

Draft City Centre West: Innovation Arc Supplementary Planning Document

Date: 1st November 2022

Report of: Chief Planning Officer

Report to: Development Plan Panel

Will the decision be open for call in? Yes No

Does the report contain confidential or exempt information? Yes No

Brief summary

The purpose of the report is to inform Development Plan Panel (DPP) of the draft City Centre West: Innovation Arc Supplementary Planning Document (SPD), which provides a vision and development principles for future development in the area called the Innovation Arc. This area is defined by the River Aire and Leeds Railway station to the south, Park Row to the east, Woodhouse Lane and Woodhouse Moor to the north and Clarendon Road to the west.

The SPD seeks to amplify planning policy, centred around the major anchor institutions of the area, prospective improvements to green spaces and pedestrian routes as well as clarity around the historic environment assets, with a view to attract investment and improvement of the area.

The SPD subdivides the area into three neighbourhoods, with development guidance and specific opportunities and interventions identified for each: Woodhouse Gateway (anchored by University of Leeds, Leeds Beckett University and the Leeds Arts University); Great George Street (anchored by the Leeds General Infirmary); and the West End (anchored by major private sector occupiers).

The SPD will be subject to two stages of public consultation, with the first 7 week consultation commencing on the 24th October until the 12th December 2022.

Recommendations

Development Plan Panel is:

- a) Invited to provide comments on the SPD as set out in **Appendix 1**
- b) Requested to note the public consultation on the SPD, commencing on the 24th October until the 12th December 2022

What is this report about?

- 1 The purpose of this report is to inform Development Plan Panel (DPP) of the City Centre West: Innovation Arc Supplementary Planning Document (SPD) which is a non-statutory document providing guidance to support the Leeds Local Plan. The SPD is currently subject to its first round of statutory consultation until 12th December.
- 2 The SPD explains how policies in the Local Plan are to be implemented in the context of the SPD area, in particular Policies SP3 (Role of the City Centre), CC1 (City Centre Development), CC3 (Improving Connectivity between the City Centre and Neighbouring Communities) and P11 (Conservation). The SPD notes that the Local Plan Update 1, once adopted, will give rise to other relevant policies which will need to be taken account of by development in the area.
- 3 The area of the SPD extends to approximately 125 hectares and is home to many of the City's anchor institutions. These are a key focus for economic growth and innovation, together with important heritage and cultural buildings, associated with these institutions. The boundary is defined by the River Aire and Leeds Railway station to the south, Park Row to the east, Woodhouse Lane and Woodhouse Moor to the north and Clarendon Road to the west. There is also a clear and important interrelationship with the areas and communities outside but adjoining the boundary of the SPD.
- 4 The concept of the Innovation Arc is to provide a vision and development principles for the area through positive interventions to address climate change, inclusive growth and health and well-being. This is framed around the key themes of sustainable and carbon neutral development; movement, permeability and connectivity; public open space; core and supporting uses; heritage and identity; and people and culture.
- 5 The SPD subdivides the area into three "*neighbourhoods*", with development guidance and specific opportunities and interventions identified for each:
 - a) Woodhouse Gateway (anchored by University of Leeds, Leeds Beckett University and the Leeds Arts University);
 - b) Great George Street (anchored by the Leeds General Infirmary); and
 - c) West End (anchored by major private sector occupiers).
- 6 Once adopted, the SPD will be used for a number of purposes including to inform future planning applications in the area and will be a material consideration in their determination; it will provide a guide to investors and developers on their development proposals; and it will inform future delivery plans for the area and support funding bids and decisions.

What impact will this proposal have?

- 7 Once adopted, the SPD will support the implementation of Local Plan policies relevant to the Innovation Arc and will provide development guidance reflecting the City's ambitions for the area to facilitate economic growth and innovation.

How does this proposal impact the three pillars of the Best City Ambition?

Health and Wellbeing

Inclusive Growth

Zero Carbon

- 8 The development principles and interventions included in the SPD will support the delivery of the Best City Ambition as follows:
Health and Wellbeing – encouraging sustainable transport through walking and cycle routes and improved connectivity; and identifying opportunities for new and improved access to green space and public realm.

Inclusive Growth – supporting innovation, start up space and research facilities, employment, education and supporting uses to facilitate access to employment and training; identifying opportunities to improve connectivity into the city centre from neighbouring communities.

Zero Carbon - supporting the existing Local Plan policies and emerging policies in the Local Plan Update and identifying interventions for sustainable development.

What consultation and engagement has taken place?

Wards affected: Little London & Woodhouse; Hunslet & Riverside

Have ward members been consulted? Yes No

- 9 The SPD has been prepared in consultation with the Plans Panel Chairs, Executive Member for Infrastructure and Climate and the Chief Planning Officer (with technical input from services across City Development). Ward members were contacted by email to inform them prior to the start of the consultation and will also receive formal notification that the consultation has commenced.
- 10 The SPD will be subject to the statutory requirements for consultation as required by Regulation 12 of the Town and Country Planning (Local Planning)(England) Regulations 2012 and the Leeds Statement of Community Involvement (SCI). There will be two stages of public consultation with the first consultation process commencing on the 24th October until the 12th December (7 weeks). Following consideration of representations received and any required revisions to the document, it is anticipated that the second stage of consultation will take place in Spring 2023.
- 11 The consultation process involves consultation with statutory consultees, key stakeholders and communities using measures including:
- Publication of all documents on the Council’s website
 - Email notification to consultees
 - Drop in events
 - Targeted events for specific groups including walking tours and sessions with local schools
 - Comments invited via an online form, email or post.

What are the resource implications?

- 12 The preparation of this SPD and consultation process is managed by Regeneration officers (Asset Management & Regeneration) in partnership with Strategic Planning (Planning & Sustainable Development) . The costs will be met from within existing budgets.

What are the key risks and how are they being managed?

- 13 The risks are that the consultation of the SPD may give rise to issues which will require further consideration. In such circumstances officers from Planning and Regeneration will work together including with stakeholders to resolve any outstanding issues and revise the SPD accordingly.

What are the legal implications?

14 As stated above, the preparation of SPD is required to comply with the provisions of the Town and Country Planning (Local Planning)(England) Regulations 2012.

Options, timescales and measuring success

What other options were considered?

15 Informed by a Spatial Analysis and Economic Analysis undertaken in 2021-22, consideration was given to the most appropriate status of the document to reflect the Council's objectives for the Innovation Arc to be either a framework with high level development aspirations with limited planning weight or a supplementary planning document (SPD) aligned with existing Local Plan policies which could be used to inform the determination of planning applications. It was determined that the latter would be the most effective mechanism for setting out development principles and identifying potential interventions in the area.

How will success be measured?

16 This will be measured by how the SPD influences planning applications and delivery plans in the area, for example green space and public realm improvements and improved connectivity.

What is the timetable and who will be responsible for implementation?

17 As set out above, the first stage of consultation will commence on the 24th October for 7 weeks, followed by the second consultation in Spring 2023. The Adoption of the SPD will take place as soon as practically possible after that time. The SPD preparation and consultation is managed by officers from Regeneration in partnership with Planning Policy.

Appendices

- Appendix 1 – Leeds City Centre West: The Innovation Arc Supplementary Planning Document

Background papers

- N/A