



## Report of the Chief Planning Officer

### *CITY PLANS PANEL*

Date: 11 APRIL 2013

Subject: **PRE-APPLICATION PRESENTATION – Outline proposal for office development at Sweet Street, Leeds (PREAPP/13/00067)**

#### 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: This report is brought to Panel for information. The developer's representative will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

## 1.0 INTRODUCTION:

1.1 This pre-application presentation relates to the proposed development of a new office building at Sweet Street, Leeds. The initial proposals will be presented to Panel by the developer Oakapple Group, to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of an outline planning application later in the year.

## 2.0 SITE AND SURROUNDINGS:

2.1 The site lies at the corner of Sweet Street and Siddall Street, in the Eastern Gateway Area of the Holbeck Urban Village regeneration area, within Leeds City Centre. The site lies in flood risk zone 2. The application site currently consists of a two storey vacant brick warehouse. The surrounding area is currently a mixture of uses including light industrial, residential, offices, and temporary surface car parking. Immediately to the east is the part 8/part 9 storey stone office building, The Mint, completed in 2008. To the north, south and west are one/two storey office, light industrial, or warehouse buildings.

- 2.2 Over the last ten years, a mix of offices, residential, and supporting retail and food and drink uses have been developed in Holbeck Urban Village at the Round Foundry, Tower Works, Marshall's Mill, Manor Mills, and The Mint. A number of planning proposals have also been agreed by Plans Panel in the immediate area for large scale redevelopment of sites for residential and offices at the City One site on Sweet Street, the former Reality Depot Site to the south of Sweet Street, the Dandara site at Ingram Row between Manor Road and Sweet Street, and an office and multi-storey car park scheme at 10-12 Sweet Street. Temple Mill, a Grade I listed building on the western side of Marshall Street, has a temporary permission for a public event space.

### **3.0 PROPOSAL**

- 3.1 The proposal is in outline only for a part 6 part, part 7 storey office building consisting of 11,148 square metres gross internal floorarea. The forthcoming application will reserve elevational treatment for future approval.
- 3.2 Basement car parking and servicing would be accessed from Siddall Street, with 64 car parking spaces proposed at basement level. The main office entrances to the building would be accessed from the corner of Sweet Street and Siddall Street.

### **4.0 HISTORY OF NEGOTIATIONS AND PLANNING HISTORY**

- 3.1 Initial pre-application discussions took place regarding this site in 2006 and 2008. The developer made contact with officers again in 2013, and one meeting has taken place.
- 3.2 City and Hunslet Ward Members were consulted by email on 20 March 2013. No comments have been received so far at the time of writing this report.

### **4.0 RELEVANT PLANNING POLICIES**

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

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. The NPPF also promotes economic growth in order to create jobs and prosperity. This new office 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, as advocated by the emerging Core Strategy.

#### **4.2 Development Plan**

Leeds Unitary Development Plan Review 2006 (UDPR)

The site is allocated as in the adopted Unitary Development Plan Review 2006 within Proposal Area 31 Holbeck Urban Village. This states that the area should be developed in accordance with the Holbeck Urban Village Revised Planning Framework 2006, to promote employment uses, and provide environmental improvements to the public realm, including new pedestrian routes.

Other relevant policies include:

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

BD2 new buildings  
 A1 improving access for all  
 A4 safety and security provision  
 N12 urban design  
 N13 design and new buildings  
 N25 boundary treatments  
 N29 archaeology  
 BD4 all mechanical plant  
 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  
 H3-1A.44 Holbeck Urban Village Strategic Housing and Mixed Use site  
 Holbeck Urban Village Proposal Area Statement 31A  
 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  
 N51 Nature conservation

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

SPD Street Design Guide  
 SPD5 Public Transport Improvements and Developer Contributions  
 SPD Travel Plans  
 SPD Building for Tomorrow Today: Sustainable Design and Construction  
 City Centre Urban Design Strategy

#### **Holbeck Urban Village Revised Planning Framework 2006**

The Holbeck Urban Village Revised Planning Framework was adopted in 2006 as a guide for the sustainable regeneration of the area. The Framework encourages office use as part of a mixed use sustainable community.

The site is identified within the Eastern Gateway area of the Urban Village (see attached diagram). The Area Statement for the Eastern Gateway states that there is the opportunity to redevelop the area and create character where none exists. This could be achieved through high quality architecture, use of high quality facing materials, the development of perimeter blocks to reinforce the enclosed traditional street pattern of the area, and give character and continuity to Sweet Street.

The Framework envisages that a building height of around seven to nine storeys in the east at the Ingram Row site, stepping down to approximately four/five storeys in

the west, creating a more modest building form along Marshall Street opposite Temple Mill.

The Framework would encourage the provision of a new pedestrian route from Marshall Street running eastwards, to the public square between The Mint and Manor Mills. This route would run along the northern edge of this site. The Framework states that 20% of each development site area shall be public open space, which in this case would take the form of a courtyard and pedestrian route. Schemes in Holbeck Urban Village will also contribute financially to strategic public realm improvements within the designated area, in accordance with the schedule in the Framework, in order to realise the vision for improving the attractiveness of the urban village, and create a distinct sense of place, appropriate to the historical importance of the area.

Commercial buildings in Holbeck Urban Village should meet the BREEAM Excellent standard, and accord with the guidance in the SPD Building for Tomorrow Today: Sustainable Design and Construction.

#### **4.4 Leeds Natural Resources and Waste DPD 2013**

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 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.

#### **4.5 Leeds Core Strategy Publication Draft 2012**

4.5.1 The Submission Draft of 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. The Core Strategy is likely to be submitted to the Secretary of State for independent examination in April 2013. In line with the NPPF the Council may attach some weight to the document and its contents. It is noted that as from 27 March 2013 the policies in the development plan must accord with the NPPF. Whilst the Core Strategy is at an advanced stage it is intended to carry forward a number of the UDPR policies which are in conformity with the NPPF.

4.5.2 Of particular relevance to this scheme proposal is Spatial Policy 3 Role of Leeds City Centre. This policy seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by

- promoting the City Centre's role as the regional capital of major new office development,
- making the City Centre the main focus for office development in the District (focused upon the West End, South Bank, and Holbeck Urban Village)
- 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
- improving connections between the City Centre and adjoining neighbourhoods

Core Strategy Policy CC1 outlines the planned growth within the City Centre, including office growth. Policy CC2 (City Centre South) states that areas for

development opportunity south of the river will be prioritised for town centre uses, particularly large scale office development.

## **5.0 ISSUES**

Members are asked to consider the following matters in particular:

- 5.1** The National Planning Policy Framework, Leeds Unitary Development Plan Review, the Draft Leeds Core Strategy, and the Holbeck Urban Village Revised Planning Framework would support office use in this City Centre location.

**Do Members agree that the proposed use of the site for offices is appropriate?**

- 5.2** The Eastern Gateway Area Statement within the Holbeck Urban Village Revised Planning Framework gives indicative guidance on building layout and provision of public routes and spaces. The scheme proposal makes provision for the diagrammatic layout indicated in the Planning Framework, giving a setback to the footways to Sweet Street and Siddall Street. This would result in some 11.5m between this building and The Mint. In the context of a commercial City Centre street, this distance is considered generally acceptable, however it is also considered that sufficient space should be allowed for street tree planting to take place to the north, east and south. Further discussions are in progress with officers regarding this matter.

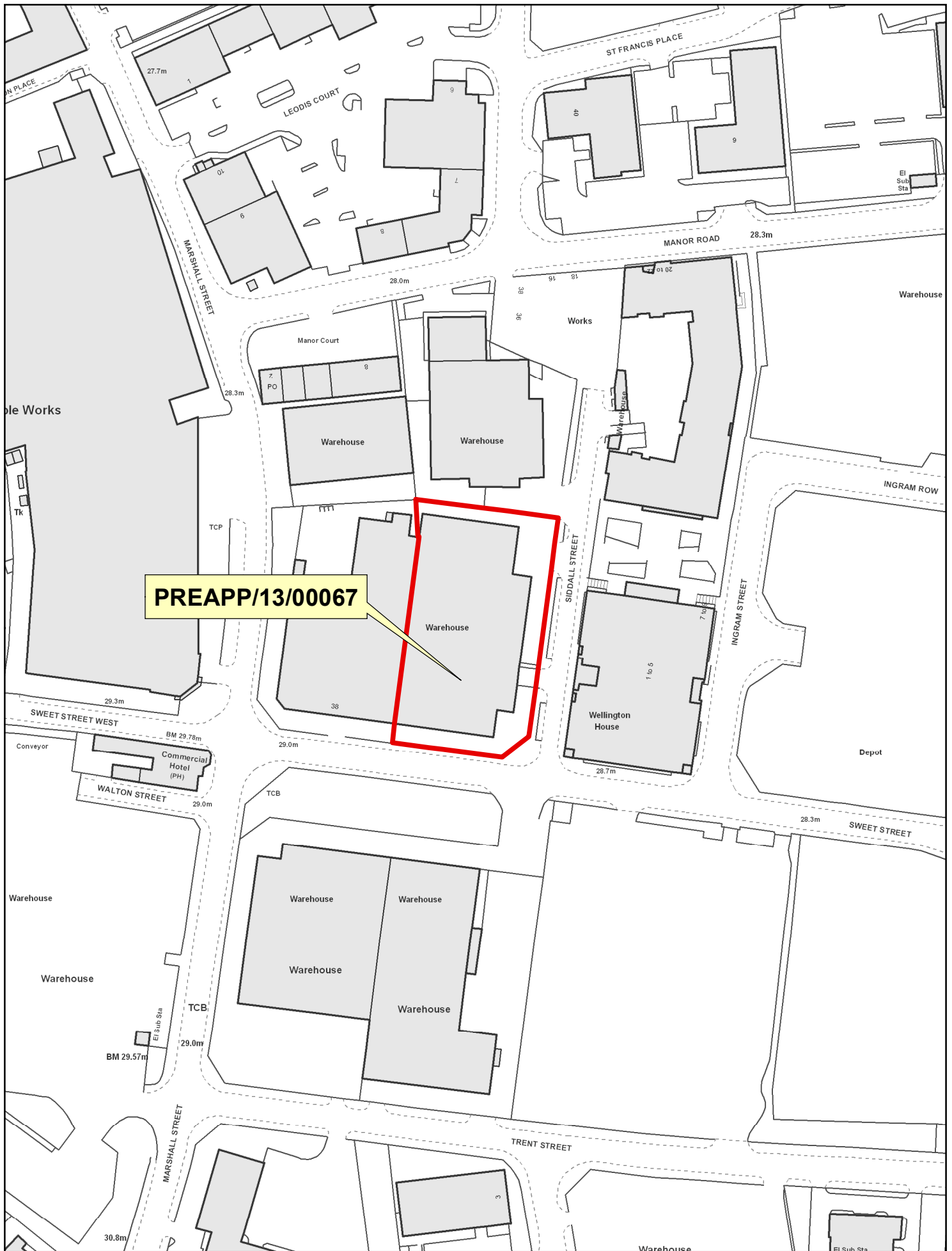
**Are Members of the view that the general siting of the building, provision of public realm and contribution to future pedestrian connectivity, would be appropriate to create a sense of place to Sweet Street, Siddall Street, and the start of a new pedestrian route to Marshall Street along the northern edge of the site?**

- 5.3** The Eastern Gateway Area Statement within the Holbeck Urban Village Revised Planning Framework gives indicative guidance on building heights for new development. This site has been indicated in the Framework as a part 5/part 6 storey building. The actual proposal for this site is a part 6/part 7 storey building. The neighbouring building to the east, The Mint, has been approved and built at part 8/part 9 storeys including its rooftop plant, which is higher than the 7 storeys indicated in the Planning Framework.

**Do Members agree that in this context the overall height of the building, including any requirements for rooftop plant, is appropriate?**

### **Background Papers:**

Holbeck Urban Village Revised Planning Framework 2006



**PREAPP/13/00067**

# CITY PLANS PANEL





Holbeck Urban Village Revised Planning Framework - Area Statement 4 : Eastern Gateway

