the general principle of the site hosting Purpose Built Student Accommodation (PBSA), CS Policy H6B relates specifically to the provision of student housing and provides criteria for consideration to ensure locations, housing standards and concentrations of student accommodation are within acceptable levels. With regard to the proposed purpose built student accommodation (PBSA) CS Policy CC1(b) encourages residential development in City Centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers. In this case, rather than prejudicing other activities, the PBSA would help to sustain the vitality and viability of existing businesses within the City Centre and, as set out at paragraph 9.3 below, the accommodation would provide a reasonable level of amenity for its occupants. Such a use would also support the Best City Priorities of Housing.

Policy H6B specifically relates to the provision of student housing and CS paragraph 5.2.26 states that growth in new PBSA is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration. It has recently been established that there are approximately 22,000 university students in the city presently without access to PBSA whilst the universities themselves are increasingly reliant upon private sector accommodation. If the schemes in the pipeline are constructed 4 in 10 students would have access to bedspaces in PBSA. This would suggest that additional provision of PBSA is unlikely to result in an over-supply of such accommodation in the near future

8.1.6 . CS paragraph 5.2.26 states that growth in new PBSA is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration.

The proposal is considered against the criteria set out below within the adopted policy H6B (identified in italics):

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

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

8.1.7 The site is currently undeveloped. With regard to the outline consent, the extent of residential use allowed within the approved MOA is exhausted and the proposals therefore do not come at the detriment of the provision of C3 accommodation as could potentially be delivered through the outline permission. The development would not therefore involve any loss of existing housing and would avoid the loss of residential family accommodation, satisfying parts (i) and (ii) of the policy.

(iii) to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.

8.1.8 It is considered that as a single component of the SoYo scheme whereby other surrounding uses within SoYo are more mainstream residential uses, the proposals meet H6(iii). It is further considered that within this part of the city centre, whilst other elements of PBSA exist, as part of a diverse quarter of the city centre which includes shops, transportation, retail, car parking, cultural and educational uses, the introduction of an element of PBSA would not over proliferate the level of student accommodation in the vicinity, would add to the diversity of uses and help create a mixed community and would further support the other established uses set out above.

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

The site is well-placed with regard to access to the core of the City Centre where in addition to the adjacent Leeds College of Music, the main buildings of Leeds Beckett University, the Leeds University of Arts and the University of Leeds are all based and in walkable distances. Furthermore, the site is adjacent to The Headrow where regular bus services also serve the main university campuses. The proposals are therefore considered to accord with Core Strategy policies SP11, CC3 and T2.

Criteria (v) of policy H6B is considered in the amenity section, at paragraph 8.3.5 below.

8.1.9 Subject to confirmation of detailed proposals do Members support the proposed end use of Block D for student accommodation

Appearance, Scale and Landscaping

8.2 Policy P10 requires the size, scale, design and layout of development to be appropriate to its context and to respect the character and quality of surrounding buildings, the streets and spaces that make up the public realm and the wider locality. Officers consider that whilst the proposed use has departed from the overall masterplan, in terms of the physical manifestation of development, the resulting

design of Block D is in accordance with what would be expected as a Reserved Matters proposal pursuant to the outline scheme.

8.2.1 The proposal has been through a variety of iterations during the pre-application process and officers consider that the resulting scheme to be presented to members would sit comfortably within the formed vernacular of SoYo defined by earlier phases either in a state of completion / being built out. It is considered the proposals fully accord with the massing, parameters and building characteristics agreed through the outline planning permission for the wider SoYo site:

- The height of Block D's north wing is set by the established heights of Block F to create visual symmetry along the central street.
- The massing strategy allows for buildings / wings of buildings to produce buildings which increase in height as they move away from the central street, in the form of a 'dished' approach to the skyline.
- The entrance to the building and the ground floor active frontages address the Central Street
- External amenity of the proposed pocket park to animate and give surveillance to the secondary pedestrian route
- Use of strongly defined parapet walling
- Use of double height colonnade to Central Street
- Variety in materials but some consistency with consented blocks
- Deep window reveals to promote a sense of three dimensionality and create visual interest - a coordinated palette of materials be used for the colonnade and street level.
- Typical upper floors have a 3m floor to floor height

8.2.3 **Do Members support the emerging appearance, scale and setting to the proposed building?**

Residential Amenity

8.3 Criteria (v) of policy H6B requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms*. Although Policy H9 in the CS expressly excludes PBSA from the space standard a footnote states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future".

8.3.1 CS Policy P10 and Saved UDPR Policies BD5 and GP5 provide more general requirements that development should contribute positively towards quality of life and provide a reasonable level of amenity and useable space. The assessment of amenity is also a wider consideration of qualitative factors including arrangement and separation of living functions (general living, sleeping, studying, eating, cooking, food preparation, storage and circulation), usable shape, daylighting, outlook, privacy and external amenity space. Members may also be aware of a draft SPD which includes minimum requirements for room sizes and supporting spaces, although due to its 'draft' status, the SPD currently can only be afforded limited weight.

8.3.2 Notwithstanding the SPD's draft status, the applicant has provided basic internal layouts to inform the analytical process of addressing the inquiry and the proposals are assessed against the draft SPD's suggested criteria for PBSA as follows:

Unit	Units size	SPD Guideline	Compliant
Studio	20-25sqm	20-28sqm	Y
Accessible studio	25sqm	22-30sqm	Y

Cluster	Room size	SPD guide room size	Communal	SPD communal	Compliant
3 bed	14	11.5 - 14	27	26	Y
5 bed (a)	14	11.5 - 14	30	30	Y
5 bed (b)	14	11.5 - 14	32	30	Y
7 bed (b)	14	11.5 - 14	37	34	Y

- 8.3.3 It has been noted that the draft SPD guidance states that the maximum distance from the furthest bedroom to the communal space within clusters should be no more than 10m, and that 23% of the cluster flats in the scheme before members exceed this (approx. 17m and 11.5m travel distances proposed). Notwithstanding this guidance, officers consider the layout can be supported on the basis that the layouts in the proposed format would allow for communal rooms to be sited in the south western and north western portions of the northern wing of the building. This formatting in turn would allow for the communal spaces to produce a clear and visual impression of activity in the building's most prominent and visible 'corner' elevation looking over the public realm, provide a high quality communal space for residents to enjoy outward views towards the City Centre and would in turn also allow cluster bedrooms to be produced in a rectilinear format throughout the floor plates, resulting in rooms which do not produce awkward corners and the potential for dead spaces within the rooms, also allowing the scale of communal spaces to not only meet but exceed draft guidance within the emerging SPD.
- 8.3.4 These benefits are considered to outweigh the shortfall on travel distances suggested by the draft SPD. It is further noted that there are alternative cluster formats within the building proposed and therefore residents would not be wholly reliant on residing in a cluster which features a longer travel distance between the bedroom and communal space. Detailed room layouts demonstrate that each room or studio would have sufficient space for day to day living and facilities associated with study and general living.
- 8.3.5 Internal amenity space is to be provided at lower ground, ground and 8th floors of the building at double the ratio of 1sqm as advised by the SPD which is considered positive. To supplement this, two external areas of amenity space (an external terrace at ground floor and roof terrace at 8th floor) are to be provided for resident use, in addition to the pocket park area located between the northern and eastern wings of the building. As part of a qualitative assessment of the building layouts it is further considered each habitable space would have good access to daylight and outlooks and would not introduce issues of privacy from overlooking. The proposals as presented are therefore considered to meet criteria (v) of H6B.
- 8.3.6 The applicant has been made aware of the important issue of public/student safety and any future planning application will have due regard to this matter. A full planning application will include details of access controls to the building, lighting, CCTV and other provisions such as details of the onsite management regime. A future planning application will also include consultation with West Yorkshire Police.
- 8.3.7 Do members support the level of residential amenity proposed?**

Highways

- 8.4 The proposals promote a car free development which is considered acceptable given the aforementioned highly sustainable location of the application site. Highways officers have identified a need for a fully formed student management plan to accompany any full planning application, in order to manage pick up and drop offs without detriment to amenity or highway safety. Highways officers have recommended the following be considered at full application stage:
- Provision of disabled parking close to the site is an important consideration and must be identified (this matter is still under discussion at the time of this report)
 - Section 106 contribution for Traffic Regulation Orders to preclude on street parking in the vicinity
 - A cycle store has been shown on the lower ground floor. There should be 1 cycle parking space for every 5 student flats and at least 30% of the cycle store should be fitted with Sheffield stands – full details must be provided to ensure this can be accommodated.
 - There is a scheme planned to upgrade the Regent Street/New York Road junction, which would enhance provision for cycles heading into the city centre via Eastgate. Student movement would impact this junction and a contribution towards the improvement scheme would help mitigate this impact.
- 8.4.1 Storage of bins, transit routes and collection points have been clarified to the satisfaction of the highways team during the pre-application process following highways consultation. Bins will be stored at lower ground level, with a transit route southward through the building to a collection point beyond the southern elevation.
- 8.4.2 Subject to the applicant addressing the above matters at full application stage, officers consider the proposal can be supported in highway safety and transportation terms.

Accessibility and Inclusivity

- 8.5 As noted at paragraph 6.4 above, the issue of accessibility and inclusivity has been raised with the applicant's development team, principally related to the format and use of the adjacent public realm area to the east of the proposed Block D which as part of the consideration of Blocks B&C was a deferred matter to be resolved through any proposal for Block D. During the pre application process and indeed, during the application for Blocks B&C, officers raised concerns that the public realm in question was shown to be laid out in such a way as to potentially segregate and exclude non-able bodied users from using and enjoying this space. Through consultation between the LCC Access Officer and the developer's access consultant, alternative layout options have been discussed. The finalised proposal for this area includes an accessible amenity area which can be accessed by wheelchair from the central street's southern edge between Blocks C&D which is positive and has received the support of the LCC access officer.
- 8.5.1 With regard to a second issue on accessibility - the provision of an accessible route through the public space to the east of Block D, a feasibility study has been undertaken. Whilst the provision of an accessible north/south route through his space would be welcomed it is noted that the approach to the site from the south is via roads and footways which vary in gradient. The routes to the public realm are not themselves accessible; with gradients approaching the location of 1:11 and 1:16.

These are matters outside of the control of the applicant and clearly the provision of an accessible route through the public realm is as much prejudiced by the conditions for pedestrians outside of the application site as they are by the detailed design of the public realm itself. These routes are unlikely to change unless major redevelopment is undertaken to the existing buildings to the south. Furthermore, the change in level between the two blocks; from the south to the north is over 4m.

- 8.5.2 The topography to the north provides level access to the new car park in Block A and access via a series of ramps and steps from the Playhouse Square. Accessible bays will be available in the new car park and existing short stay bays in Playhouse Square.
- 8.5.3 The wider SoYo scheme has been designed and laid out to provide pick up and drop off points at both Playhouse Square and from the south onto the main central street adjacent to Block C. It is considered because of the local and wider topographical constraints the scheme before members will be reliant on the use of drop offs rather than a technical built solution (although the revised design of the public realm to the east of Block D is designed in such a way as to allow for the installation of a platform lift if required. Whilst explored in the consultation process, the spatial constraints of the parcel of land in question and the significant 4 metre land level change make the use of a ramp system unfeasible and therefore it is not considered possible to provide an accessible route through the space.
- 8.5.4 Best endeavours have therefore been made in the layout of the space. To provide the most accessible environment, in addition to opening up access to this public realm from the north, the detailed arrangements of the landscape will:
- Provide seating for a variety of needs, with and without arms, back rest and varying in height.
 - Seating will be positioned to allow for independent side transfer and space to sit alongside colleagues.
 - Seating and planting zones will tonally contrast with their surroundings and be cane detectable.
 - The lighting will meet BS8300:1 and provide safety in use at night.
 - Surfaces will be flat and even and will have slip resistance, for wet and dry conditions.
- 8.5.5 The above proposals have received the support of the access officer and therefore on this basis officers consider they can support the detailed design of the public realm in terms of inclusivity.

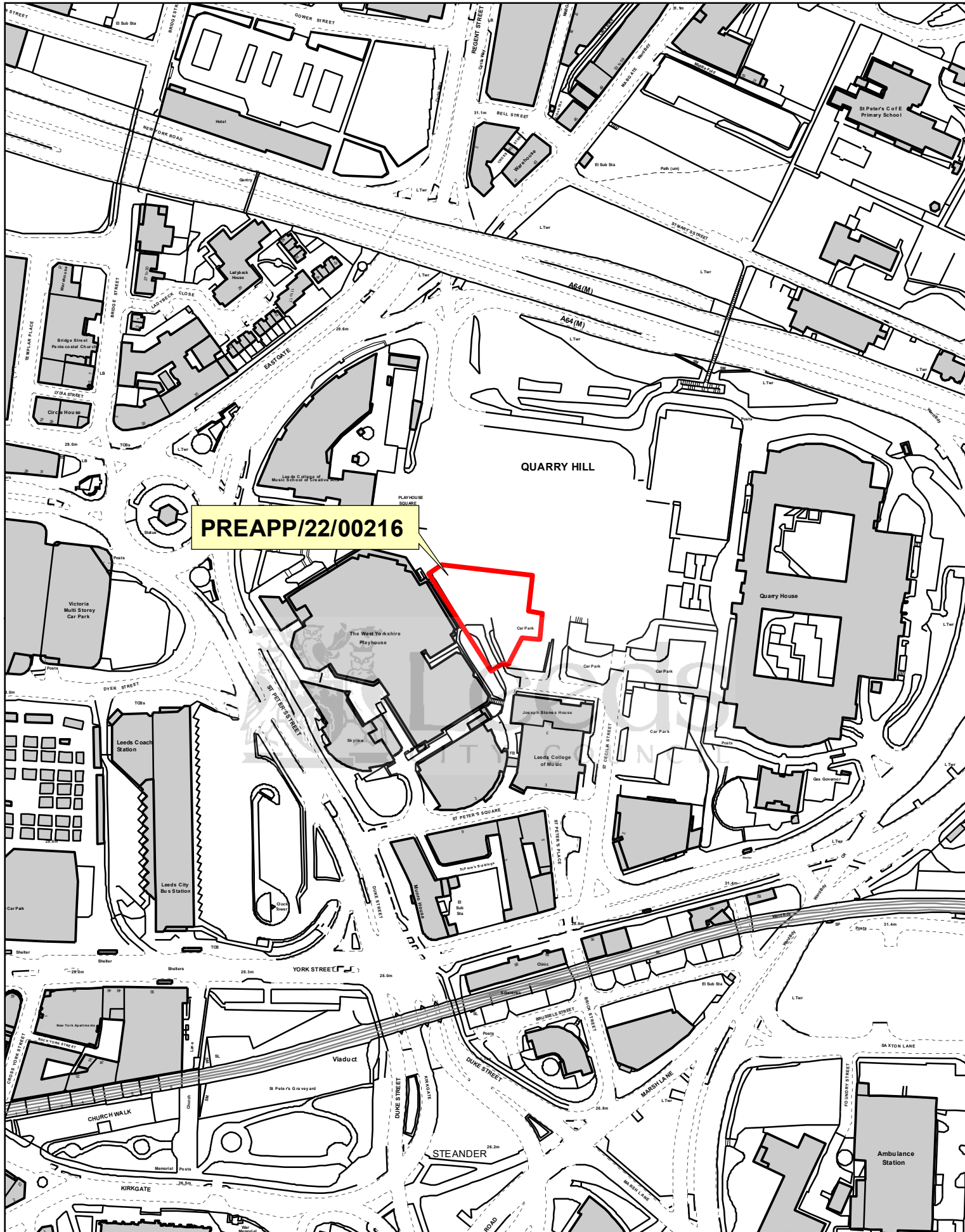
9.0 SUMMARY OF POINTS FOR MEMBERS COMMENTS

Members are asked to comment on the following points:

1. Subject to confirmation of detailed proposals do Members support the proposed end use of Block D for student accommodation
2. Do Members support the emerging appearance, scale and setting to the proposed building?
3. Do members support the level of residential amenity proposed?

4. On the basis of officers and the applicant addressing any matters raised at Panel, are Members agreeable to the full planning application being determined under delegated powers?

Background Papers: PREAPP/22/00216



PREAPP/22/00216

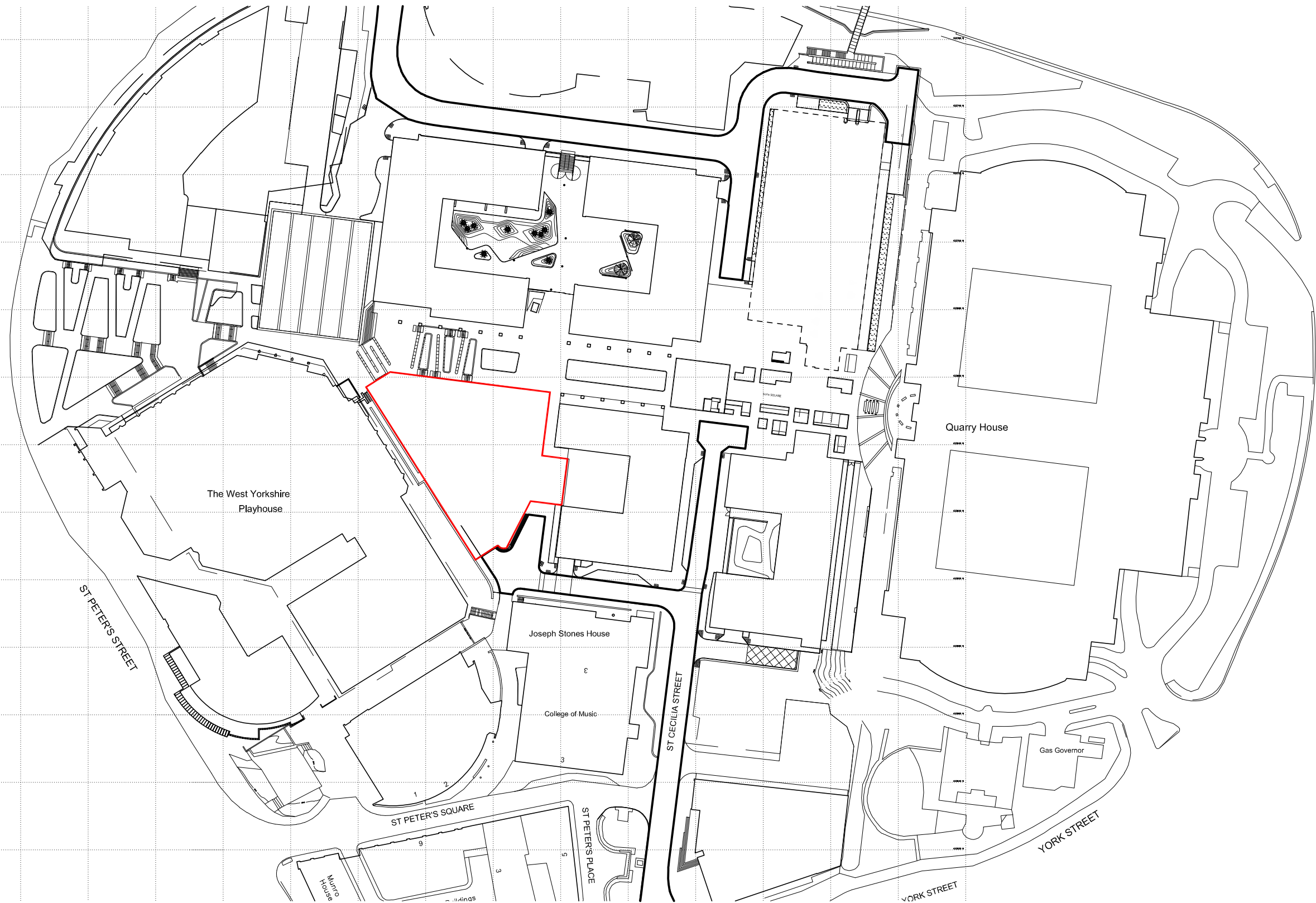
CITY PLANS PANEL

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

SCALE : 1/2500





00 Location Plan

Scale - 1:1250@A3

Revision	Description	By	Date

Reason For Issue: **INFORMATION**

North

DRAFT FOR COMMENT

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Drawing Number: 22_010_(00)_001	Revision: .
Scale: 1:1250@A3	Date: Jun 2022
Drawn by: DJB	Checked by: SPC
Project Name: SoYo Block D, Leeds	
Drawing Title: Location Plan	
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