



## Report of the Chief Planning Officer

### **CITY PLANS PANEL**

**Date: 25 October 2012**

**Subject: LAND OFF SOVEREIGN STREET AND PITT ROW, LEEDS LS1**

**12/04018/FU FOUR STOREY OFFICE DEVELOPMENT WITH BASEMENT CAR PARKING AND LANDSCAPING – POSITION STATEMENT**

#### **APPLICANT**

Sovereign Street Ltd.

#### **DATE VALID**

20 September 2012

#### **TARGET DATE**

20 December 2012

#### **Electoral Wards Affected:**

City and Hunslet

Yes

Ward Members consulted  
(referred to in report)

#### **Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: For Members to note the content of the report and to provide feedback on the questions posed at section 11.0 of this report.**

#### **1.0 INTRODUCTION:**

- 1.1 This application is brought to Plans Panel as it is a significant major application for new office development in the City Centre. The building would be a new Leeds Headquarters for KPMG, a global professional consultancy firm, who would relocate from a building nearby on Neville Street. This new building is proposed to be delivered alongside proposals for a new public greenspace by Leeds City Council at the Sovereign Street site (see application reference 12/04017/LA Position Statement also on this City Plans Panel Agenda).
- 1.2 Members are requested to give comment on the progress of this application, which if acceptable, would be delivered in parallel with the proposed greenspace to enable the first new prestige office building and the first new urban greenspace to be provided in Leeds City Centre in recent years. This proposal would be a welcome investment from a 'blue chip' firm that would help enable the City to meet the emerging Leeds Core Strategy (Draft 2012) spatial vision, that by 2028, Leeds

will have maintained and strengthened its position at the heart of the City Region and grown a strong diverse and successful urban economy, with skilled people and competitive businesses, which are sustainable, innovative, creative and entrepreneurial.

- 1.3 Plans Panel (City Centre) Members commented on the emerging proposals for this office proposal in July 2012. Members stated that the general form of the building was acceptable, that it would address Sovereign Street and the new greenspace successfully, and that the visual impact of the rooftop plant should be reduced as much as possible.

## **2.0 PROPOSAL:**

- 2.1 The proposal is a full planning application for a 4 storey office building with basement car parking and landscaping. A number of documents have been submitted in support of the proposal:

- Scaled Plans
- Design and Access Statement
- Sustainability Statement
- Transport Assessment
- Flood Risk Assessment
- PPS25 Sequential Test Assessment
- Drainage Statement
- Noise Survey
- Ecological Assessment
- Wind study
- Statement of Community Involvement
- Land Contamination Desktop Report
- Travel Plan
- Archaeological Assessment
- Section 106 heads of terms

- 2.2 The proposal is for 9185 square metres gross internal floorspace of office accommodation, including basement car park. The office areas would be arranged around a central atrium covered by a glass roof. Above this there would be a screened plant area, useable roof terrace and sedum roof. The building's overall height would be some 22.8m high above the existing site level.

- 2.3 The building would be predominantly glazed, with elevations to Sovereign Street, Pitt Row and the new public greenspace Sovereign Square. The Sovereign Street elevation would sit back from the street frontage at the lower levels, to allow for access ramps, steps, planting, and a large scale double height entrance. This would be oversailed by a canopy at roof level. The north east elevation to the proposed greenspace would feature a second building entrance, and a series of coloured glazed fins. This façade would also lean forward as the building turns the corner from Sovereign Street into the new public space. The building elevations would read as a continuous glazed form, with alternating matt and glazed spandrel panels at each floor band. The glazing would feature manifestation fading out towards 1200mm from the floor level in order to meet solar shading requirements, and some areas of the façade would feature full manifestation to give privacy to specific limited areas.

- 2.4 Car parking and servicing would be accessed from Pitt Row, with 39 car parking spaces proposed at basement level. Four disabled parking spaces would be provided in accordance with UDPR policy. Refuse storage, motorcycle parking (8 spaces), cycle

storage (50 secure spaces), showers, changing rooms, lockers and drying facilities would also be located in the basement.

2.5 The main entrance of the building would be accessed from Sovereign Street, with ramps to take account of the 1m raised floor level for flood risk reasons. A second entrance would allow access for users of the building to and from the new greenspace through the reception area. The greenspace application proposes the removal of 13 semi-mature Norway Maple trees and 1 Cherry tree from within this application boundary as part of the wider landscape masterplan.

2.6 The building would meet the BREEAM 'Excellent' sustainability target, through its orientation, form, design, the use of renewable energy technology, and the use of coloured glazed fins, brise soleil and angled facades to give solar shading to a predominantly glazed building.

### **3.0 SITE AND SURROUNDINGS:**

3.1 The Sovereign Street site is located at the heart of Leeds City Centre, close to Leeds Railway Station and the River Aire. The whole development site comprises 1.16 hectares and is currently used as a surface car park with a low boundary fence and mature tree planting to the back edge of the footpath. At the north east corner of the site is a metal clad eight storey multi-storey car park with ground floor restaurant use. At the north west corner is the early 2000s six storey BT office building. To the west lies Granary Wharf and Holbeck Urban Village, with the proposed Station Southern Access located above the River Aire with connections from the east and west. To the south of Sovereign Street a number of Victorian mill buildings, including the Grade II listed 4 The Embankment, and more recent infill developments of a complementary scale, provide enclosure to the street and to the river behind. To the east lies the City Centre Conservation Area, where its boundary cuts across Swinegate. Further south lies the River Aire, with potential for bridge connection to the South Bank and the future City Centre Park,

3.2 The site is allocated as a development site in the adopted Unitary Development Plan Review (UDP) as Proposal Area 21, which forms part of the designated Riverside Area.

3.3 The Council adopted the Sovereign Street Planning Statement in July 2011. It identified three indicative building plots A, B, and C, as well as an area of greenspace (see attached plan). The building plots have been sited in order to balance objectives to enhance the key views into the site from the Conservation Area in the east, from Neville Street in the west, take account of existing and potential future pedestrian connections from east to west and north to south, and the requirement to deliver and maintain a significant viable greenspace and pedestrian/cycle improvements to connect to the South Bank.

3.4 The application site is located close to the railway station, which would be accessed via new crossing facilities at the junction of Neville Street and Sovereign Street, and using either the stepped access off Bishopgate Street, or the main entrance off City Square. Subject to the outcome of the forthcoming Transport and Works Act Order Inquiry, the station southern entrance will enable even shorter journeys between the site and the station via Little Neville Street. A number of bus stops are also located in the immediate area.

3.5 Plot A as identified in the Sovereign Street Planning Statement is the subject of this full planning application. The site area is some 0.32 hectare. The plot is located at

the south west corner of the car park site, bounded by Pitt Row, Sovereign Street, and where the plot edge meets the proposed greenspace.

- 3.6 13 Semi-mature Norway Maple trees and 1 Cherry tree are present at the back edge of the footpath to Sovereign Street within the application boundary. Their overall condition has been indicated as generally good, however their roots are in poor condition due to the compacted hardstanding around them.
- 3.7 The site is identified in the Strategic Flood Risk Assessment in flood risk zone 3, however, more detailed topographical surveys have indicated that the site lies within zone 2.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 The Sovereign Street site has been identified as a development site since the early 1990s, and in 1995 Leeds Development Corporation granted planning permission for a large mixed use development, of which only the multi-storey car park was built. The adoption of the UDP in 2001, and its review in 2006, formalised the site's allocation in the statutory development plan. In 2002 an informal Planning and Development Brief was adopted for the site, which guided the detailed pre-application discussions with Simons Estates and Ian Simpson Architects regarding the Criterion Place 'Kissing Towers' mixed use scheme from 2003 to 2007, however no planning application was ever submitted for that proposal. Following the cancellation of this scheme, the site was identified by the Council's Executive Board as a potential site for new buildings and a greenspace, and following public consultation in 2011, a revised Sovereign Street Planning Statement incorporating that vision was adopted. Plans Panel (City Centre) discussed the updated Sovereign Street Planning Statement in March and October 2011. In March 2011, Plans Panel also discussed the early design of this building, and were generally supportive of the design concept at that stage.

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1.1 Detailed pre-application discussions have taken place with officers during 2012 in accordance with the adopted Planning Statement. Scott Brownrigg Architects presented the scheme on behalf of Sovereign Street Ltd. to Members as a pre-application presentation at Plans Panel (City Centre) on 5 July 2012. Members raised the following comments (*with the architect's responses in brackets*):
- Clarification as to why the building was limited to only four storeys (*The architect confirmed that KPMG (the intended occupants) were in agreement with a four storey building and the design suited it's purpose. Also the scale was still considered suitable for its context*)
  - Clarification whether the building proposal would be linked to the delivery of the proposed bridge over the River Aire (*The architect welcomed the increased connectivity that would be delivered by the proposed bridge, but it did not form part of the remit of this development*)
  - Clarification of the delivery process for the bridge (*The Chief Planning Officer responded that realising the aspirations for a bridge in this location was dependent upon utilising 3<sup>rd</sup> party land and putting in place the required funding*)
  - The need to introduce a water feature, either internally or externally that would tie up with the greenspace proposals (*The architect agreed to consider this issue further*)
  - Clarification of how many people would be employed in the building; details of the restaurant facilities available and the need for reassurances to be given that the restaurant use would not compete with aspirations for a vibrant square (*The*

*architect informed the meeting that 700 people would occupy the building and that the restaurant was necessary to cater for the needs of a 24/7 office function, but it would be an ancillary element to the office use and would not compete with the future use of the greenspace)*

- The need to consider solar panels and for more information to be supplied in this regard *(The architect commented that solar panels would not provide sufficient energy for the building and as an alternative he preferred high performance glazing. He agreed to have further discussions on this issue)*
- Clarification if Scott Brownrigg would be the architects on the other two sites *(The architect welcomed the opportunity to be involved, subject to the Council protocols)*
- Clarification if the applicant had taken green travel plans into consideration *(The architect confirmed that plans were in place)*
- Concern that there was no mention of the collection of rain/grey water within the outline proposals *(The architect welcomed this suggestion. Sustainable design was a key consideration for the proposals. If rainwater recycling was beneficial and not energy hungry then it can be considered)*
- The need for the plant on the top of the building to be obscured as much as possible *(The architect confirmed that the design team would seek to minimise its visual impact)*
- In concluding discussions, the Chair put forward the following specific matters for Members consideration - was the general form of the building acceptable, does the building address Sovereign Street and the new greenspace successfully, and was the rooftop plant resolved successfully within the roof-form of the building - it was the consensus of the meeting that the above matters were acceptable, subject to screening and reducing the visual impact of the rooftop plant as much as possible.
- The Panel were keen for the applicant to work very closely with the Greenspace officers on the details of the scheme and to see sight of the proposals for building plots B and C as soon as possible. The Panel also stated that should there be any delays with regards to the proposals for building plots B and C, the applicant should take into account a requirement for the land to be grassed over in the meantime.

## **6.0 PUBLIC/LOCAL RESPONSE:**

6.1 Application publicity consisted of:

6.1.1 Site Notice: Notice of proposed major development affecting the character of a conservation area and the setting of a listed building, posted 5 October 2012, expiry 26 October 2012.

6.1.2 Press Notice: proposed major development affecting the character of a conservation area and the setting of a listed building, published 4 October 2012, expiry 25 October 2012.

6.2 City and Hunslet Ward Members consulted 24 September 2012 and 25 September 2012: no comments received at time of writing.

6.2 Leeds Waterfront Association consulted 25 September 2012: no comments received at time of writing.

6.3 Leeds Civic Trust consulted 25 September 2012.

6.3.1 Comment received from Leeds Civic Trust dated 12 October 2012, stating that it wishes to maintain a neutral position on this project, not objecting to the scheme, but hopes that the points of detail below will be addressed by the developers:

- The scheme does not have the wow factor that we had hoped for. A key issue is that of scale and specifically the design decision to use a dark band between floors 2 and 3 – it looks as if it is a two-storey plinth for something taller.
- Do the fins on the eastern side need to be closer together if they are really going to work as sunscreens and to show the twist intended by the architects?
- We will be interested in how BREEAM Excellent will be achieved with so much glazing and glass walling
- Can the occupiers control the inevitable 'desk junk' which tends to pile up against glazed panels and spoil the clean aesthetics envisaged by architects.
- A major concern which affects both this application and that for Sovereign Square is the status of Pitt Row. This short street appears to be outside both applications and it would seem that this development will be the only opportunity to change its appearance to match that of the surrounding public spaces. It would seem to be ideal for a shared pedestrian/ vehicular surface, a role which it, in effect, plays already. We assume there will be no car parking allowed in order to provide access to the surrounding buildings, so why not just get rid of the carriageway? The only vehicles in here should be those accessing the adjoining properties and the City House car park so make them bump up to pedestrian level.

6.4 Comment in support of the application proposal posted on Leeds City Council website on 8 October 2012 by Mr. W. Smith, Ilkley. Mr. Smith welcomed the proposal and stated that whilst the building could be taller and include other uses, its design was of a high quality, and would be the catalyst for the regeneration of the former Queens Hall site.

## **7.0 CONSULTATIONS RESPONSES:**

### **7.1 Statutory:**

7.1.1 Highways Agency: No objection subject to the implementation and on-going monitoring of the Travel Plan

7.1.2 Leeds City Council Transport Development Services: Discussions are in progress regarding a number of detailed highways and travel planning matters including site lines at the car park egress, servicing vehicle tracking, car park entrance vehicle tracking, clarification of works to Pitt Row, and

7.1.3 Environment Agency: No objections subject to specified conditions to ensure the development is carried out in accordance with the submitted flood risk assessment (FRA).

7.1.4 Yorkshire Water: No comments received at time of writing

7.1.5 Canals and Rivers Trust: No objections.

### **7.2 Non-statutory:**

7.2.1 West Yorkshire Archaeology Advisory Service: No comments received at time of writing.

- 7.2.2 Leeds City Council Environmental Protection: No comments received at time of writing.
- 7.2.3 Leeds City Council Flood Risk Management: No objection subject to implementation of development in accordance with the submitted FRA. Conditions are recommended regarding surface water drainage details, and the culvert that runs through the site should be investigated/surveyed and details submitted to the Local Planning Authority. The project design should incorporate measures to allow for maintenance of the culvert and details should be submitted and approved showing how this will be protected during construction.
- 7.2.4 West Yorkshire Metro: No comment received at time of writing.
- 7.2.5 Leeds City Council Nature Conservation: No objection subject to conditions requiring provision of replacement nesting sites for birds, and no removal of trees, shrubs or other vegetation between 1 March and 31 August unless otherwise agreed.

## **8.0 PLANNING POLICIES:**

### **8.1 Development Plan**

The development plan includes the Regional Spatial Strategy to 2026 (RSS) and the adopted Leeds Unitary Development Plan (Review 2006) (UDP) along with relevant supplementary planning guidance and documents. The Local Development Framework will eventually replace the UDP but at the moment this is still undergoing production with the Core Strategy still being at the draft stage. The RSS was issued in May 2008 and includes a broad development strategy for the region, setting out regional priorities in terms of location and scale of development.

### **8.2 Regional Spatial Strategy (RSS) (adopted May 2008):**

YH1: Spatial pattern of development and core approach.

YH2: Sustainable development.

YH4: focus development on regional cities.

YH5: Focus development on principal towns.

YH7: location of development.

LCR1: Leeds City Region sub area policy.

LCR2: regionally significant investment priorities, Leeds city region.

### **Leeds Unitary Development Plan Review 2006**

Relevant policies include:

SA1: Secure the highest possible quality of environment.

SP3: New development concentrated largely within or adjoining the main urban areas.

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

BD6 all alterations

A1 improving access for all

A4 safety and security provision

N12 urban design

N13 design and new buildings

N25 boundary treatments

N29 archaeology

ARC6 archaeology

BD4 all mechanical plant

CC1 City Centre and planning obligations  
CC3 City Centre character  
CC10 public space and level of provision  
CC11 streets and pedestrian corridors  
CC12 public space and connectivity  
CC13 public spaces and design criteria  
CC28 Riverside Area  
Riverside Proposal Area Statement 21  
E14 Office development  
T2 Transport provision for development  
T2C Travel plans  
T2D public transport provision for development  
T5 pedestrian and cycle provision  
T6 provision for the disabled  
T7A cycle parking  
T7B motorcycle parking  
T24 Car parking provision  
LD1 landscaping  
R5 employment and training for local residents associated with the construction and subsequent use of developments  
N38A development and flood risk  
N38B planning applications and flood risk assessments  
N39A sustainable drainage systems

### **8.3 Relevant Supplementary Planning Guidance includes:**

SPD Designing for Community Safety  
SPG22 Sustainable Urban Drainage  
SPD Street Design Guide  
SPD5 Public Transport Improvements and Developer Contributions  
SPD Travel Plans  
SPD Sustainable Design and Construction  
City Centre Urban Design Strategy  
Sovereign Street Planning Statement 2011

### **8.4 National Planning Policy Framework (NPPF)**

8.4.1 The NPPF includes policy guidance on sustainable development, economic growth, transport, design, and climate change.

### **8.5 Relevant National Planning Policy Practice Guides**

PPS25 Practice Guide

## **9.0 MAIN ISSUES**

1. Principle of use
2. Urban design
3. Landscaping and public realm provision
4. Highways and transportation
5. Flood risk
6. Sustainability
7. Planning obligations

## **10.0 APPRAISAL**

### **10.1 Principle of use**

- 10.1.1 The application site is within the designated City Centre, within the designated Riverside Area, and specifically identified within Proposal Area 21 as a part of a major re-development site. Riverside Proposal Area Statement 21 at paragraph 13.7.64 of the UDPR identifies the site as principally being developed for office use, with scope for some ancillary retail, catering and leisure uses associated with a major north-south pedestrian thoroughfare through the area, and a central public space. Paragraph 13.7.65 goes on to state that there is potential for prestige office development on the Neville Street frontage. Policy E14 of the UDPR states that the City Centre shall be the principle location for all new office development, and Policy CC19 states that office development will be accepted outside the Prime Office Quarter where it contributes to overall planning objectives reflected in Proposal Area Statements.
- 10.1.2 The Sovereign Street Planning Statement 2011 was adopted by the Council in July 2011, and carries forward the aspirations of UDPR Proposal Area Statement 21 in promoting office development as part of a mix of uses aimed at increasing activity in the area, alongside the delivery of a new City Centre public greenspace.
- 10.1.3 The NPPF advocates a presumption in favour of sustainable development, and a “centres first” approach to main town centre uses such as offices. The location of prime office development within the City Centre, close to the railway station meets this requirement to locate such uses in sustainable locations.
- 10.1.4 The NPPF also promotes economic growth in order to create jobs and prosperity. KPMG are a global professional consultancy group, and a major employer in Leeds. This new prestigious headquarters building would help consolidate Leeds City Centre’s role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses. The building has been designed to provide workspace for up to 700 staff.
- 10.1.5 **Do Members have any views on the principle of locating a blue chip headquarters office building in this sustainable location, on a vacant cleared site in need of regeneration?**

## 10.2 Urban design principles

- 10.2.1 The proposal meets the design aims of the Sovereign Street Planning Statement, by following the indicative building footprint identified in that document as plot A. The proposed building height also sits within the recommended indicative height of 5-6 storeys. The proposal is four storeys in height, however the office floor-to-floor heights, the raised ground floor level to take account of potential flood risk, and the addition of a plant area on the rooftop, serve to increase the overall height of the building to a comparable height to its nearest neighbours. The floorspace proposed has been arrived at to meet the needs of future occupier KPMG’s requirements, as this office proposal is not a speculative scheme.
- 10.2.2 In accordance with UDPR Policy N13, it is considered that the design of the new building would be of high quality and would be in keeping with the scale and complementary to the character and appearance of its existing and future surroundings.
- 10.2.3 **Are Members of the view that the footprint and massing are appropriate in the context of nearby buildings and the guidance in the Sovereign Street Planning Statement 2011?**

10.2.4 The building will have two entrances, one fronting Sovereign Street and one from the proposed Sovereign Square public greenspace. The north east façade of the building has been designed to complement the greenspace, and vice versa. The north east façade leans forward towards the new public greenspace, which also gives this elevation its solar shading. Coloured glazed fins in dichroic glass would add articulation and variety to this façade. The fins would vary in width along their length from one side of the façade to other – from narrow at the top to wide at the bottom - then changing to the opposite along the façade length. Dichroic glass reflects one colour and transmits a contrasting different colour, which would give the result of a shifting wave-like feature as the passer-by moves along the façade length. The building would be of a similar height as the existing buildings to the south of Sovereign Street. The roof plant would be set back from the building edge and screened.

**10.2.5 Do Members have any views on the proposed roof-top plant treatment?**

10.2.6 The building sets back from the Sovereign Street frontage to create a presence to the main entrance feature. The façade has been designed to give the impression of grand scale, this would be achieved by visually emphasising every other mullion position, and by alternating matt and glazed spandrel panels. Typical details have been provided by the architect of the key design features such as the glazed coloured fins, glazing manifestation, soffits, spandrel panels, brise soleil and canopies, which make this building a distinct piece of architecture, appropriate to the needs of its users, and appropriate to the existing and emerging character of the Sovereign Street area, in accordance with the adopted Planning Statement. On-site material sample panels and provision of typical 1:20/1:50 details would be conditioned in order to protect this design quality at construction stage.

**10.2.7 Do Members agree that the principle of the proposed detailed building design would be acceptable, subject to conditions requiring on-site samples external cladding and building feature (e.g. fins and brise soleil) samples and detailed typical working drawings at construction phase?**

10.2.8 The effect of the proposed building on the local micro-climate has been examined in the submitted Environment Wind Assessment. This study indicates that acceptable wind conditions would be provided in most areas around the site. The report states that in some areas outdoor seating may be affected by north-easterly winds, however localised mitigation in the form of planting would be implemented to give shelter. This report is in the process of being independently assessed on behalf of the Local Planning Authority.

10.2.9 The Sovereign Street Planning Statement gives further urban design advice, which aims to deliver quality buildings, streets and open spaces to form over time, which make a distinctive 'place' at the heart of Leeds City Centre. Taking each of its urban design aims and aspirations for this site in turn it is considered that the building would:

- provide an appropriate neighbour to a new public greenspace with ground floor active office use facing onto it.
- improve the 'sense of street' of Sovereign Street.
- improve the urban form at the junction of Sovereign Street and Swinegate.
- give access to new buildings and spaces for all users.
- Ensure a high quality, innovative building design.

10.2.10 It is considered that the massing and configuration of the building has been carefully considered and addressed through a high quality design solution. The location of the proposed building would start to create a well defined townscape along Sovereign

Street where buildings line streets, pedestrian routes and the new public space to provide spatial definition and a sense of enclosure. The building has been designed to appear striking from all angles, as all its elevations are visible from the street or from the public realm.

**10.2.11 Do Members have any views on the areas of full height privacy manifestation currently proposed to parts of the Sovereign Street and Pitt Row elevation?**

10.2.12 It is considered that the proposed building would meet the urban design criteria of the planning statement, and by doing so it would allow for the delivery of the new greenspace proposal, and the two other building plots B and C which will form future development proposals by other parties in due course. It is also considered that the proposal would enhance the character and appearance of the nearby City Centre Conservation Areas, and enhance the setting of the nearby Grade II listed 4 The Embankment.

**10.3. Landscaping and public realm**

10.3.1. The Sovereign Street Planning Statement gives specific guidance regarding a new City Centre greenspace which requires 0.5 hectare of public space to be delivered alongside three new buildings. The parallel application for the new public greenspace by Leeds City Council also on this Plans Panel agenda provides details of the proposed landscaped setting for this new building.

10.3.2. A small amount of hard and soft landscaping would be provided by this proposal around its footprint, including the provision of one Acer tree and other evergreen structural planting close to the Sovereign Street entrance, and a strip of planting which would form a buffer between the building and the new public greenspace. This would provide a setting to the building's entrance directly onto the new space. The character of the soft landscaping and paving materials would accord with the character of the proposed greenspace adjacent to the building. Exact details of hard and soft landscaping, including details of all planting, and samples of surfacing materials prior to commencement of development would be required by condition to ensure continuity of high quality materials across the wider site, so that all three building plots have a visual relationship with the proposed new public greenspace.

**10.3.3. Do Members have any comments on the quality of the street and landscape planting around the proposal?**

10.3.4. Whilst the loss of the trees within this application boundary would detract from the visual amenity and landscape value of the streetscene to Sovereign Street, this application proposal should make provision for the mitigation of the loss of the 14 trees within the application boundary. This would be calculated by assessing the landscape and biodiversity value of the trees on the site, and estimating the cost of an appropriate landscaped setting to the proposed building and the streetscene to Sovereign Street, in order to mitigate their loss. This could form a contribution as part of the Section 106 agreement towards the delivery of a complementary planting and landscape enhancements in the Sovereign Street locality.

10.3.5. The development of this site would enable the delivery of the adjoining greenspace proposal in parallel as set out in the development agreement between the Council as landowner and the developer of this building Sovereign Street Ltd, and as resolved by the Council's Executive Board in September 2012. The delivery of the new public greenspace Sovereign Square would give this site a strong biodiversity and landscape setting, and a distinctive local identity appropriate to the character of the

area. It is therefore considered that the proposed building would be complemented by the emerging character of the surrounding area.

**10.3.6. Do Members have any comments on this application proposal's contribution to the delivery of an appropriate landscaped setting to the new office building and to the streetscene of Sovereign Street, and what are their views on whether it should make a financial contribution in lieu of on-site landscaping and tree provision?**

**10.4 Highways and transportation**

10.4.1 The site lies within the core commuter control parking area, and the parking provision proposed complies with the UDP maximum parking guidelines for the site.

10.4.2 To further reduce reliance on the private car in accordance with the NPPF and local policies, the submitted Travel Plan is considered acceptable and includes the following measures:

- Provision of shower facilities, changing rooms, lockers and drying room to encourage cycle use
- Appropriate secure storage for cyclists and motorcyclists
- Arrangements with KPMG through an appointed workplace coordinator for the promotion, support, monitoring and take-up of the Travel Plan measures and revision of the Travel Plan as necessary.

10.4.3 The applicant will also be providing a contribution towards strategic public transport improvements in accordance with SPD5. Public Transport Improvements and Developer Contributions.

10.4.4 It is considered that the development would provide for enhancements to the strategic public transport network. The development would also provide and encourage safe and secure cycle and motorcycle usage/storage, and an adequate level of car parking.

10.4.5 At the time of writing, detailed discussions regarding West Yorkshire Metro's comments, exact servicing for deliveries and refuse collection, and access arrangements for the basement car park, and phasing and delivery of improvements to Pitt Row, are in progress with the developer's professional team.

**10.4.6 Are Members happy with the general approach to highways and transportation matters in relation to this site?**

**10.5 Flood Risk**

10.5.1 The proposed development is for a use which is classed as 'less vulnerable' under the National Planning Policy Framework and the retained PPS25 Practice Guide and is therefore appropriate in Flood Zone 2, subject to the measures identified in the submitted flood risk assessment, which has been agreed with the Environment Agency. The measures include raising the finished floor level of the office accommodation by one metre to 28m AOD, by locating the basement access no lower than 27.1m AOD, the identification of safe emergency evacuation routes, and provision of on-site surface water drainage attenuation. Offices are considered an appropriate use for the City Centre, a use which under the National Planning Policy Framework and the UDPR should be located in a sustainable location within an existing designated centre, and one which would secure the regeneration objectives of the UDPR Riverside Area and the Sovereign Street Planning Statement.

## 10.6 Sustainability

- 10.6.1 National and local policies indicate that new development should be sustainable. New buildings should be designed to maximise opportunities to conserve energy and water resources and use materials appropriate to these aims, and should ensure satisfactory penetration of daylight and sunlight.
- 10.6.2 The building has been designed to meet BREEAM Excellent accreditation.
- 10.6.3 The building would feature a partial green sedum roof, which would reduce surface run-off and promote biodiversity.
- 10.6.4 The building would employ various forms of solar shading to minimise solar gain. To the south and south east the building would feature external horizontal shading at each floor level, which is effective during the summer when the angle of the sun is higher in the sky. On the north-eastern elevation the façade would lean forward to provide some horizontal solar shading, whilst the coloured fins would provide vertical shade from low early morning sun. High performance glass and manifestation would also reduce heat gain.
- 10.6.5 The submitted Sustainability Statement confirms that 10% of the building's energy needs would be met from renewable energy generated on-site by air to water heat pumps. The statement also confirms that the building would achieve a 20% reduction in CO2 emissions through renewable energy generation and efficient building systems.
- 10.6.6 Implementation of sustainable building construction and management to the accredited standards set out would be controlled by planning condition.
- 10.6.7 Do Members have any views on the detailed sustainability measures in the proposed building design?**

## 10.7 Planning obligations

- 10.7.1 A Section 106 Agreement is currently under negotiation in connection with the planning application, with the following obligations requested at the time of writing:
- Contribution to local public realm provision prior to commencement of development in accordance with UDPR Policies GP7 and LD1, Riverside Proposal Area Statement 21, and the Sovereign Street Planning Statement 2011.
  - Public transport contribution in accordance with SPD5 Public Transport Improvements and Developer Contributions prior to occupation of development £66 481
  - Travel plan monitoring fee in accordance with the Travel Plans SPD prior to the first occupation of the development £5900
  - Cooperation with local jobs and skills training initiatives during construction and subsequent building use through the provisions of a Section 106 clause in accordance with UDPR Policy R5.
  - Section 106 management fee prior to commencement of development
- 10.7.2 As part of Central Government's move to streamlining the planning obligation process it has introduced the Community Infrastructure Levy Regulations 2010. This requires that all matters to be resolved by a Section 106 planning obligation have to

pass 3 statutory tests. The relevant tests are set out in regulation 122 of the Regulations and are as follows:

'122(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is-

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.'

As listed above, there are matters to be covered by a Section 106 agreement. These matters have been considered against the current tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development.

## **11.0 CONCLUSION**

11.1 Members are requested to consider all the matters raised within this report in order to provide officers with appropriate comments and / or advice on the proposal. Specifically, feedback is requested from Members on:

11.1.1 Do Members have any views on the principle of locating a blue chip headquarters office building in this sustainable location, on a vacant cleared site in need of regeneration?

11.1.2 Are Members of the view that the footprint and massing are appropriate in the context of nearby buildings and the guidance in the Sovereign Street Planning Statement 2011?

11.1.3 Do Members have any views on the proposed roof-top plant treatment?

11.1.4 Do Members agree that the principle of the proposed detailed building design would be acceptable, subject to conditions requiring on-site samples external cladding and building feature (e.g. fins and brise soleil) samples and detailed typical working drawings at construction phase?

11.1.5 Do Members have any views on the areas of full height privacy manifestation currently proposed to parts of the Sovereign Street and Pitt Row elevation?

11.1.6 Do Members have any comments on the quality of the street and landscape planting around the proposal?

11.1.7 Do Members have any comments on this application proposal's contribution to the delivery of an appropriate landscaped setting to the new office building and to the streetscene of Sovereign Street, and what are their views on whether it should it make a financial contribution in lieu of on-site landscaping and tree loss mitigation provision?

11.1.8 Are Members happy with the general approach to highways and transportation matters in relation to this site?

11.1.9 Do Members have any views on the detailed sustainability measures in the proposed building design?

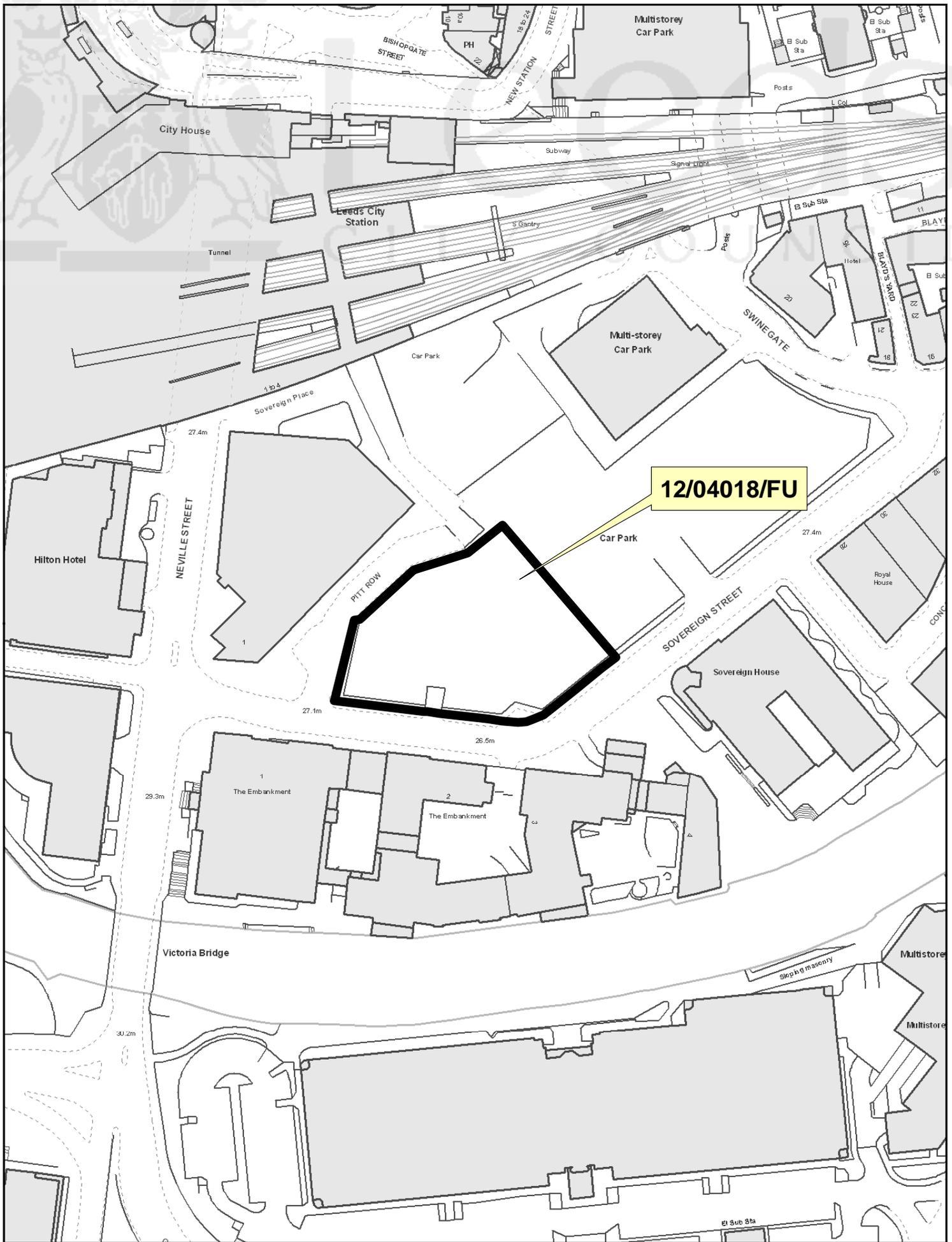
**Background Papers:**

Application file 12/004018/FU

Certificate of Ownership B signed by agent on behalf of applicant and Notice No.1 served on site owner Leeds City Council.

**Appendix**

Plan – Sovereign Street Site Development Framework (from Sovereign Street Planning Statement 2011)



# CITY PLANS PANEL



