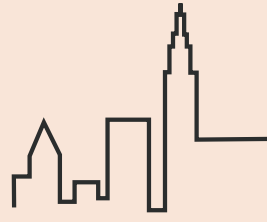


# Leeds City

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# Centre West: ←

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# The Innovation

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# Arc

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Supplementary Planning Document

2ND CONSULTATION DRAFT JUNE 2023







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# 01

# Introduction



1.1 Navigating the Document

This Supplementary Planning Document will set out the ambition, vision and objectives across the Innovation Arc.

The SPD will inform development projects across the area. Therefore, this document should be used by a wide range of stakeholders including applicants and planning officers to inform appropriate development responses to innovation across the Innovation Arc. The sections and their purpose in this document are set out below.

The Innovation Arc SPD should be read alongside the 'Innovation Prospectus' which is a live document setting out the city's ambitions for innovation-led growth and how it serves the citizens of Leeds.



1.2 Aim and Purpose

Set in the west of the city centre, Leeds Innovation Arc is a world-class hub for research and innovation. This SPD will define the council's vision and objectives for innovation within the area.

Aim of this document

The Innovation Arc brings together the City's anchor institutions - Leeds Teaching Hospitals NHS Trust, University of Leeds, Leeds Beckett University, Leeds Arts University, Leeds City Council – with one of the UK's strongest and most dynamic networks of private sector businesses.

The area is home to some of Leeds most important and recognisable buildings and heritage assets, its civic core, and a wealth of cultural facilities. It is the access point to the city from the surrounding residential areas to the west and north and has the potential to connect directly with regeneration underway at the South Bank.

These characteristics place the area at the heart of Leeds economic success and a focal point for innovation-led growth in the City Region. The success of the Innovation Arc is critical to unlocking the city's inclusive growth ambition and a route to create opportunities for all, by putting people at the heart of innovation to improve health, wealth and tackle inequalities across our communities.

Innovation is thriving in Leeds, from grassroots community led organisations like Leeds Digital Festival – the largest tech festival in the UK – to world leading Research and Development (R&D), health innovators and tech unicorns. Innovation in the city is benchmarked internationally through working with Massachusetts Institute of Technology on their Regional Entrepreneurship Acceleration Program (MIT REAP).

Whilst the ingredients of a successful innovation hub are all present, the Innovation Arc does not currently maximise its potential. The area's best assets are not well-connected and lack a common identity and sense of purpose. There is currently no overarching document to foster collaboration and deliver regeneration outcomes across the area that can be so much greater than the sum of their parts.

Purpose of this document

The purpose of the document is to:

- Define the vision and development principles for future development in the area through positive interventions to address climate change, inclusive growth, health and wellbeing.
- Define what innovation in the area looks like.
- Reflect and expand upon existing Local Plan policies to provide development guidance and identify specific opportunities and interventions within three neighbourhoods that make up the area: Woodhouse Gateway (anchored by the City's major universities); Great George Street (anchored by the hospital campus); and the West End (anchored by major private sector occupiers).
- Be used for development management purposes as a material consideration in the determination of planning applications which fall within the area of the SPD.
- Provide a guide to investors and developers on their proposals for development and growth in the area.
- Provide a regeneration tool and internal Council document to coordinate non-planning matters which have an impact on the area
- To inform future delivery plans for the area and support funding bids and decisions.

The Innovation Arc SPD area, totalling circa 132 hectares, focuses on the west side of the city centre.

### Supplementary Planning Document Area

The SPD area focuses on the west side of the city centre. It extends to approximately 132 hectares and 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.

While a boundary is defined by the SPD there is a clear and important interrelationship with the area and communities outside but adjoining the area. This includes the residential neighbourhoods of Woodhouse, Hyde Park, Burley, Kirkstall, and Little London to the north, west and north east, together with Holbeck, the Temple District and the South Bank to the south and the remainder of the City Centre to the east.

The SPD area takes in the campuses for University of Leeds, Leeds Beckett University and the Leeds Teaching Hospitals NHS Trust; the City's central business district and civic spaces including Millennium Square, Victoria Square and Park Square.

The area is intersected by the A58, which presents a significant physical and perceptual barrier to connections, north, south and west through the SPD area.

Key  
--- SPD boundary



Leeds City Centre West:  
The Innovation Arc  
SPD Boundary

### Supplementary Planning Document Status

This SPD is a non-statutory document which forms part of the Leeds Local Plan and expands upon existing policies in the Adopted Core Strategy, in particular Policies SP3, CC1, CC3 and P11). It explains how policies in the Local Plan are to be implemented in the context of the SPD area. It will be a material consideration in the determination of planning applications which fall within the area of the SPD.

### Consultation

The production of this SPD has been produced in line with the Town & Country Planning (Local Plans)(England) Regulations 2012 and the Statement of Community Involvement. Full details of the consultation process will be included in the consultation statement.



# 02

## A Vision for The Innovation Arc

This section sets out a holistic and ambitious vision and overarching principles for Leeds Innovation Arc and its neighbourhoods.



## 2.1 Vision Statement

Leeds Innovation Arc will be a nationally important and internationally recognised economic and knowledge engine.

Where cutting edge academic research and innovative, entrepreneurial businesses come together to create and commercialise new economic opportunities.

It will be a place where the best talent wants to work, live and play; employers want to locate and invest; and a place that directly benefits the residents of Leeds.





## The City's three priorities of delivering inclusive growth, health and wellbeing and responding to climate change will be at the forefront of everything that the Innovation Arc seeks to achieve.

Both through direct intervention and fostering an environment where the latest advances in technology can be developed to tackle these objectives.

The SPD will place health innovation at the centre of community to support wellbeing and positive health outcomes, creating skills and training opportunities for young people and contributing to the Covid-19 recovery. It will leverage the City's research strength in health science, together with robotics, AI and computing. This will not be applied solely to healthcare, yet also to sectoral strengths in fin-tech and digital economy.

Market forces will ultimately play a role, there is a need to be flexible, diverse and complex. The Innovation Arc will be able to adapt to change rapidly, be resilient and sustainable. Density and churn within the business base will support innovation through exchange of ideas and competitive pressure.

The city's rich cultural heritage will be utilised to bring these sectors to life and differentiate Leeds' innovation offer.

The SPD will support adaptation and reuse of existing building stock, greening and biodiversity and facilitating sustainable transport choices. Developments within the Innovation Arc will support the Districts Net Zero Carbon targets.

The area is made up of a series of innovation neighbourhoods, formed around the natural anchors of Leeds' three largest universities, a major cluster of public and private sector employment, and Leeds' new adult and children's hospitals. The development of these new hospitals creates opportunity to realise the Leeds Teaching Hospitals NHS Trusts' ambition for an 'Innovation Village', at the heart of the Leeds Innovation Arc.

The neighbourhoods will be rooted in Leeds' heritage, revitalising and securing the long-term positive reuse of some of the city's most important and recognisable historic buildings.

The neighbourhoods will provide new innovation space to support start-ups, growing enterprises and major occupiers, together with shared spaces where people can meet and share ideas. Talent will be attracted and retained. Localities will be able to 'grow their own' businesses and centres of excellence fostering an environment of growth, thereby allowing businesses to expand and be retained within the Innovation Arc.

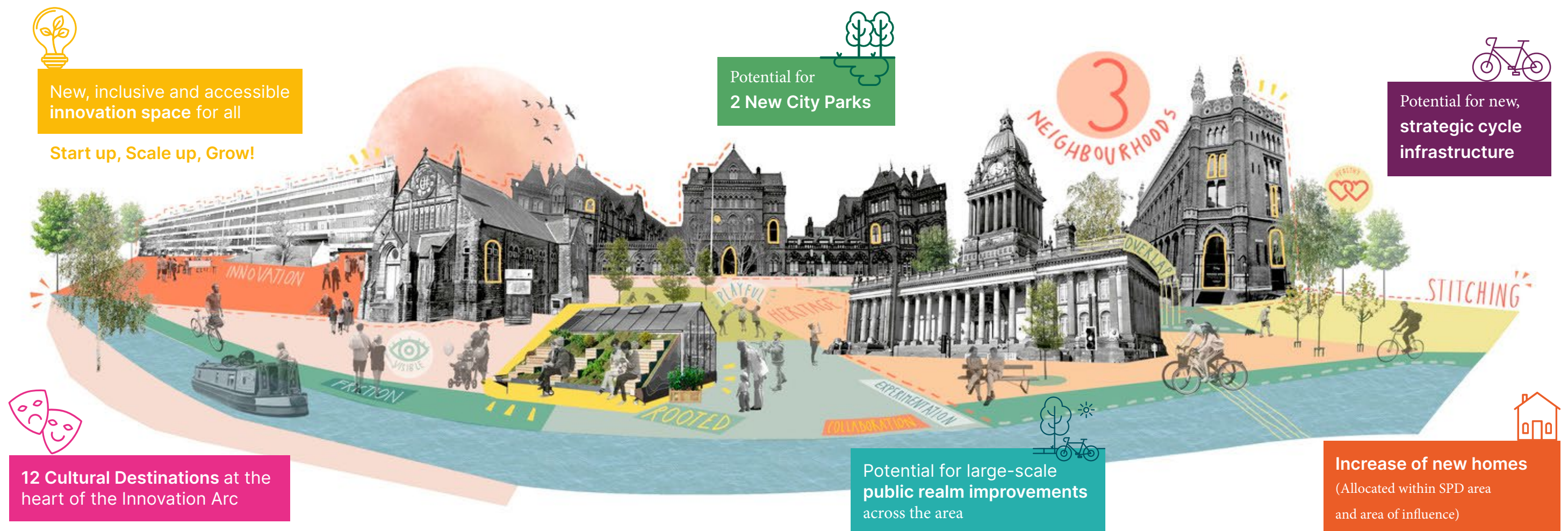
An increase in new homes (in and around the SPD area), together with 12 cultural destinations will increase population and enliven the area 24/7. There is the potential for a series of public realm improvements across the area as well as the potential for two new city parks creating large areas of new, meaningful green space.

The cultural offer will be supported by the refurbished Leeds Town Hall to create new major exhibition and events space; a new National Poetry Centre for the Poet Laureate; Leeds Art Gallery; Henry Moore Institute; and direct walking

and cycling connections to the British Library North being created at South Bank.

These neighbourhoods will be integrated across the Innovation Arc, connecting all of the university campuses southwards through to the redeveloped Leeds Station and the South Bank. They will repair and enhance routes for pedestrians and cyclists, with the potential for new, large-scale cycle infrastructure across the area. The area will capitalise on the future potential mass transit system to reduce travel times to and from Leeds Central Station, strengthen the existing public transport network and bring sustainable modes of travel into the heart of the Innovation Arc. In turn, increasing chances for collaboration and supporting inclusive growth.

Residential areas on the edge of the city centre will be better integrated with the core by reducing physical and perceptual barriers to accessing the education, jobs and training opportunities within the area.



## 2.2 Overarching Principles

In times of uncertainty, change and ever-evolving agendas, it is important that a set of strong principles are established and provide consistency through the lifetime of the project.



### Resilient

Covid-19 has shown us the importance of resilience within cities and the need for flexible and dynamic urbanism. There is a clear emerging opportunity for Leeds to grasp the potential of innovation-driven growth and build upon the city's existing assets and infrastructure to enable new enterprise, research, skills and employment. Leeds Innovation Arc should be adaptable and resilient in its broadest sense, an area that is able to flex and respond to the ever-changing scope and demands of the innovation industry.

Leeds Innovation Arc has a responsibility as a centre for innovation to be ahead of the curve in its response to the climate emergency. The area should set a positive example for the rest of the city and seek opportunities to showcase best practice in sustainable and resilient solutions. An innovative approach to improving the urban micro-climate, utilising topography for sustainable water management, encouraging and supporting biodiversity within the city and utilising existing built and natural environments for sustainable and efficient energy resourcing.

A 'retrofit first' approach is key to the development of the area, considering embodied carbon and contributing to the reduction of emissions. The area should not be afraid to experiment with big, bold ideas and should make this experimentation visible and tangible for all.



### Healthy

Leeds Innovation Arc is a world-class hub for research and innovation in health and medical technologies. The area also directly adjoins with some of the city's most deprived neighbourhoods. Addressing health inequalities, tackling poverty and striving for a healthy city for all must therefore be one of the key driving forces for Leeds Innovation Arc.

A healthy city is one in which all its inhabitants can thrive. Both physical and social environments are integral to this, ensuring that communities are able to mutually support one another in attaining their maximum potential. Leeds Innovation Arc will be a driver for economic prosperity but it must do this with compassion, facilitating social progress and the creation of a quality, truly sustainable place with health and well-being at its core.



### Inclusive

For Leeds Innovation Arc to be truly successful, it must be inclusive to all. The SPD area covers a considerable area of the city, with the potential to create significant positive change. Breaking through the barrier of the A58 and stitching the area into its surrounding neighbourhoods will be integral to this.

Similarly, cutting through the 'unintended' barriers of the university and hospital estates will be essential in ensuring everyone feels welcome within this part of the city. Utilising and amplifying the overlap between culture, creativity and innovation across the area will be critical to improving its accessibility whilst also supporting Leeds' ambition to be both a 'child-friendly' and 'age-friendly' city.

Recognising the importance of creating a high quality inclusive and accessible environment and eliminating physical barriers for both disabled residents of, and visitors to, the Innovation Arc is crucial. New spaces and places within the Innovation Arc should support the city to achieve inclusivity and equality in terms of access for all people.

Opportunities should be sought to engage with existing communities and involve them in the process. Active citizenship is key to a successful city and places work best when everybody is involved in shaping them.



### Liveable

Housing is the foundation upon which a healthy and progressive society is built. As well as being a vibrant place to visit, full of buzz and excitement, Leeds Innovation Arc should be a desirable place to live with a strong community offer that exists beyond office hours and student term times.

It should feel safe, comfortable and neighbourly; a place that engenders social connection and a sense of community. Affordable housing is key to creating a liveable place for all, as is a mix of tenures, sizes and types of dwelling to ensure a diverse neighbourhood.

Connectivity is also essential to liveability; convenient connectivity to local facilities and green space to encourage healthy lifestyles and active travel modes. As seen in other areas of the city, innovative forms of housing may be considered within Leeds Innovation Arc.



### Rooted

An Innovation Arc for Leeds, built on its past, rooted in its identity and ready for the future. Heritage-led innovation lies at the heart of Leeds Innovation Arc. With a number of significant heritage and cultural assets, the area is rooted in its distinct, yet diverse identity. This should be revealed and celebrated through the development of the area, utilising and re-purposing its assets and enhancing its existing character. Each neighbourhood should play to its strengths and revel in its individuality. This is key to creating an authentic sense of place that engenders a sense of ownership among local communities. Architectural landmarks, landscapes and cultural events can all tell the story of urban evolution and engage residents to feel part of it.



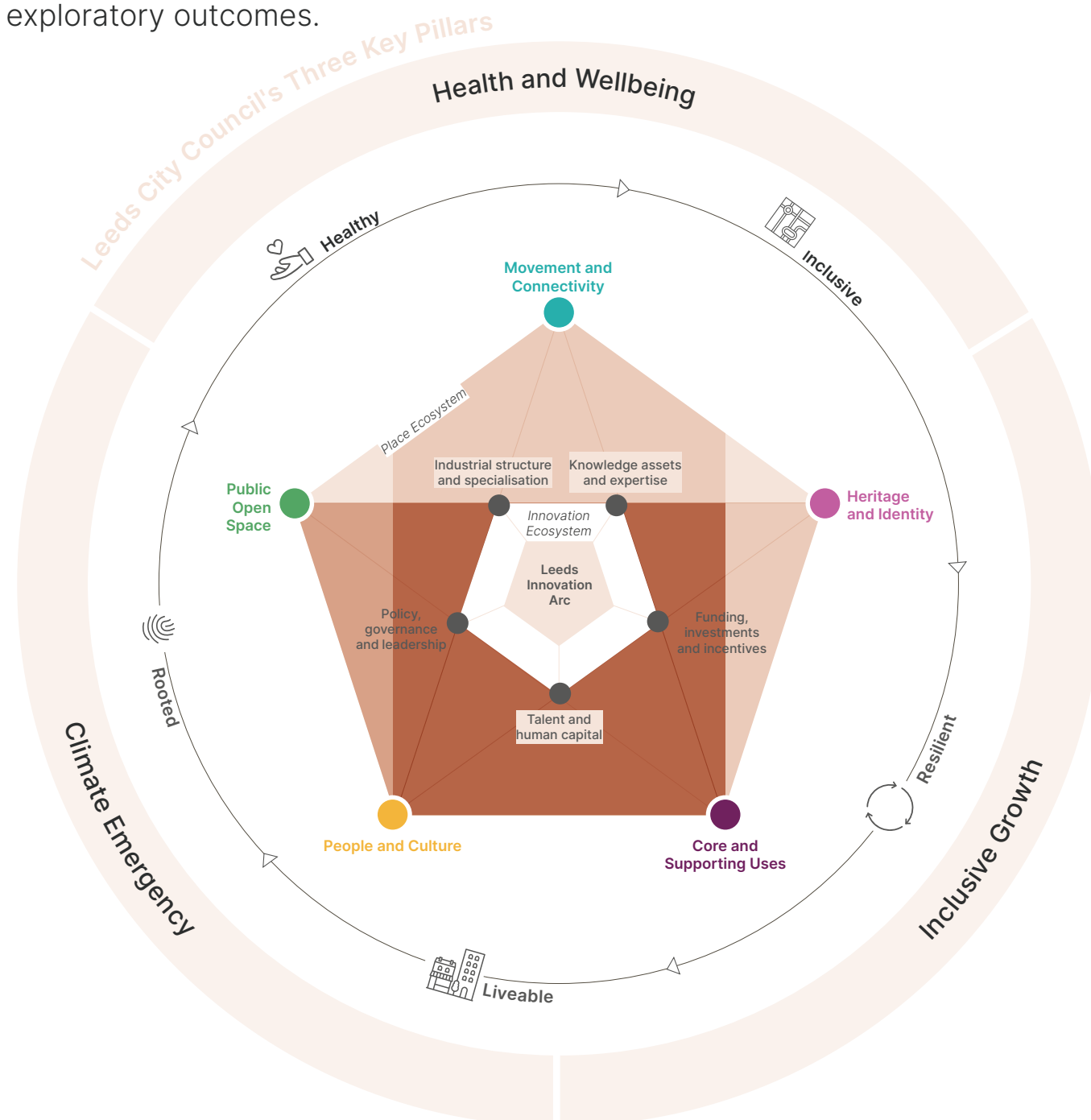
## 2.3 Innovation Ecosystem

Innovation thrives in the overlap; the friction created when neighbourhoods, uses and their activities collide, resulting in new ideas, collaborations and exploratory outcomes.

The friction of unconventional uses and knowledge coming together sparks creativity and fosters experimentation.

Setting up and harnessing this friction and overlap of uses, assets and knowledge within cities, can allow innovation to manifest at those intersections, within both new and existing neighbourhoods.

Together with the overarching principles, the diagram below sets out our methodology to formulate, measure and test places and spaces for their potential to support Leeds' innovation ecosystem. This is applied to each innovation neighbourhood and underpins the development guidance and key opportunities contained within this document.



“Innovation districts are defined as geographic areas where leading-edge anchor institutions and companies cluster and connect with start-ups, business incubators, and accelerators. They are also physically compact, transit-accessible, and technically wired and offer mixed-use housing, office and retail.”

Katz and Wagner, The Rise of Innovation Districts, 2014

# 03

## Strategic Context

This section summarises the strategic context across the area and sets out the opportunities for innovation to be embedded across the Innovation Arc.



3.1 Economic Analysis

Leeds has a competitive and diverse economy.

The City Council engaged Metro Dynamics to undertake an economic analysis of the area in 2021. This concluded that Leeds has a competitive and diverse economy summarised by:



A healthy £26.4bn economy (**GVA**) with 2% growth, compared with the 4% UK growth



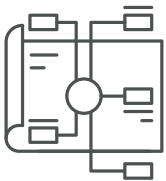
25% of residents are **aged 20-34**, higher than the UK average (20%)



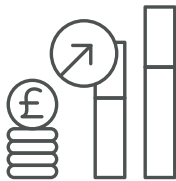
**GVA per head** is £33,314, higher than the UK value (£29,599)



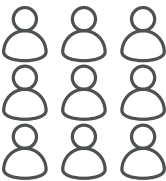
A **job count** of 473,00, with 12% growth, well above UK growth (7%)



**GVA per hour** £33.30, lower than the UK average (£35.30)



30,185 **businesses**, with growth of 15%, higher than UK growth (12%)



A **population** of 812,000 with 8% growth since 2011, exceeding the England average (6.6%)



47% of residents with **NVQ Level 4+**, higher than the average (43%)

Leeds has extensive assets and specialisms in health, finance and digital as summarised below:

Leeds has a high employment rate, a high proportion of people of working age, high job density, and a highly qualified workforce. A key strength of the local economy is its employment diversity, with no one sector accounting for more than 10% of total employment. (I.e. the largest employment sector, education, accounts for 9% of total employment, closely followed by retail at 8% and health care services at 7%). There is a need for Leeds to build on this strong ecosystem of knowledge and talent to address high levels of deprivation across Leeds City Region (LCR). Currently, 24% of the City is within the 10% most deprived areas nationally.

Health	Finance	Digital
<p>By 2050, one in six people in the world will be over age 65 (16%) putting pressures on public healthcare services. In response to this, the UK has seen a 43% increase to national GVA contribution for digital tech businesses driven by demand for personalised and data-driven medicine.</p> <p>Globally, the AI market in life sciences is expected to increase from \$198.3m (2018) to \$3.88bn (2025). Leeds has several assets in this space alongside specialisms in digitalisation and data science, which are driving new opportunities in the city.</p> <p>An opportunity exists to establish Leeds as an international exemplar of health innovation. The £450m redevelopment of Leeds General Infirmary (LGI) is a major investment in the city and expands Leeds NHS Trust's world-class, technology driven services.</p>	<p>Leeds is the second centre for finance and professional services in the UK, with the city exporting £3.5bn in financial services. The city is home to more than 40 established financial service organisations, over 1500 legal companies and 150 accountancy firms and is home to the Bank of England's new northern hub, the UK Infrastructure Bank and FCAs expansion. Future growth is predicted for key sectors in Leeds including retail banking, consumer and business lending, insurance and credit referencing.</p> <p>Leeds has a sector specialism in FinTech supported by a strong tech sector, and has been named as one of the fastest growing global fintech hubs. More specifically, Leeds has specialisms in LendTech, payment processing, data analytics's and cyber security and is home to several established organisations in this space including FinTech North, SkyBet, TransUnion, the Equinti Northern Tech Hub, the Centre for Financial Technology and national Green Finance Research Centre at the University of Leeds.</p>	<p>Between 2016 – 2019 the digital sector grew by 22% making Leeds the second fastest growing tech sector in the North with record levels of investment. Within Leeds, there are over 1,350 digital businesses, with a combined workforce of over 30,000 and turnover of £1bn. Overall, the digital sector contributes more than £6.5bn to the City Region economy.</p> <p>Leeds is home to Data Mill North, the Open Innovations (formerly ODI Leeds), Leeds Institute for Data Analytics's and IXleeds (the UK's only fully independent internet exchange outside of London). The sector is an enabler of growth and innovation across the wider business base (e.g. Fintech and Healthtech) and can help to drive demand for higher skilled labour.</p>
<p><u>Growth at a glance</u></p> <p>→ 22,500 employees in health and life sciences across the city region (higher than national average) with the sector containing 2,525 businesses.</p> <p>→ Health sector output is forecast to increase by £1.1bn (34.5%) between 2018 and 2028.</p> <p>→ Growth in complementary sectors including pharmaceuticals (38.5% growth); and computing and information services (27% growth).</p> <p>→ Leeds city region is home to 70% of the top 20 HealthTech firms.</p>	<p><u>Growth at a glance</u></p> <p>→ 6,322 people are employed in Fintech related roles across the city region.</p> <p>→ The Fintech sector generates c.£353.5m GVA across the LCR (equates to 5.4% of UK Fintech GVA).</p> <p>→ The number of Fintech start-ups doubled between 2018 and 2020, accounting for 24% of all LCR start-ups.</p>	<p><u>Growth at a glance</u></p> <p>→ Leeds is home to 16% of the sector's high growth firms.</p> <p>→ Leeds is on track to create 42,000 digital tech jobs and grow by c.£1.6bn by 2025.</p> <p>→ Leeds hosts the annual Leeds Digital Festival, with c.140,000 attendees across its entire six-year run.</p>

Leeds is an innovation-rich city, which is well-positioned to deliver against government commitments to Levelling Up and Innovation-led growth.

There are established foundations to build upon and city partners have a reputation for excellence and ‘getting things done’.

In 2018, Leeds City Region (LCR) was selected to take part on the MIT Regional Entrepreneurship Acceleration Programme (REAP). The programme provides opportunities for communities to engage with MIT to strengthen innovation-driven entrepreneurial ecosystems within their respective cities. Overall, MIT REAP has demonstrated the success that can be delivered by collaborative working, and with active business and anchor institution networks, this sends a clear signal to investors and government that Leeds is the place to make a difference.

Leeds has strong foundations for growth and an established innovation ecosystem; namely:

- International reputation in health innovation and Fintech.
- Enabling capabilities in creative and digital technologies.
- A formidable knowledge engine with excellent SME networks and international research credentials.
- Strong anchor institutions and business networks.

- A skilled labour market and graduate population.
- An excellent cultural and quality of life offer.
- Strong civic leadership and support infrastructure.

Leeds Innovation Arc has evolved organically into being a world-class hub for research and innovation. Significant investment has taken place naming a few below:

- Nexus is a £38m development launched in 2019 within the University of Leeds campus to provide a state of the art innovation hub for business, technology and academia. The Nexus building offers members access to Grade A office, lab and co-working spaces as well as high-quality meeting and events space and is considered to be a key part of one of the fastest tech scenes in the UK. The space fosters collaboration and emphasises community to support business growth, research and talent in a desirable and easily accessible location close to the city centre. Nexus leads programmes such as ide@ and BUILD, to support the delivery of local initiatives to help support high growth businesses within innovation ecosystem.
- The Sir William Henry Bragg Building, a new £96m development, creates an integrated campus for Engineering and Physical Sciences to build on a shared interaction between these disciplines. It addresses existing and future challenges in energy efficient computing, telecommunications, sustainable magnetic materials, pharmaceutical formulations, ‘smart foods’ and medical technologies.

- Broadcasting Place is a £50m mixed use development comprising over 10,000 sqm of office space and 240 student residences. It includes letterpress and print making workshops, photographic darkrooms and a digital print unit; in addition to animation workspaces and 3D construction facilities. It has been hailed as ‘truly iconic’ and winner of an excellence award from RIBA.
- The redevelopment of the Leeds General Infirmary (LGI) will expand Leeds NHS Trust’s world-class services, providing patients with care based on the latest technologies, treatments and research. The investment further embeds the Innovation Village at the forefront of the health and medical technology sectors and emerging markets created by the city’s expertise in AI, robotics, data and computing. Releasing 5 hectares of land for mixed use commercial led investment, the redevelopment creates an exciting opportunity to expand the role of the Innovation District as the City’s prime location for ideation, creativity and collaboration between the City’s most creative businesses, entrepreneurs and innovators.
- Millennium Square is considered a key open space of the Innovation Arc, providing temporary activities to promote and engage frequent exhibitions curated by Leeds Innovation Arc.

- The new Leeds School of Arts is a state of the art building and will include a wealth of outstanding specialist facilities that include dedicated studios for fashion, music and performing arts; a 184-seat performance theatre; a 220-seat Dolby Atmos movie cinema; state-of-the-art TV and film studios; a black box studio; a green screen studio; a stop motion studio; Foley studios; dubbing and music recording studios; acoustic labs and a host of post-production suites. The building will become a gateway to the Leeds Innovation Arc.
- Leeds Arts University completed a multimillion-pound extension of its Blenheim Walk Campus in 2018, this new facility provided an additional 64,583sqft for students. The building was specifically designed to comprise specialist arts and performance facilities, these include:
  - Purpose built Film and photography studios and equipment stores
  - State of the art music practice rooms and recording studio.
  - A 220-seat music & performance auditorium built to a very high specification.
  - Dedicated Fashion Studios,
  - A full postgraduate and research Floor.

- A large education resource and study Library.
- Student Employability suite
- An exhibition gallery which is open to the general public
- Student Break out spaces with study and amenity areas including an entrance Coffee shop operated by Leeds independent Coffee shop operator Laynes who’s on site services come under the “Dot The Lions” brand.
- The building was shortlisted for a RIBA award for Architecture and achieved a BREAMM rating of very good for sustainability. This was achieved by incorporating renewable technologies, supporting students and staff with sustainable travel and increasing biodiversity on campus.
- The University will continue to Improve, innovate and expand its Blenheim Walk campus with a new construction project commencing in 2023. This will significantly increase the amenity space for students including new on-site catering facilities provided by Laynes. The new extension will also provide additional teaching and learning spaces.

In addition, Leeds had seen a significant amount of education floor space completed in 2021 - comprising to a total of 465,958 sq ft. The majority of these completions are associated with the Leeds Beckett and The University of Leeds.

Such is the success of the Innovation Arc, Leeds City Council is committed to accelerating its delivery.

Why Now?

We are currently at a pivotal moment for the Innovation Arc and the City of Leeds, with the following key drivers playing an important role:

- **Impact of the Pandemic:** The UK is at an inflection point. The Covid-19 pandemic has exposed vulnerabilities within our economy and supply chains and amplified inequalities. It has also provided a point for reflection and a clear and pressing opportunity to do things differently; accelerate areas which have leveraged change as an opportunity for growth whilst addressing our long-term societal issues that inhibit inclusive growth.
- **Levelling up:** UK innovation policy over recent decades has resulted in a substantial regional imbalance. Research and development support has been concentrated in already successful areas, namely the ‘Golden Triangle’ of London and the South East. Success has reinforced success, leaving the rest of the country with low productivity growth, less resilience to economic shocks and lower quality employment. The Levelling up White Paper seeks to end the geographical inequality by improving economic dynamism and innovation to drive growth.

- **MIT REAP:** Acceleration of growth in a sustainable way requires investment in innovation and supporting firms who have the potential to scale internationally – referred to by MIT as innovation-driven enterprises (IDEs). The MIT REAP programme, which concluded in October 2020, focused on creating the right conditions for IDE success in Leeds, identifying barriers, gaps and opportunities to build comparative advantage internationally. It helped the city shape direction and provided a SPD for how partners need to work which there is now an opportunity to continue and progress so that the city can be more inclusive in its approach both in terms of corporates, entrepreneurs and public sector involvement.
- **Innovation Investment:** Private and public sector investment in innovation is fundamental to levelling up. Leeds Innovation Arc has seen significant investment and there is now an opportunity as part of the SPD to maximise this investment and deliver regeneration outcomes against the current economic and political backdrop.

Driving innovation is central to the City's ambitions to be the best place to start and grow a business.

The Future

Driving innovation is central to the City's ambitions to be the best place to start and grow a business and continued aspirations to establish the City Region as the only location in the UK capable of fostering innovative product development in both medical technology and digital health solutions at scale, as well as continue to place Leeds as the UK's second city for finance and fintech.

Leeds has all the ingredients for success. Strengths in health and digital technologies provide a springboard for growth within rapidly expanding markets whilst also addressing some of the city's most pressing social issues.

This SPD provides the relevant principles to really drive forward the Innovation Arc, to ensure that Leeds’ innovation experience is recognised on a national and international stage.



3.2 Spatial Analysis

Together with the economic analysis, the City Council instructed Planit-IE to prepare a spatial analysis of the area.

An in depth study was carried out to inform this SPD and identify spatial considerations.

The following sets out a short summary of key findings.

Please see Appendix 8.2 for full spatial study and accompanying plans.

Historic Evolution

Originating around the River Aire, the Briggate was the first street in Leeds. The city grew north, establishing key civic and institutional landmarks that moved up the naturally steep topography. Leeds Town Hall along the Headrow, LGI along Great George Street and the University of Leeds established itself at 'the top of the hill,' adjacent Woodhouse Moor.

The city formed a 'funnel' of urban grain from the north down into the city centre, whilst the distinctive grid around Park Square was developed to the west.

In the 1970's the inner city ring road was developed. This saw the demolition of the 'funnel' urban grain and created a significant physical divide between the city centre and the surrounding neighbourhoods to the north and west.

Heritage Designations

40ha of the SPD area lies within Conservation Areas, comprising 30% of the Innovation Arc SPD. Around 200 buildings are listed within the area.

Connectivity, Infrastructure and Transport

Walking

There are 3 pedestrian priority zones connected by an extensive walking network. However, there are issues of safety and quality of routes, permeability through large estates and severances cause by heavy infrastructure.

Proximity to Surrounding Neighbourhoods

Surrounding neighbourhoods are close in proximity, yet, 5 minute walking distances show disconnection between them and the Innovation Arc.

Cycling and Micro-Mobility

The city identifies many streets as cycle routes, with around 5km within the SPD area. Yet few have segregated or safe cycle infrastructure. The dominance of traffic and lack of cycle safety creates conflict between vehicle and cycle movement. An E-Bike hire scheme is being planned for the city.

Public Transport

3 key city bus routes connect through the SPD area. While there is good coverage in terms of geography, there are few services late into the evening, during the night or at weekends.

Vehicular, Servicing and Emergency Access

Heavy vehicle routes move through the area, used for residential access, city centre parking and servicing. There are currently over 9,500 parking spaces in public car parks across the SPD area. However, the majority of surface car parks lie within development sites. A number of key routes are used for blue light, patient, staff and service access to the hospital which need to be supported and improved.

Public Realm and Landscape

9% of the SPD area is public open space. This includes; 2 key civic spaces (Millennium Square and Victoria Square) and; 2 key green spaces, (Park Square and St George's Field).

The spatial analysis demonstrated the varying types of public open space across the SPD area, of which we can see a patchwork of typologies emerge. Types include traditional spaces such as city squares, parks and gardens, as well as more informal spaces and those 'left over' or accidental as a result of surrounding developments.

The analysis concluded 6% of the SPD area is green space, of which 5% is within the University of Leeds Campus.

However, it is considered that significant green space within the University of Leeds campus, such as St George's Field, is not easily accessible or commonly known. Meaning it is a hidden gem, often missed by residents and students alike.

Liveability, Culture and Vibrancy

Broad Land Uses

There are clusters of education uses to the north within three university estates. LGI creates a cluster of health uses, adjacent to the city's Cultural Quarter. A concentration of commercial and office uses are within the West End to the south. Existing and emerging residential neighbourhoods border the study area.

Index of Multiple Deprivation (IMD)

The 2019 IMD shows many of the most deprived areas in the city border the SPD area. Including Armley, Holbeck, Hyde Park, Little London and Burmantofts.

Population Density

The 2011 Census shows a low population density in the SPD area. However, in the last 10 years there has been a significant increase in mixed use and residential development. It can be assumed that population density in the area has increased.

Local Amenities

Local convenience centres in the area are well located within 5 minutes walk of each other, however, others within surrounding neighbourhoods are more isolated.

Cultural Destinations and Events

There is a vibrant and diverse cultural offer in the area. The Cultural Quarter is an anchor of culture within the city. The university campuses provide many cultural destinations and events. An emerging cultural programme is developing around Wellington Place and the West End.

Townscape, Character and Identity

City Districts

As per the Our Spaces Strategy, the SPD area captures 5 of the 8 city districts; Innovation District; Civic Quarter; Office Core; Retail and Leisure Core and; Whitehall Riverside.

Townscape

The SPD area is made up of vastly contrasting characters and distinctive townscape components. There are a great number of heritage buildings and architectural gems. Though, the setting of these is sometimes compromised by poor legibility, street clutter and dominance of road infrastructure.

Internal Spaces

Internal spaces and routes such as, arcades, internal squares and market halls have become a defining characteristic of the city. Within the SPD area there are number of significant internal connections and spaces including the EC Stoner Corridor, the Gilbert Scott Building, back streets and courtyard spaces.

Topography and Views

The topography of the site slopes, with the river and canal forming the lowest part and the universities sitting at the top of the hill. The scale of buildings vary across the area, with Park Square predominantly 3-6 storey buildings and increase in height south towards Wellington Place and north to the universities. There are several protected views within the Tall buildings Design Guide SPD (2017).

### 3.3 Issues and Challenges

From the analysis, we can identify the issues and challenges presented across the SPD area.

The following commentary and supporting plan highlights the issues and challenges to be considered across the Innovation Arc. For full detail of the spatial analysis that has informed these conclusions, refer to Appendix 8.2.

Leeds Inner City Ring Road (A58) collars the city centre, creating a series of significant junctions and existing motorway crossings that cause conflict of movement between cars, bikes and pedestrians.

There are a number of heavy vehicular movement routes through the city centre, create significant barriers to pedestrian and cycle to movement.

Although fairly low traffic, the grid around Park Square has become an area of where streets are dominated by car parking.

Significant level changes miss the opportunity for riverside activation.

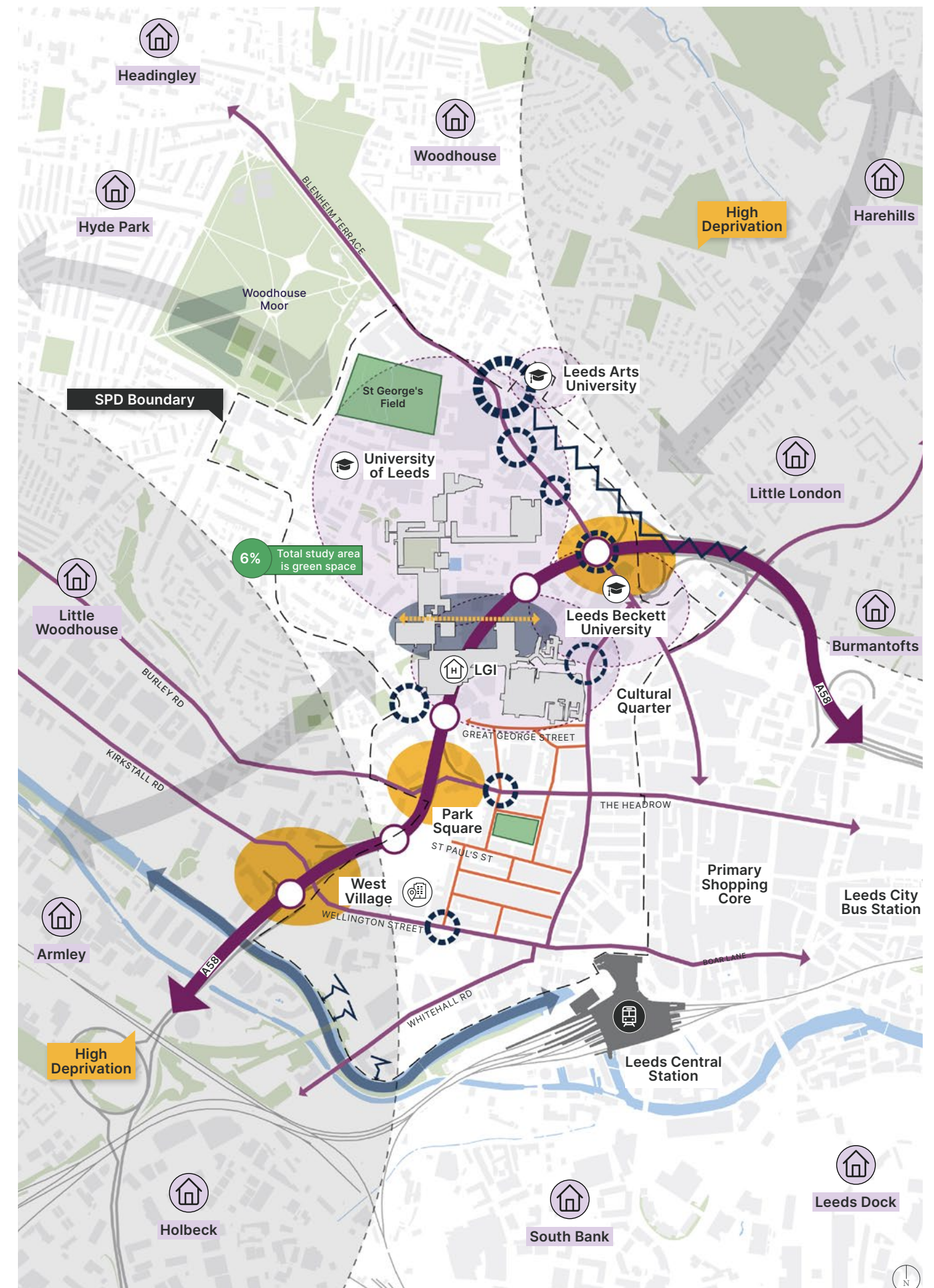
The city topography also reduces accessibility north as it becomes steep and more difficult to navigate.

There are university and health campuses which create 'unintended' estate boundaries, made up of large building footprints that disrupt permeability through the area.

The nature of the hospital campus requires key service routes and access points, creating a large high service area between two campuses.

Areas of high deprivation surround the framework area, which highlight the need for investment and to improve connections and inequalities to surrounding neighbourhoods.

Key Green Space (within the SPD area) comprises of just 6% of the total area (125ha). Of which, the majority is within the University of Leeds campus.









Summary of Issues and Challenges








### 3.4 Opportunities



The opportunities for innovation in Leeds City Centre West will improve connectivity and quality of spaces in the city. It will be a contributing factor to achieving net zero carbon, inclusive and economic growth and ensuring the city is healthy and happy.

The following commentary and supporting plan highlights the range of opportunities to utilise existing assets and connections, for which innovation can manifest throughout the Arc and across the city.


Improve  north-south connections from the  university campuses and the  existing and two new hospital developments to  Leeds Station,  commercial district, and the  South Bank.


Utilise existing key public transport routes, the city  bus network and  existing east-west streets to  improve connections north of the Headrow.





Utilise existing  the unique character of the area, city destinations and  existing local centres as a point of gravity to cluster active uses.

The  5 minute walking radius' of the local centres create  significant points of overlap.

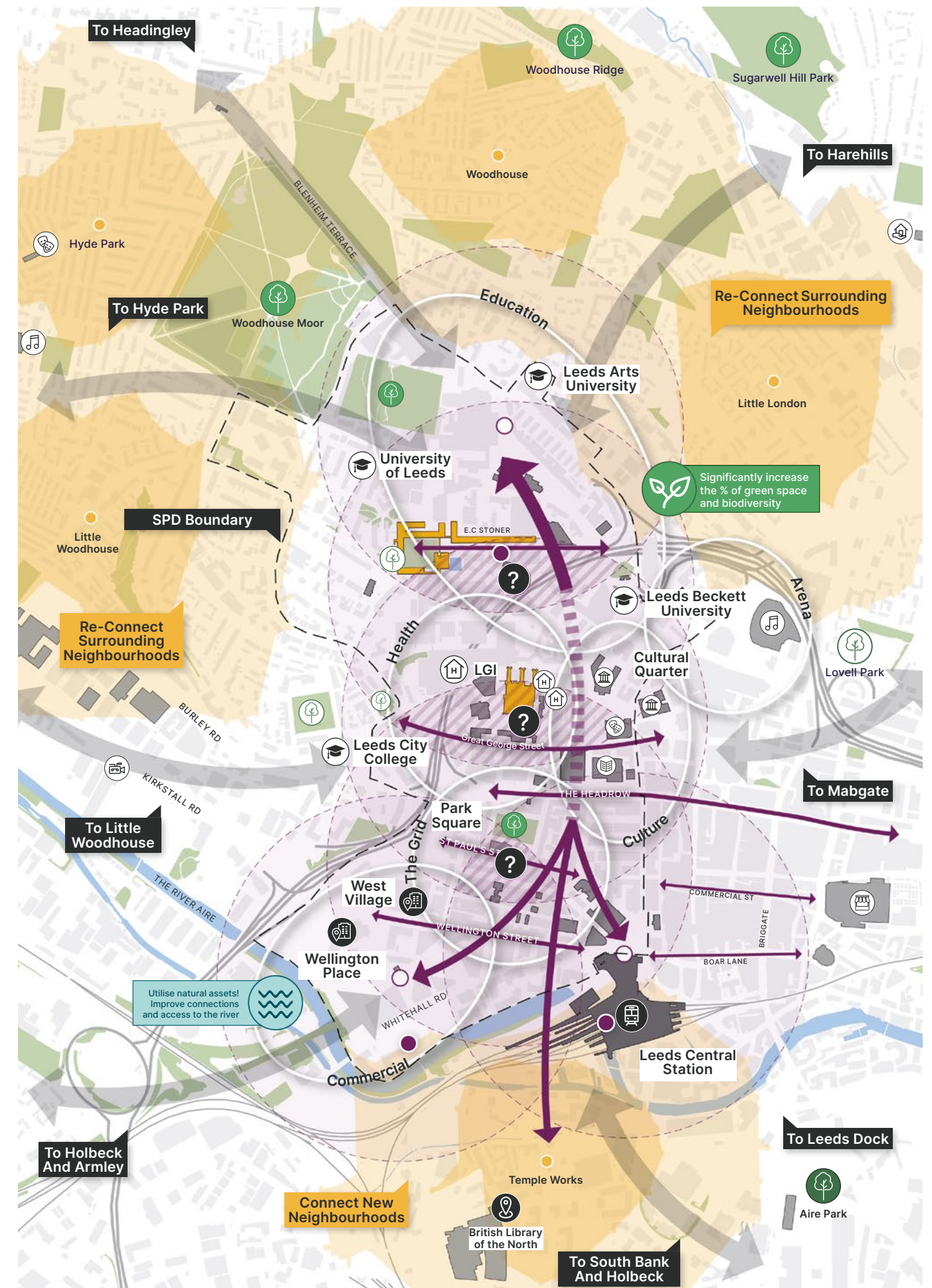
 **Could these be hotspots for innovation?**

Utilise and connect  existing landmarks, cultural and community assets.

 Significant heritage assets have the potential to embed and drive heritage-led innovation opportunities.

 Draw in and reach out to improve access to innovation and the city centre from  surrounding neighbourhoods. Reaching beyond and improving their  5 minute and  10 minute walking distances.

Connect  existing and  future city parks to  neighbourhood green spaces and routes to strengthen the green network throughout the innovation district.  New green spaces and corridors will improve access and connectivity to public open space, nature and biodiversity.



Summary of Opportunities



## 3.5 The Innovation Arc

Through the analysis of the spatial and development context the concept of a distinctive spatial Arc has emerged.

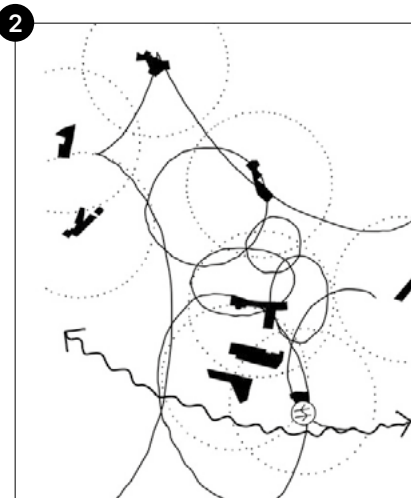
### The Arc

The Innovation Arc is where innovation uses in Leeds should be concentrated. The top of the Arc is formed by the university and in particular the long linear mass of the EC Stoner building. The tail of the Arc feathers out, reaching south west towards the River, whilst touching the edge of the station in the east. Within the Arc are three neighbourhoods which hold potential for innovation.



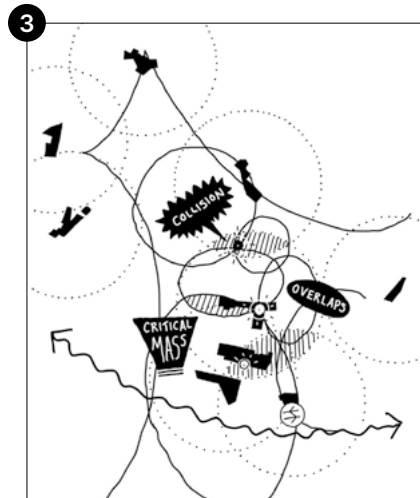
#### Land Uses

Start with the existing land uses.



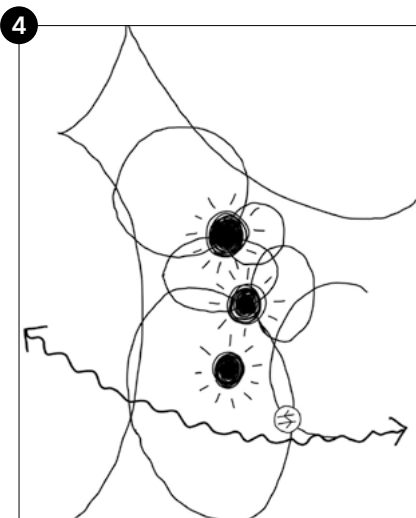
#### Local Centres

Overlay the existing local centres and 5 minute walking distances. Notice how the local centres are often located at the interfaces of differing land uses.



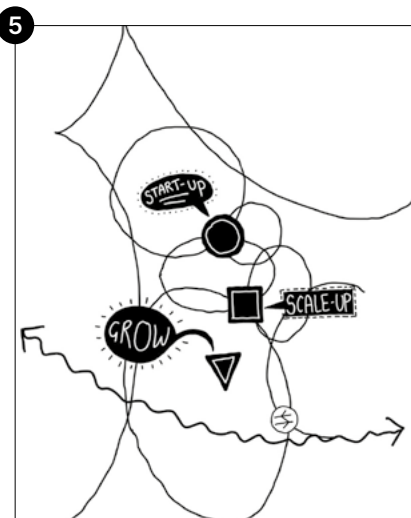
#### Points of Collision and Critical Mass

Look for the overlaps and areas of collision; these suggest points of gravity and potential critical mass. Innovation thrives in the overlap.



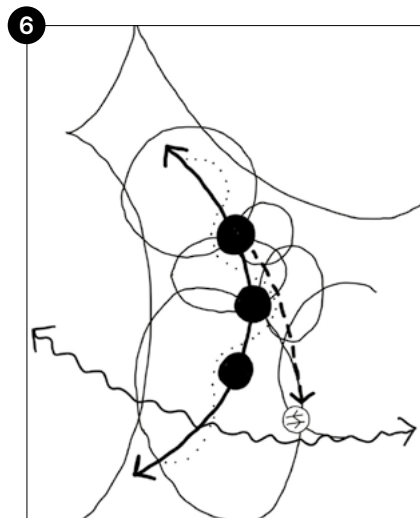
#### Three Hotspots

The overlaps and collision points suggest three areas of interest; three potential innovation neighbourhoods.



#### Differentiate Identity

Each neighbourhood has its own character and focus, with each having the potential to offer a different innovation function.



#### Connect to form The Arc

The neighbourhoods are connected to form an 'Arc of Innovation'. The Arc is connected into the wider city, the train station and the surrounding communities.

### The Neighbourhoods

The SPD boundary comprises of 3 neighbourhoods. The neighbourhoods themselves do not form individual boundaries and are to be thought of holistically within the SPD area. Their strength lies in their overlaps and intersect and are well placed to draw in and reach out to better connect surrounding areas. Each neighbourhood naturally forms points of gravity, creating neighbourhood centres and hotspots for innovation.

#### The West End

The West End is made up of the area surrounding Park Square and Wellington Place. The neighbourhood is defined along its southern boundary by the River Aire and connects directly into City Square and Leeds Train Station to the southeast.

#### Great George Street

Great George Street Neighbourhood encompasses the LGI estate, Millennium Square to the east and Woodhouse Square to the west. The southern boundary of the neighbourhood is defined by Victoria Square, The Headrow and Westgate. Great George Street forms the key spine of the neighbourhood.

#### Woodhouse Gateway

The Woodhouse Gateway neighbourhood is focussed around the three campuses, Leeds Beckett University, University of Leeds and Leeds Arts University, with the brutalist architectural icon of EC Stoner at its heart. The neighbourhood extends north to include Hillary Place, the Brotherton Library and Leeds Arts University; south to meet with the LGI; west to incorporate Chancellor's Court and The Faversham; and east to include Blenheim Terrace and The Dry Dock.



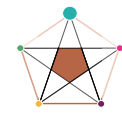
The Innovation Arc and its Neighbourhoods

## 3.6 Innovation in Leeds

# Innovation in Leeds is...

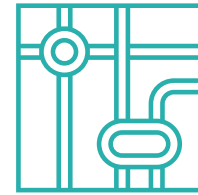
Noun in-no-va-tion

1. The introduction of something new
2. A new idea, method or device



## Inclusive

● **Connected and accessible to all.** Both physical and non-physical barriers are broken down, ensuring everyone feels welcome in this part of the city. Innovation is easily accessible via public transport or active travel modes, embedding it within the everyday life of the city.

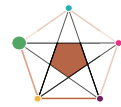


**Knowledge assets and expertise** that are visible, accessible and open to collaboration and experimentation. The city's well-established network of knowledge and professionals are the springboard of conversations and catalysts to make things happen. Bring them together!

# Diverse

*...and not restricted to traditional innovation uses.*

Innovation in Leeds is not limited to the Innovation Arc and exists at locations across the city. It is diverse and varied, with distinct hotspots which provide unique offers to entrepreneurs and innovators. Clusters can foster their own innovative identities by means of creative uses, residential and lifestyle and health and well-being, in addition to traditional STEM and research focused innovation.



## Healthy

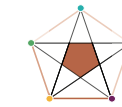


● **Public open space** that provides opportunity for both organised events and chance encounters. Public spaces around innovation hotspots are the melting pots for 'things to happen,' whether it be the green space in Park Square, or a new city park that stitches the university campuses together.

# Visible

*...taking innovation to the public and inviting all to participate.*

Innovation is not hidden behind closed doors. It is celebrated within the public realm through active frontages, events and installations, sparking curiosity and intrigue.



## Rooted

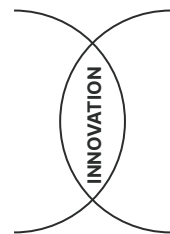
● **Heritage and identity** that is rooted in place, yet open to change. Leeds is a distinctive city in its changing history and evolution. The mix, diversity and often the juxtaposition of architectural types and styles bring character to the city. These should be celebrated and utilised to encourage and support innovative activity.



## Neighbourhood and Community

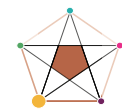
*...influencing, improving and generating positive outcomes for existing and new communities.*

## Friction Overlap Intersect Collision



*'Where things happen'*

The overlap of uses, interests and expertise sparks and encourages innovation. Leeds has many core assets that naturally overlap and intersect. Innovation happens at these intersections, where there are collisions of interests and friction between uses. Spatially, we can identify a number of hotspots in the city for innovation.



## Liveable

● **People and Culture** that create activity and vibrancy. Utilising the overlap between culture, creativity and innovation to ensure visibility and accessibility to all. Innovation is playful and stimulating to adults and children alike.



## Core Innovation

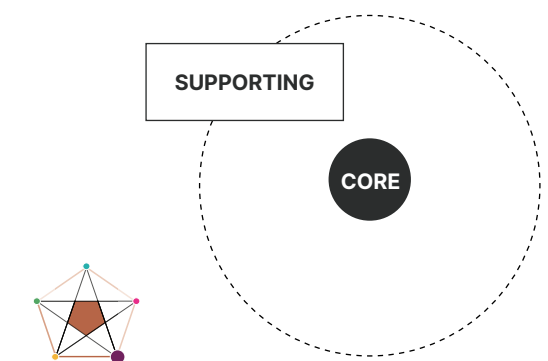
*Academia, business, technology*

Innovation uses in their traditional form, primarily centred around STEM subjects - science, technology, engineering and mathematics - as well as medical, academic research and professional services.

## Supporting Innovation

*Culture, lifestyle, social, activity*

Supporting uses are pillars that provide and foster social activity around core innovation. These uses include residential, local amenities, cultural facilities, events and community.



● **Core and supporting uses** that are complementary and supportive of each other. With well established, existing core innovation institutions, Leeds has the potential to provide a network of supporting innovation uses that enables innovation to thrive.

# 04

## Planning Policy and Strategic Priorities

This section sets out and summarises the context of which the Innovation Arc sits in relation to the economic, policy and regeneration context.



4.1 Leeds Local Plan

The Local Plan is the development plan for Leeds. It sets out the Council's vision and strategy for the district over the Plan period and provides the basis for decisions on planning applications.

The Development Plan is made up of:

- Leeds Core Strategy (as amended by the Core Strategy Selective Review 2019);
- Natural Resources and Waste Local Plan (2013);
- Aire Valley Leeds Area Action Plan (2017);
- Saved Unitary Development Plan Review (2006); and
- Site Allocations Plan (2019).

The Leeds Core Strategy (amended by the Selective Review in 2019) is the main document setting out the overall vision and strategic policies to guide development in the city. Other Local Plan documents are guided by its policies.

The Leeds Core Strategy defines the spatial vision for the Metropolitan District and sets out a series of objectives designed to achieve the vision, which are summarised below:

- The accommodation of offices, shops, hotels, institutions and leisure and entertainment uses in the city centres.
- Managing the needs of a successful district, including planning for population growth and the implications of demographic change, as well as promoting a diverse and enterprising economy.
- Placemaking – by promoting the role of town and local centres, supporting the provision of community infrastructure, promoting the physical, economic, and social regeneration of areas to support the City Centre.
- A well-connected district – by increasing the use of sustainable forms of transport.
- Managing environment resources to be resilient to climate change including flood risk and protecting natural habitats and green spaces and landscape character.

- Implementation and delivery – by working in partnership with a wide variety of sectors and agencies.

The key policies of relevance to this SPD are, Policy SP3, Policy CC1, Policy CC3 and Policy P11.

Owing to its vast success as the economic and cultural hub, Leeds City Centre will continue to provide more opportunities by accommodating a majority of the new growth within the region. As an overarching focus, **Spatial Policy 3 (Role of Leeds City Centre)** of the Core Strategy sets out how the City Centre will be the economic driver for the district and region through the following:

- *Promoting the Cite Centre's role as a the regional capital for major new retail, leisure, hotel, culture and office development,*
- *Making the City Centre the main focus for office development in the District (focusses upon the West End, South Bank and Holbeck Urban Village,*
- *Valuing the contributions to life, vitality and economy of the City Centre made by the Universities, Leeds General Infirmary, Major Museums and Arena,*
- *Comprehensively planning the redevelopment and re-use of vacant and under-uses sites and buildings for mixed use development and new areas of public space (including major City Centre Park in the South Bank Area),*
- *Improving public transport links between the City Centre and the rest of the District, including Leeds Bradford International Airport,*
- *Managing flood risk issues comprehensively through supporting the construction of the Leeds Flood Alleviation Scheme and use of other floor mitigation measures,*

- *Enhancing streets and creating a network of open and green spaces to make the City Centre more attractive, family friendly and easier for people to use and in consolidating and enhancing sense of place,*
- *Improving connections between the City Centre and adjoining neighbourhoods,*
- *Support the role of Leeds City Station, enhancing Leeds' role as a regional transport hub and supporting the potential for the integration of high speed rail,*
- *Expanding city living with a broader housing mix (including family housing).*

In particular, the Leeds Innovation District will be of significant value to the local economy and vibrancy of the City Centre by improving the urban environment within the Universities and Leeds General Infirmary. This will be through the delivery of comprehensive planning on previously developed land to deliver a mixture of uses to create a diverse offer within the City Centre. Furthermore, the delivery of the SPD will help to improve the legibility and function of streets and open / green spaces for all to enjoy whilst improving overall connections with adjoining neighbourhoods.

According to **Policy CC1 (City Centre Development)** of the Core Strategy, Leeds City Centre will accommodate at least the following:

- 655,000 sqm office floorspace
- 31,000 sqm net additional retail space (comparison)
- 10,200 dwellings (see reference to SP6 and SP7 for housing requirement arising from Core Strategy Selective Review)
- Supporting services and open spaces
- Improvements to the public realm

With this, it will be essential that the City Centre is well connected so that access to jobs and services is available to all, especially through sustainable modes of transport. Therefore, according to **Policy CC3 (Improving Connectivity between the City Centre and Neighbouring Communities)** of the Core Strategy, new development will help provide and improve routes connecting the City Centre with adjoining neighbourhoods and improve connections within the City Centre in order to improve access to jobs and services, to encourage greater usage and make walking and cycling easier, safer and more attractive. New development will be expected to make contributions to enhancing key transport routes infrastructure to improve accessibility.

Leeds has a vast historical landscape that contains a wide number of heritage assets which make up for a large degree of the city's character and therefore need to be protected. **Policy P11 (Conservation) of the Core Strategy** states that these assets should be protected to maintain Leeds identity specifically;

- The Victorian and Edwardian civic and public buildings, theatres, arcades, warehouses and offices within the City Centre and the urban grain of yards and alleys;
- The nationally significant industrial heritage relating to its textile, tanning and engineering industries, including its factories, chimneys and associated housing;
- It's legacy of country houses, public parks, gardens and cemeteries;
- The 19th century transport network, including the Leeds and Liverpool Canal;
- Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged;

- and that development proposals should where appropriate submit a Heritage Statement to assess impact and identify any required mitigation measures.

Site Allocations Plan

The Leeds Site Allocations Plan (2019) provides site allocations and requirements that will help to ensure that sufficient land is available in appropriate locations to meet the targets set out in the Core Strategy and achieve the ambitions set by the Council.

A number of site allocations lie within the SPD boundary. There are also a number which adjoin but lie outside the boundary which are listed in the table below. Please refer to the Site Allocations Plan for more details including the site specific requirements relating to each allocation.

Site Allocations within the SPD and key allocations adjoining the SPD boundary:

Site allocations within the SPD boundary				
MX2-15	Great George Street – LGI	Mixed-use	4.25 ha	327 units & 12000 sqm office
MX2-20	Westgate – Brotherton House	Mixed-use	0.27 ha	63 units & 5000 sqm office
MX2-19	Westgate – Leeds International Swimming Pool	Mixed-use	1.32 ha	209 units & 13243 sqm office
HG2-209	The Faversham, Springfield Mount	Residential	0.32 ha	30 units
Key allocation outside the SPD boundary				
MX2-10	Wellington Road	Mixed-use	2.48 ha	325 units & 5,000 sqm office
EO2-6	Kirkstall Road Car Park	Office Allocation	0.74 ha	22,300 sqm
EO2-2	Office Scheme Wellington Road & Gotts Road	Office Allocation	0.49 ha	20,370 sqm

Development Plan Policies

Those policies pertinent to the SPD are detailed below and will be detailed in the Development Guidance Section (Chapter 5), whilst this list is not exhaustive it provides details of those policies that are of particular relevance in the production of this SPD and in the determination of future planning applications. Whilst the policies are split into key pillars, there are clearly instances when policies overlap the different pillars. Key areas of importance as detailed in the policies include:

- Recognising the value of the Universities and the LGI to the life, vitality and economy of the City Centre
- Comprehensively planning redevelopment / reuse of vacant and under-used land and new areas of public space
- Improving legibility and function of streets and open / green spaces
- Improving connections with adjoining neighbourhoods
- Open spaces and improvements to the public realm

- The historic environment conserved and enhanced, particularly those elements which help to give Leeds its distinct identity, including Victoria and Edwardian civic and public buildings and the 19th century transport network including the Leeds-Liverpool Canal
- Innovative and sustainable construction which integrates and enhances the historic environment encouraged
- Providing and improving connectivity within and to the City Centre to improve access to jobs

Net Zero

In March 2019, Leeds City Council declared a ‘climate emergency’ and set out their ambitions for Leeds to achieve carbon neutrality.

The Leeds Core Strategy and Natural Resources and Waste Local Plan contains a number of existing policies that are aimed at addressing and tackling climate change. These detailed policies focus on a wide range of environmental factors including carbon reduction, green infrastructure, flood risk, biodiversity, flood risk, heat networks, electric vehicles, renewable energy generation, air quality and tree replacement.

The Council is currently undertaking an update of the Local Plan policies which will include policies to address climate change.

Core Strategy:

- EN1: Climate Change
- EN2: Sustainable Design and Construction
- EN4: District Heating
- EN5: Managing Flood Risk
- EN8: Electric Vehicle Charging [EVC] Infrastructure

Natural Resources and Waste Local Plan

- Policies Water 1, Water 4, Water 6 and Water 7
- Policy Air 1
- Policy Land 2



Inclusive Growth

Owing to its vast success as the economic and cultural hub, Leeds City Centre will continue to provide more opportunities by accommodating a majority of the new growth within the region.

The Leeds Core Strategy sets out that across the local authority area there is an annual housing target of 3,247 units required to meet local housing needs and a majority of this will be delivered within the City Centre.

There is also a requirement to provide employment land amounting to 706,250sqm of office floorspace and 493 ha general employment (CS Policy SP9 2012 to 2028).

Leeds City Council is committed to create a healthy city for all, regardless of age. Areas where direct improvements to health can be achieved is through focussing on sufficient housing provision, improving the local environment and individuals access to it, tackling climate change as well as ensuring individuals are supported with high quality sustainable modes of transport.

Community facilities and services such as education, training, places of worship, medical facilities and places for recreation are crucial to the success of the community and the health and well-being for its individuals.

- Core Strategy:**
- Spatial Policy 3: Role of Leeds City Centre
  - CC1: City Centre Development
  - CC3: Improving Connectivity between the City Centre and Neighbouring Communities
  - H1: Managed Release of sites
  - H2: New Housing development on non-allocated sites
  - H3: Density of Residential Development
  - H4: Housing Mix
  - H5: Affordable Housing
  - H6: Houses In Multiple Occupation (HMO's), Student Accommodation And Flat Conversions
  - H8: Housing For Independent
  - H9: Minimum Space Standards
  - H10: Accessible Housing Standards
  - EC1: General Employment Land
  - EC2: Office Development
  - P10: Design
  - P11: Conservation
  - P12: Landscape
  - G5: Open Space Provision in the City Centre

Healthy Communities

- Core Strategy:**
- P9: Community Facilities and Other Services
  - T1: Transport Management
  - Community facilities and services such as education, training, places of worship, medical facilities and places for recreation are crucial to the success of the community and the health and well-being or its individuals.
  - T2: Accessibility requirements and new development

Local Plan Update (LPU)

As of writing, Leeds City Council is currently in the process of updating the local plan policies, framing them in particular around the need to reflect their climate emergency commitments. Leeds City Council prepared five distinct topic areas to provide initial (scoping) ideas on how planning policy can be amended to better suit the requirements to respond to the climate emergency. These are shown in the table below:

The public consultation on the initial scoping of the LPU was undertaken in 2021, which was followed by consultation on the Publication LPU at the end of 2022. It is anticipated that a further update to the Local Plan (Leeds Local Plan 2040) will focus on areas including the spatial strategy, employment land, and housing, although the scope is yet to be confirmed.

Topic area	Policy Areas Covered
Carbon Reduction	<div>→ Whole life carbon costs for buildings</div> <div>→ Reducing carbon emissions from buildings</div> <div>→ Sustainable construction</div> <div>→ Resilience to heat</div> <div>→ Renewable energy generation</div> <div>→ Heat networks</div> <div>→ Energy storage</div>
Flood risk	<div>→ Flood risk</div> <div>→ Functional floodplain</div> <div>→ Sustainable drainage systems</div>
Green & Blue Infrastructure	<div>→ Strategic green infrastructure</div> <div>→ Trees</div> <div>→ Green space</div> <div>→ Biodiversity</div> <div>→ Nature conservation</div> <div>→ Local food production</div>
Placemaking	<div>→ Strategic placemaking (including 20 minute neighbourhoods)</div> <div>→ Local placemaking</div>
Sustainable infrastructure	<div>→ High Speed 2</div> <div>→ Leeds City Station</div> <div>→ Mass transit</div> <div>→ Digital infrastructure</div>

## Neighbourhood Planning Areas

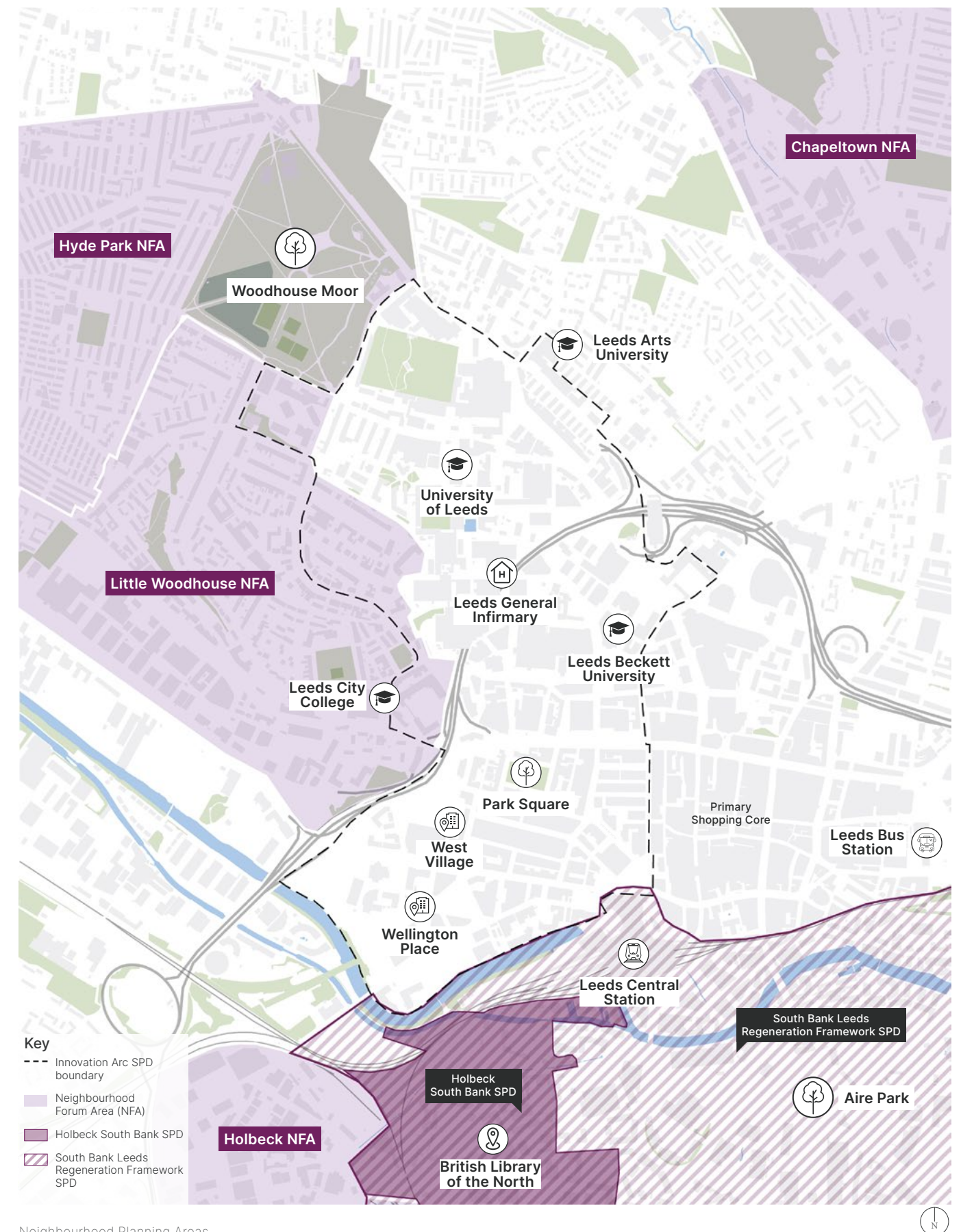
Neighbourhoods Plans once adopted (made) by the council become part of the Leeds Development Plan. Their policies must be taken into consideration when deciding planning applications in the neighbourhood area.

The SPD area overlaps and lies in close proximity to a number of Neighbourhood Planning Areas including the Little Woodhouse Neighbourhood Area which is situated within the north west area of the SPD area and the Hyde Park Neighbourhood Area which abuts the north west boundary. Both areas at time of writing are progressing Neighbourhood Plans. The Holbeck Neighbourhood Plan, to the south of the SPD area, was adopted (made) in 2018. Development proposals should have regard to future Neighbourhood Plans.

## Other Supplementary Planning Documents

The Leeds Local Plan is accompanied by supporting documents which provide more detail and expand upon the existing policies in the Local Plan to cover specific policy areas or geographical areas of the city. A number of documents are relevant to proposed development in the area of the Innovation Arc and include the Accessible Leeds SPD, the Street Design Guide SPD and the Transport SPD. Applicants should check the most up to date policy situation at the time of submission of an application, including guidance on development and design principles which can be found at [www.leeds.gov.uk](http://www.leeds.gov.uk)

Reflecting the dynamic nature of the urban area, the SPD boundary is located near to a number of regeneration areas which are subject to further planning guidance, for example the Holbeck South Bank SPD and the South Bank Leeds Regeneration Framework SPD. Proposed development situated close to boundaries of these SPD areas should have regard to any cross-boundary principles and/or proposals.



Neighbourhood Planning Areas



## 4.2 Strategic Priorities

This SPD has been prepared to support the social, economic and environmental priorities for the City, as defined in the strategic plans:

### Strategic Documents

- Leeds Best City Ambition (2020 – 2025)
- The Leeds Climate Emergency Declaration (2019)
- Leeds Culture Strategy (2017 – 2030)
- Leeds Our Spaces Strategy (2020)
- Leeds Inclusive Growth Strategy (2018 – 2023)
- Leeds Health and Wellbeing Strategy (2016 – 2021)
- Leeds Economic Recovery SPD (2020)
- Connecting Leeds Transport Strategy (2021)
- Leeds Cycling Starts Here Strategy (live strategy on website)
- Leeds Housing Strategy (live strategy on website)
- Parks and Green Spaces Strategy 2022 to 2032
- The Development Plan for Leeds
- Leeds South Bank SPD (2018)
- Leeds Holbeck and South Bank SPD (2016)
- Accessible Leeds SPD (2016)
- Street Design Guide SPD (2009)
- Leeds Transport SPD (2023)

### a. The Best City Ambition

The Best City Ambition aims to help partner organisations and local communities in every part of Leeds to understand and support the valuable contribution everyone can offer – no matter how big or small – to making Leeds the best city in the UK.

### b. Leeds City Region Green Infrastructure Strategy (2010)

Produced by Leeds City Region, the strategy is to address the challenge of climate change – including tackling flood alleviation and water management. In addition, the strategy aims to improve the quality of place for individuals and improve physical and mental well-being for residents.

### c. West Yorkshire Transport Strategy 2040 (2017)

Produced by the West Yorkshire Combined Authority, with contributions from Bradford Calderdale, Kirklees, Leeds and Wakefield Councils, the Transport Strategy was adopted in August 2017. The Strategy aims to create a reliable, less connected transport network which has a positive impact on the built and natural environment. It's 2027 halfway targets include 25% more bus trips, 75% more rail trips and 300% more bicycle trips.

### d. West Yorkshire Strategic Economic SPD

Produced by the Combined Authority, the priorities of the SPD are:

- Boosting Productivity;
- Enabling Inclusive Growth;
- Tackling the Climate Emergency;
- Delivering 21st Century Transport; and
- Securing money and powers.

To this end, the Combined Authority aims to create an integrated, modern bus system which puts customers first. In addition, the Combined Authority state their intention to utilise spatial plans to support inclusive growth.

### e. Connecting Leeds

The Draft Connecting Leeds Strategy aims to allow Leeds to be a city where a car isn't required. To this end, the Strategy seeks to facilitate the delivery of healthy, affordable, low-carbon travel choices.

### f. Inclusive Growth Strategy

Leeds Growth Strategy sets out 12 'big ideas' to facilitate inclusive growth in the city, these include:

- Supporting Places and Communities to Respond to Economic Change;
- Doubling the size of the City Centre;
- 21st Century Infrastructure; and
- Promoting Leeds and Yorkshire.

The Inclusive Growth agenda outlines a strategy to link economic development with concerns over the distribution of wealth in the region. For example, strengthening the role of schools in job training, improving the commercialisation of knowledge and improving sustainable transport links.

### g. Health and Wellbeing Strategy

The Leeds Health and Wellbeing Strategy holds the ambitious target for Leeds to be the best city for health and wellbeing. To this end, the Strategy aims for 5 key outcomes:

1. People will live longer and have healthier lives;
2. People will live full, active, and independent lives;
3. People's quality of life will be improved by access to quality services;
4. People will be actively involved in their health and their car; and
5. People will live in healthy, safe, and sustainable communities.

### h. Leeds Our Spaces Strategy

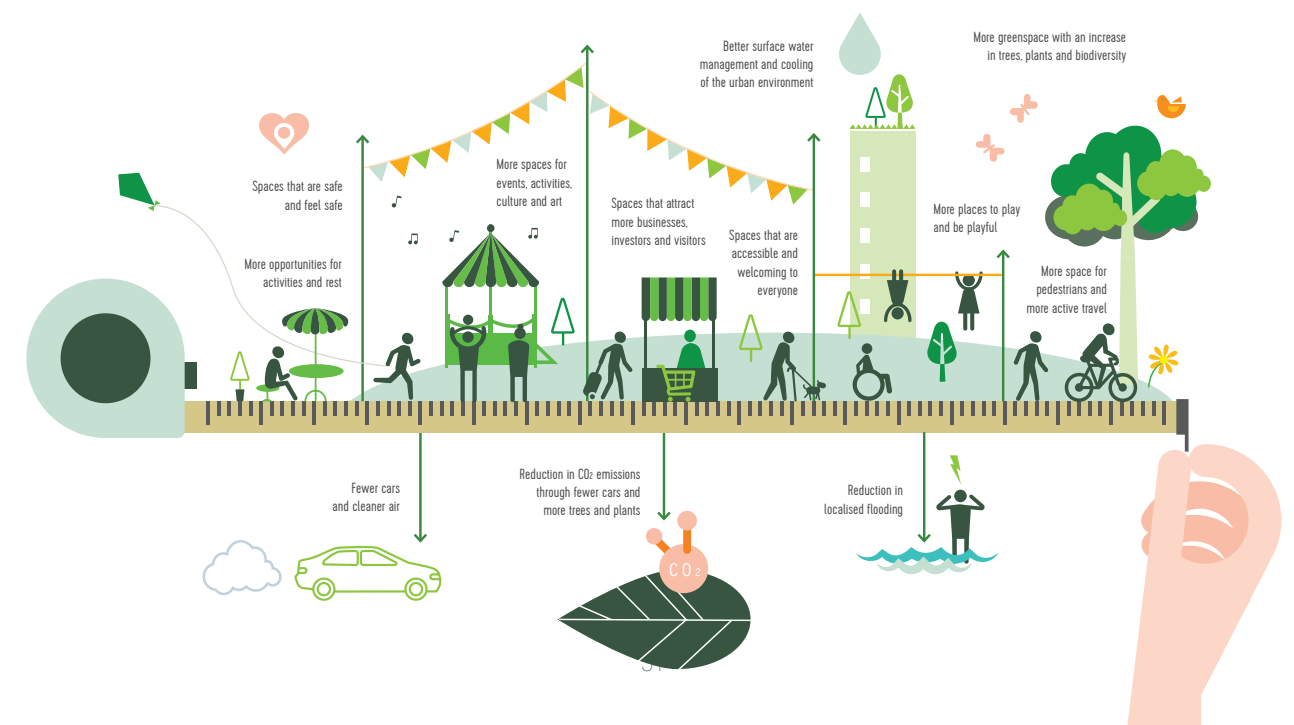
The Leeds Our Spaces Strategy embodies the vision for the creation of vibrant, inclusive and world-class city centre public realm.

The production of the strategy has set out the value in which the city will give to it's spaces. Through it's implementation, the strategy has set out a series of objectives:

- Set out the vision and ambition for the creation of green space within the city centre.
- Apply the Our Spaces Principles as a benchmarking tool against which the quality of public realm schemes can be considered.
- Access the ability of individual public realm schemes to overcome challenges identified within the strategy and ensure these are fully integrated with the wider public realm vision and ambition.
- Reflect upon the current public realm offer in the city centre and identify opportunities to improve it.

The strategy has developed a series of principles that aim to overcome the various challenges that the city faces:

- **People First** - Our Spaces will be designed for people. They will be comfortable, stimulating, relaxing, healthy and safe.
- **This is Leeds** - Our Spaces will celebrate Leeds' built and natural assets, from the edges of the River Aire to the magnificent architecture of the city centre.
- **Economic Sense** - Our Spaces will be valuable economic infrastructure that supports businesses and provides a canvas for new investment.
- **Bring it To Life** - Our Spaces will be places for cultural activity, from small interactions to major events.
- **Greener Future** - Our Spaces will be resilient to climate change, with green environments cooling the air, sustainably managing surface water and absorbing carbon.
- **Everyone Welcome** - Our Spaces will be inclusive, designed for all ages and abilities and reflect Leeds' diverse communities.
- **Better Connected** - Our Spaces will be highly connected, considering pedestrians first, clearly legible and easy to navigate.





# 05

# Development Guidance

The development guidance seeks to guide and inform development proposals throughout the SPD Area.

These should be used as a guide for development and compliance with the principles demonstrated through planning applications.

5.1 Sustainable and Carbon Neutral Development

Development within the SPD should positively contribute to the Council’s aim of becoming Carbon Neutral by 2030.

Context

In 2009, Leeds City Council published the Leeds Climate Change Strategy that set out an initial target to reduce emissions produced within Leeds by 80% between 1990 and 2050. Subsequently, the Council adopted a further target to reduce emissions by 40% between 2005 and 2020.

In order to achieve this, new developments coming forward in Leeds will need to contribute to achieving these targets by reducing the overall emissions produced.

In March 2019, Leeds City Council declared a ‘climate emergency’ and set out their ambitions for Leeds to achieve carbon neutrality by 2030.

The Leeds Core Strategy contains a number of existing policies that are aimed at addressing and tackling climate change. These detailed policies focus on a wide range of environmental factors including carbon reduction, green infrastructure, flood risk, biodiversity, flood risk, heat networks, electric vehicles, renewable energy generation, air quality and tree replacement.

**Policy EN1 (Climate Change)** of the Core Strategy requires major developments to reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate as well as provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.

**Policy EN2 (Sustainable Design and Construction)** sets out that major non-residential developments will be required to meet the BREEAM standard of ‘excellent’. The Policy also recognises that if the City is to grow then its demand for water will also increase, therefore it imposes that major residential developments should meet a water standard of 110 litres per day, which is a tighter standard than Building Regulations.

**Policy EN4 (District Heating)**, states that where it is deemed technically viable and appropriate for the development, and in areas with sufficient existing or potential heat density, major developments should propose heating systems according to the hierarchy set by the policy.

**Policy EN5 (Managing Flood Risk)** and Policies Water 1, Water 4, Water 6 and Water 7 of the Adopted Natural Resources and Waste Local Plan will be relevant to development coming forward as part of this SPD. These policies aim to mitigate flood risk by avoiding development in flood risk areas, where possible, by applying the sequential approach and where this is not possible by incorporating mitigation measures such as SuDs.

**Policy Air 1 of the Adopted Natural Resources and Waste Local Plan** requires applications for major developments to incorporate low emission measures and to submit an air quality impact assessment to demonstrate the likely air quality impacts arising from development. In tandem with these measures, Policy EN8 of the Core Strategy (Electric Vehicle Charging [EVC] Infrastructure) will require new developments to include parking spaces that meet the minimum standards for the provision of EVC points depending on the building’s use (see Policy EN8 of the Core Strategy for further information on requirements).

**Policy Land 2 of the Adopted Natural Resources and Waste Local Plan** states that development should conserve trees wherever possible as well as introduce new tree planting. It is expected that a three to one tree replacement is required when removing existing trees.

To achieve our ambitions by 2030 and beyond, a rapid period of transition is necessary, along with big changes. The emerging Local Plan Update is proposing planning policies to take account of the climate emergency which will include new policies as well as the replacement or revision of some of the existing Local Plan policies.

Topic area	Policy Areas Covered
Carbon Reduction	→ Whole life carbon costs for buildings → Reducing carbon emissions from buildings → Sustainable construction → Resilience to heat → Renewable energy generation → Heat networks → Energy storage
Flood risk	→ Flood risk → Functional floodplain → Sustainable drainage systems
Green Infrastructure and Blue Infrastructure	→ Strategic green infrastructure → Trees → Green space → Biodiversity → Nature conservation → Local food production
Placemaking	→ Strategic placemaking (including 20 minute neighbourhoods) → Local placemaking
Sustainable infrastructure	→ High Speed 2 → Leeds City Station → Mass transit → Digital infrastructure



Climate change impacts should be factored in from the outset with development being adaptable to climate change.

### Guidance

Commitment to sustainable and carbon neutral development cuts across the whole of the SPD and proposals and development must ensure they are sustainable and making significant steps towards carbon neutrality in advance of future planning policies which will require net zero carbon development. They will be required to demonstrate how they contribute directly to the City's 2030 Carbon Neutral target.

Proposals should utilise the latest technologies - strategies should be bold, experimental and forward thinking in their approach to being sustainable and carbon neutral.

In line with existing Local Plan policies, proposals should ensure that sustainable development is a core objective.

Specifically, developments should include consideration and mitigation to address:

- ✓ Carbon dioxide reduction
- ✓ Sustainable design and construction
- ✓ Renewable energy
- ✓ Water efficiency
- ✓ Managing flood risk
- ✓ Minimising waste
- ✓ Biodiversity
- ✓ Install Electric Vehicle Charging Points



Park Square Skyline Image credit: Carl Milner Photography



## 5.2 Movement and Connectivity

The Innovation Arc can significantly influence change in movement and connectivity across Leeds City Centre and surrounding neighbourhoods. Walking, cycling and low carbon modes of transport will be prioritised across the area.

The Innovation Arc extends just over a mile from the station in the south to the top of the University Campus in the north; however, there are significant physical barriers to both north-south and east-west routes, including particularly the A58 and the hospital campus. There are also perceptual barriers to movement through, for example, the university campuses.

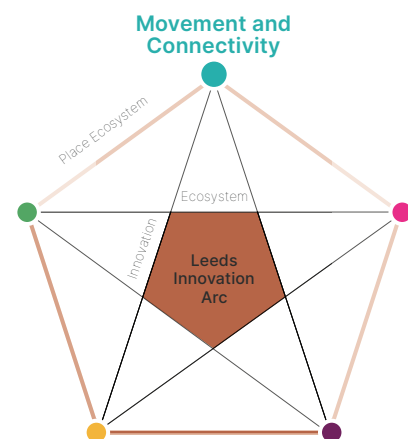
This guidance will stitch the three university campuses and Leeds General Infirmary (LGI) in with the rest of the city to embed the Innovation Arc in the city centre.

The principles will integrate the residential areas on the vicinity of the city centre, giving communities a sense of inclusion and ownership and access to the opportunities generated within the Innovation Arc.

### Context

The Leeds Core Strategy includes the following policies:

- **Policy T1: Transport Management** - states that developments should promote sustainable modes of transport by including travel planning measures and also ensure that an appropriate level of car parking (as set out within the Leeds Parking Policy SPD).
- **Policy T2: Accessibility Requirements and New Development** - states that new development should be located in accessible locations that are well served by public transport though development may be required to provide developer contributions to improvements to the existing highway network and / or public transport where necessary. In addition to this, developers should prepare a Transport Assessment and Travel to submit with their planning application.
- **Policy P9: Community Facilities and Other Services** - states that new community facilities should be accessible by sustainable modes of transport.
- Reference should also be made to the **Accessible Leeds SPD** and the **Leeds Street Design Guide**, which considers the needs of disabled people within the design of highway and public spaces.



The Leeds Our Spaces document sets out Leeds City Council's "vision for the creation of vibrant, inclusive, world class city centre public realm". The strategy seeks to stitch together the existing city centre with the extensive development proposed to the south of the city as part of the South Bank Leeds Regeneration SPD and the Integrated Station Masterplan. It sets out six key principles which will ensure various challenges are overcome and broadening the role these spaces have for health and wellbeing. Proposals in the Innovation Arc should seek to adhere to these to ensure resilience, sustainability and inclusivity.

The Innovation Arc can also play an important role in helping to address high levels of deprivation and health inequalities. The Vision seeks to ensure that the residents of Leeds directly benefit, and the supporting principles are directly relevant spanning health, inclusivity, liveability, and resilience. Deprivation can be reduced through the provision of additional jobs, training opportunities and improved connectivity. The provision of high-quality spaces will support physical and mental health, whilst research being undertaken at the various institutions and centres could also play a role in improving health for all.

Furthermore, sustainable environments will help to encourage sustainable travel as an option for more people to consider, helping to reduce travel costs whilst having health benefits. The provision of affordable housing will ensure the Innovation Arc is a diverse community and will likely increase accessibility to spaces that foster social inclusion and civic pride. These principles also apply to the public open space section which follows.





Guidance

Walking and Cycling

The street structure will be rebalanced, establishing a hierarchy of streets that create attractive walking and cycling routes. A network of pleasant landscaped and naturally secure streets will be created, punctuated by key gateways and intersections throughout the area. Interventions will resolve pinch points and areas of conflict that currently create barriers to movement.

Routes connecting the Arc into the surrounding neighbourhoods will be of equal importance to routes through it. They will be welcoming, legible and accessible, and clearly defined as public routes for the use by all to support the Council's Inclusive Growth objectives.

The movement and connectivity strategy promotes travel via other methods than the private car, which will be focused on the A58(M) Inner Ring Road.

These improvements will be delivered through a mix of early low-cost interventions that can be implemented by the Council, such as traffic regulation orders, and more substantial physical interventions that will be delivered as part of development including off site contributions or directly by the Council.

It is expected that all development proposals coming forward in the area will seek to enhance these connections.

Specific Principles for Walking and Cycling:

- ✓ Key strategic routes for walking and cycling routes will be established on major east west and north south connections as outlined in Table A. These streets will be key active travel corridors for the city and will:
  - Prioritise direct walking and cycle movement.
  - Connect to wider surrounding neighbourhoods.
  - Be a focus for high quality public realm.
  - Comprise of segregated cycle lanes, cycle infrastructure and parking, wide foot ways, street trees, planting and SuDs, innovative wayfinding, street furniture and art.
  - Provide opportunity for street activation and spill out space where appropriate.
  - Consider an innovative approach to play.
- ✓ Key strategic walking and cycling routes in the Woodhouse Gateway Neighbourhood will specifically overcome the barrier of the A58 by improving connections over the motorway and reducing conflict of movement at significant intersections. As detailed in the public open space guidance (5.3), a new City Park is proposed by capping the A58.

- ✓ Key strategic routes will be supported by a series of supporting routes for walking and cycling as outlined in Table A that will be permeable network across the Innovation Arc. These streets will be local, being both movement corridors and places to meet. They should:
  - Create a safe environment of high quality public realm.
  - Comprise of wide footpaths, streets trees, planting and SuDs and informal play.
  - Accommodate for cycle movement, where necessary providing segregated cycle lanes.
  - Ensure vehicle movement is slow and on-street parking is limited.
- ✓ Where these strategic and supporting routes connect, they naturally create gateway spaces within the Innovation District, resolving conflict and creating a significant intersection for north south and east-west movement across the City. These spaces will provide discrete landscaped spaces connecting the network of streets to the public realm strategy. Gateways are included in Table A.
- ✓ Improving permeability through the hospital campus is a priority objective for the Council, wherever it can be achieved whilst avoiding conflict with the hospital, particularly blue light services and emergency access routes to the hospital including along Calverley Street, Portland Way, Westgate and Woodhouse Lane.
- ✓ Leeds Train Station is a key gateway to public transport priority routes and therefore connectivity improvements to the station are crucial. A clearly defined active travel route from train station through the Arc will be created, taking the form of a key strategic route through the area. This route will utilise and harnessing the redevelopment of City Square and Leeds Station.
- ✓ Both the strategic and supporting routes will form a network of green streets that connect green and public open spaces across the SPD area. This network will stitch the Innovation Arc and it's new and existing green spaces into the wider city centre and strengthen connections to surrounding neighbourhoods and their green destinations.
- ✓ Ensure an inclusive design approach is taken to meet the needs of all users.



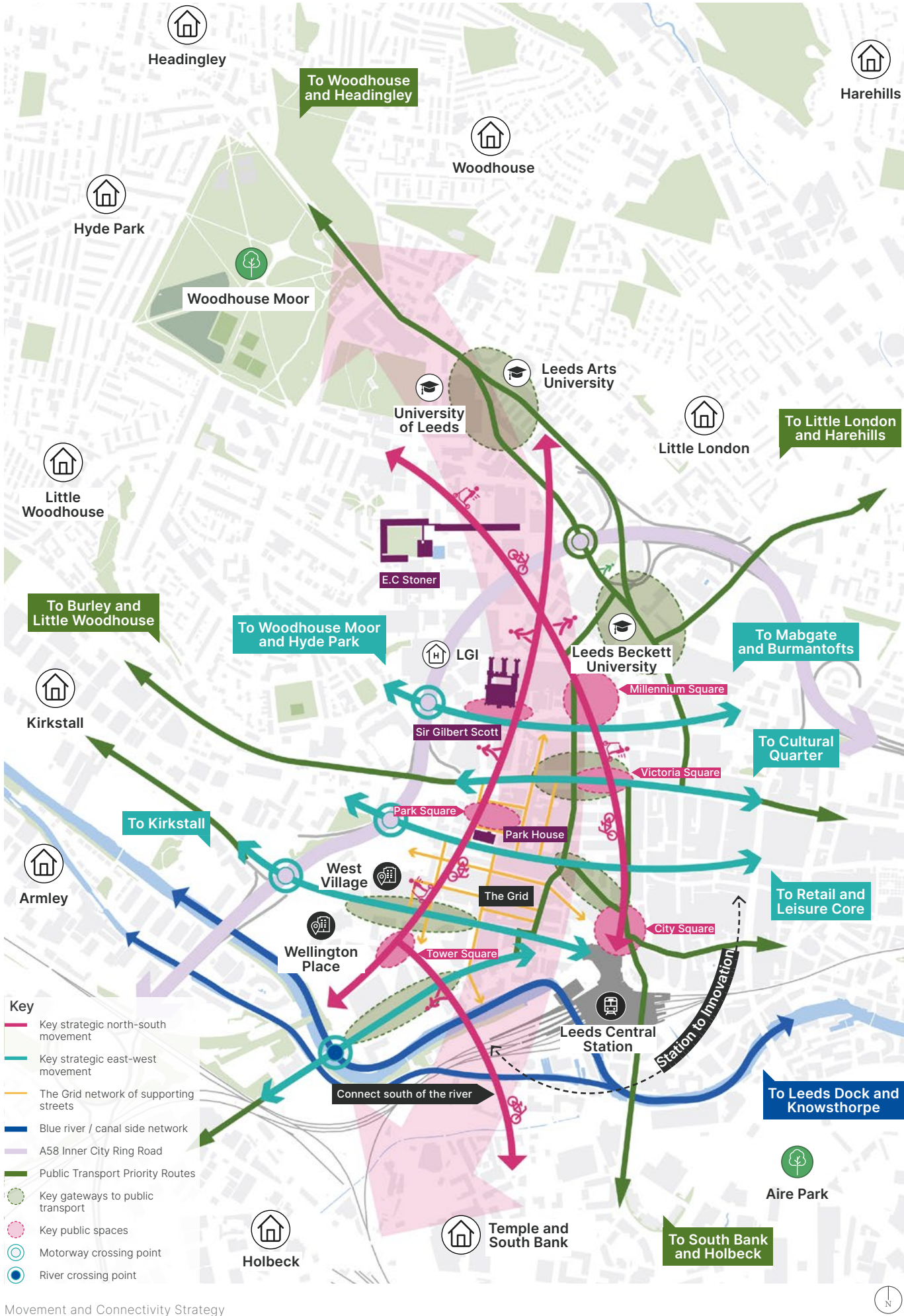
Cookridge Street Image credit: Planit-IE



Strategic and supporting routes and key gateways are envisaged on the following streets subject to feasibility and detailed design:

Table A: Strategic and Supporting Routes

Strategic Walking and Cycle Routes	Supporting Walking and Cycle Routes	Key Gateways
North – South Connections		To The Innovation Arc
<div>→ Blenheim Terrace - Woodhouse Lane</div> <div>→ Willow Terrace Road - Calverley Street - East Parade - King Street</div> <div>→ Cookridge Street - Park Row</div> <div>→ Oxford Place - Park Square East</div> <div>→ Queen Street – Northern Street</div> <div>→ Riverside Way – across River Aire</div> <div>→ With potential for:<div>→ Vernon Road</div></div>	<div>→ Connections through the University of Leeds:</div> <div>→ Finsbury Road - Cavendish Road</div> <div>→ Mount Preston Street to Precinct via Cromer Road</div> <div>→ Rodger Stevens building to University Road via EC Stoner N-S precinct</div> <div>→ University Road to Cemetery Lodge via St George's Field</div> <div>→ Vernon Road</div> <div>→ Blackman Lane</div> <div>→ Clarendon Road</div> <div>→ Park Street</div> <div>→ Park Square West</div> <div>→ Central Street - Creative Corridor</div> <div>→ Wellington Place</div> <div>→ With potential for new connections through:<div>→ Potential new city parks</div><div>→ LGI</div><div>→ Westgate</div><div>→ West Village</div></div>	<div>→ Willow Terrace crossing</div> <div>→ Hilary Place and new Poetry Centre</div> <div>→ Chancellors Court</div> <div>→ Portland street / Calverley Street</div> <div>→ Leeds School of Arts</div> <div>→ Woodhouse Gateway neighbourhood</div> <div>→ Blenheim Terrace Interchange</div> <div>→ Caping A58 to create new City Park</div>
	East - West Connections	
<div>→ Through University of Leeds - New EC Stoner Corridor (south of EC Stoner Building and Nexus)</div> <div>→ Great George Street</div> <div>→ Portland Street</div> <div>→ The Headrow</div> <div>→ St Paul's Street</div> <div>→ Wellington Street</div> <div>→ Whitehall Road - Aire Street</div>	<div>→ Hilary Place</div> <div>→ University Road</div> <div>→ University Precinct</div> <div>→ Mount Preston</div> <div>→ Clarendon Way – whilst respecting Blue Light Route</div> <div>→ Park Place</div> <div>→ York Place</div> <div>→ Wellington Place - Creative corridor</div>	<div>→ Woodhouse Lane / Blenheim Walk / St Marks Road</div> <div>→ Woodhouse Lane / Portland Way / Queens Square</div> <div>→ The Headrow / Calverley Street / East Parade / Victoria Square</div> <div>→ Infirmary Street</div> <div>→ Wellington Street</div> <div>→ Whitehall Road</div>



Movement and Connectivity Strategy

**Wayfinding**

A clear and cohesive wayfinding strategy is to be developed to significantly improve the pedestrian and cycle experience and to help stitch together the Innovation Arc. Wayfinding will focus on repairing connections between innovation neighbourhoods and into the area from surrounding neighbourhoods. It will be consistent and clear to draw people along public routes that currently are underused, for example through the University campuses.

Wayfinding will be integrated with public transport priority routes, so to provide clear information to access all modes of transport.

**Particular wayfinding interventions will include:**

- Clarendon Way - to improve way finding and streetscape, whilst still being retained as a primarily service route;
- Park Square and Wellington Place;
- Riverside Way – improving connections to the River Aire, Temple Works and Holbeck;
- Central Street - a creative corridor that provides an innovative approach to wayfinding and public art.

**Car Parking**

There are currently over 9,500 car parking spaces in surface car parks and multi-storey car parks within the SPD, all of which are public car parks. The development of a holistic car parking strategy, particularly in the West End neighbourhood, will help to unlock future interventions and development. As development comes forward, the use and function of existing public car parks may need to be assessed – this will be subject to a separate detailed study carried out by the City Council.

**New development within the area will need to:**

- Maximise cycle storage and infrastructure provision.
- Where car parking is proposed, this should be future proofed for electric convenience vehicles (ECVs), including provision of an appropriate proportion of charging points and sufficient power to support future increase in demand.
- Car parking should be sensitively incorporated into the design of new buildings and not detract from the streetscape.

"Our vision for Leeds is to be a city where you don't need a car. Where everyone has an affordable zero carbon choice in how they travel"



A Sustainable Transport Network

The city centre is at the centre of the public transport network. Convenient, high quality stop locations and efficient flow of buses on key routes is vital for the success of the city.

A review of the city transport network has identified the streets where public transport movement is a fundamental function of that street. These streets are identified on the following page as Public Transport Priority Routes, supported by Public Transport Gateway areas where key infrastructure may be located.

A recently completed precedent example of this is the Headrow, which has widened footways, improved public realm, provided high quality waiting facilities and enabled the smooth flow of buses.

At present these streets are served by bus, however as mass transit proposals for West Yorkshire are brought forward these streets would also need to be suitable to accommodate mass transit.

As a key area of existing trip generation and future growth it is imperative to serve the Innovation Arc with any mass transit proposals.

Accommodating mass transit within the Innovation arc boundary would see increased passenger capacity to support increasing demand, supporting productivity through reliability and punctuality.

Further guidance on the integration of Public Transport Priority Routes can be found within:

- Accessible Leeds SPD (November 2016)
- Transport SPD (February 2023)
- Travel Plans SPD (2015)
- Our Spaces Strategy (2020)

Public Transport Priority Routes

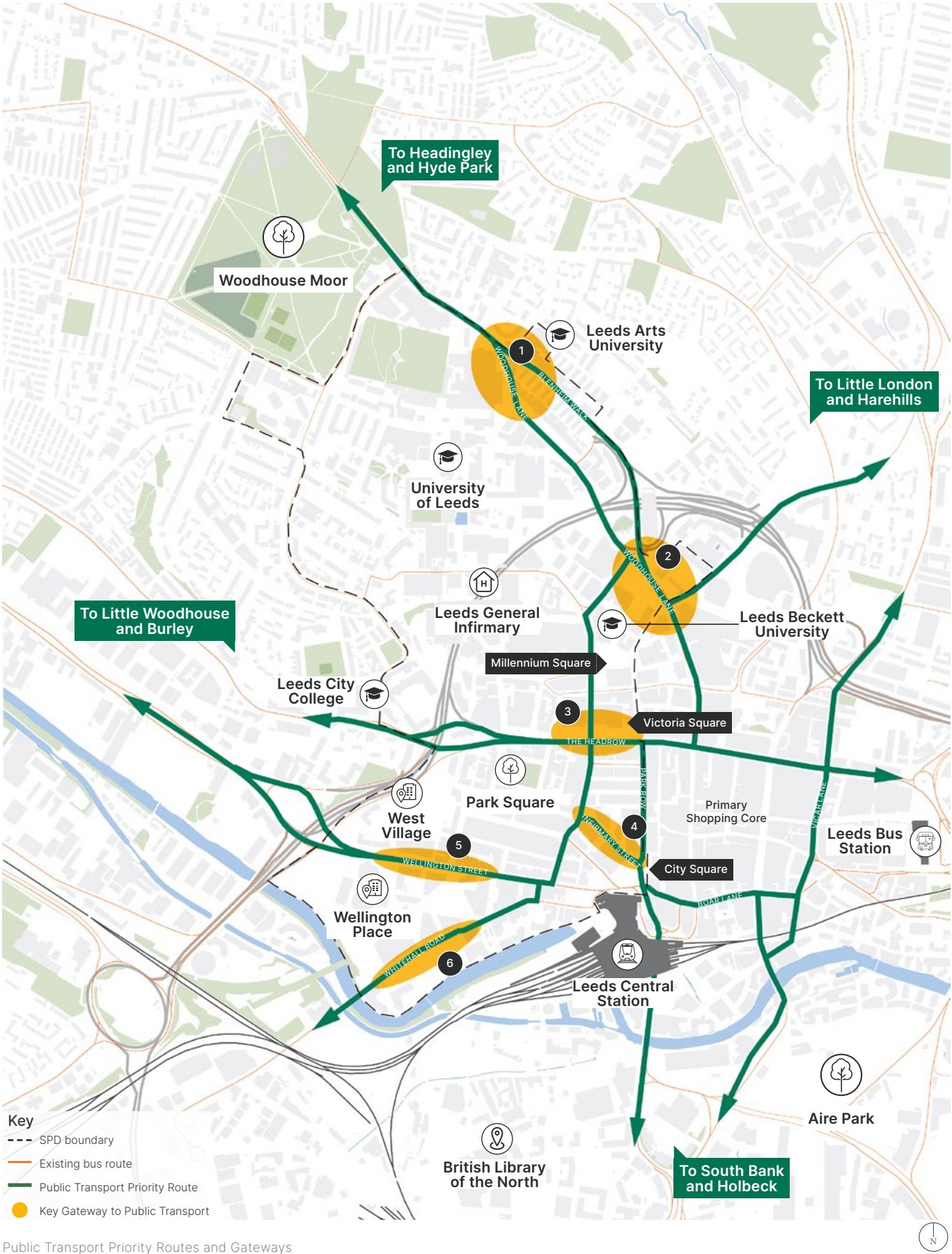
The plan adjacent illustrates the network of Public Transport Priority Routes within and connecting in to the Innovation Arc. These are considered as key strategic routes for buses and have the potential to accommodate any future mass transit proposals.

- Woodhouse Lane
- Blenheim Walk
- Claypit Lane
- The Headrow
- Vicar Lane
- Infirmary Street
- Wellington Street
- Whitehall Road
- Boar Lane
- Park Row

Key Gateways to Public Transport

The Public Transport Priority Routes are supported by a number of key gateways to public transport.

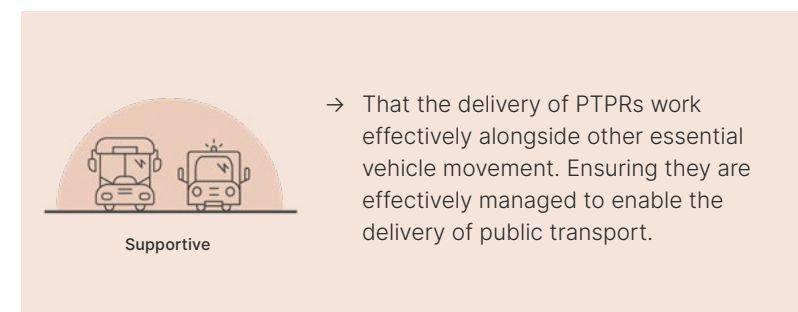
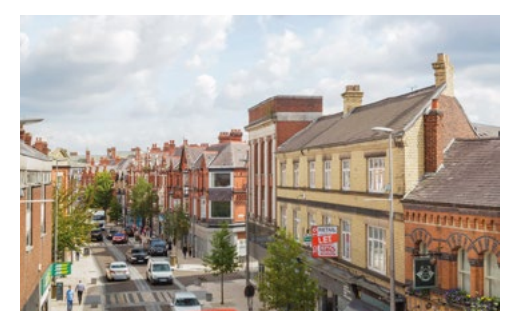
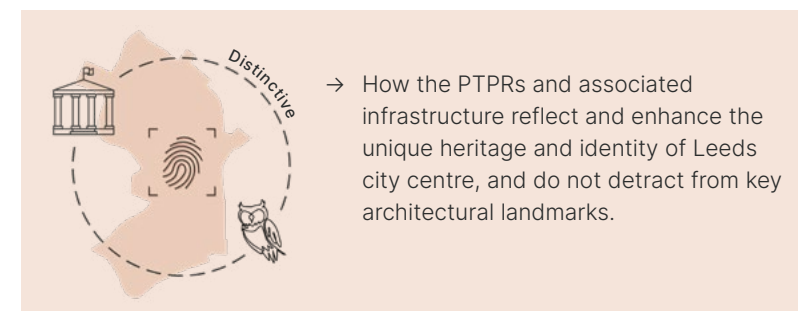
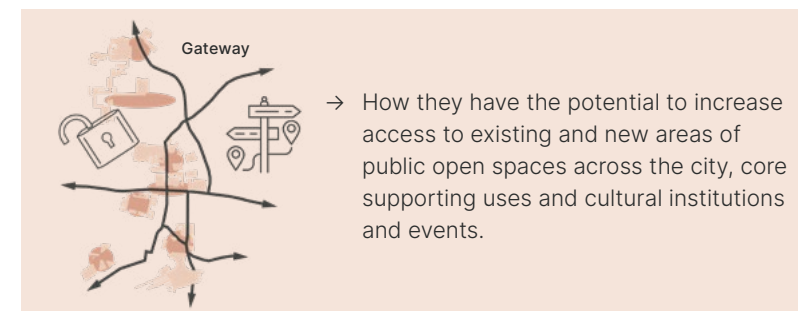
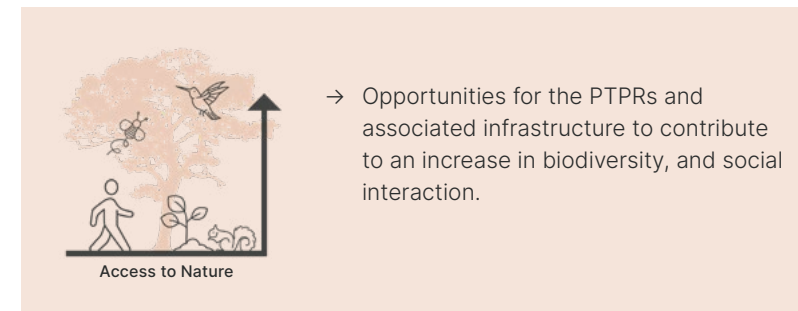
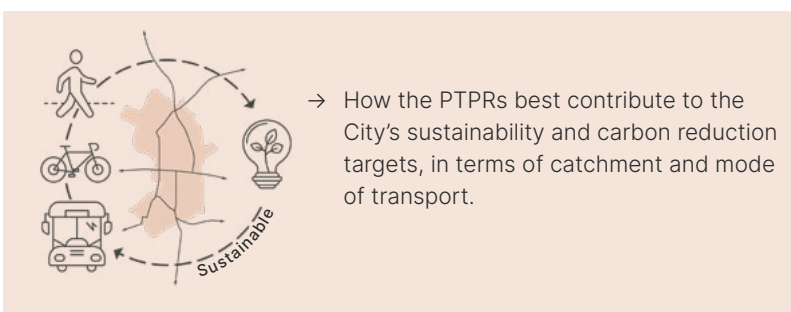
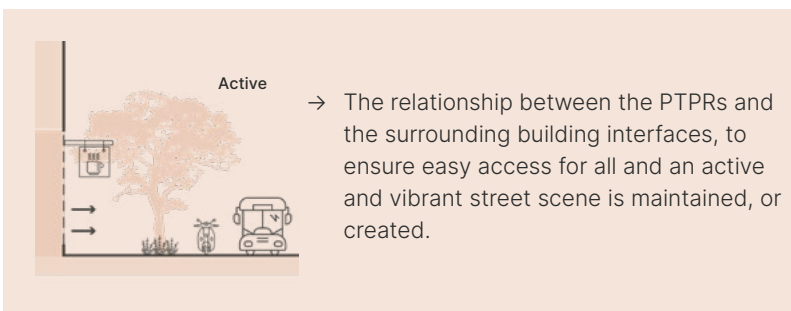
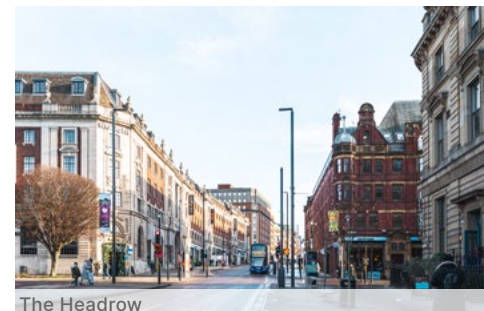
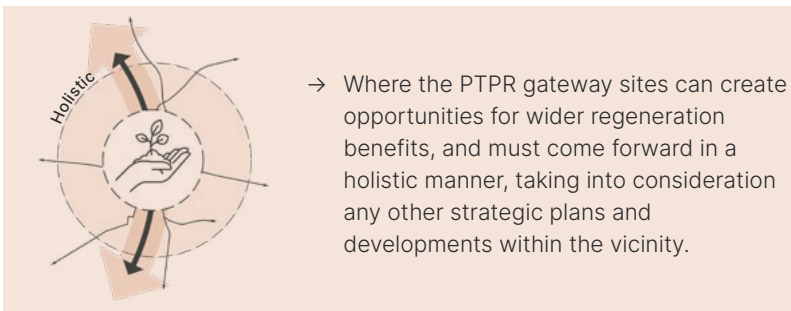
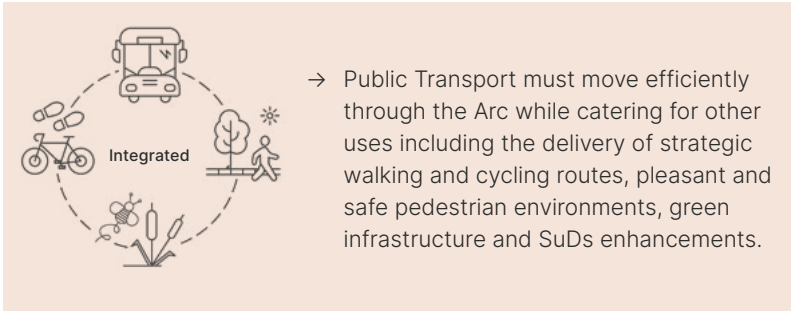
1. Woodhouse Lane / St Marks Road
2. Woodhouse Lane / Portland Way
3. The Headrow / Calverley Street
4. Infirmary Street
5. Wellington Street
6. Whitehall Road



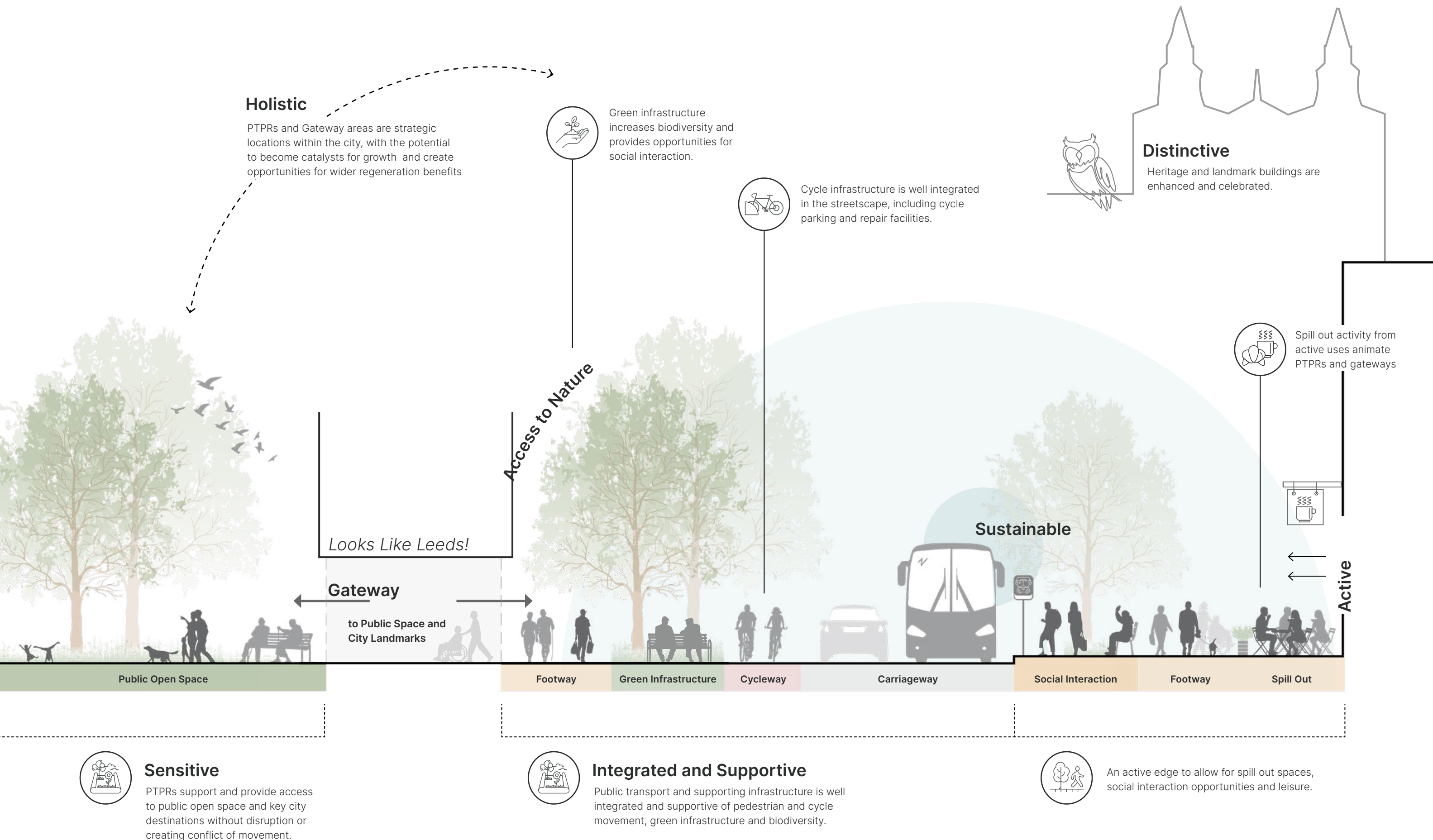
Public Transport Priority Routes and Gateways



## Key Considerations for Public Transport Priority Routes (PTPR):







PTPR Gateways must consider the following:

➡ Vehicle movement that prioritises public transport and is carefully considered through public transport gateways.

Key features that animate the streets and spaces, creating safe and accessible environments;

- ➡ Slow vehicle movement;
- ⊙ Reconfiguration of key intersections ;
- ⊙ Rebalanced new and existing public spaces;
- ⊙ Potential new city park;
- Public realm improvements;
- ➡ Pedestrian and cycle movement to make public transport accessible to all.

Key uses to activate the streets and spaces, creating diverse and vibrant hubs of activity;

- Significant heritage and landmark buildings;
- Active frontages;
- ➡ Spill out activity;
- ⊙ Retail uses
- ⊙ Leisure uses
- ⊙ Places to stop and spend time
- ⊙ Clear and coherent wayfinding

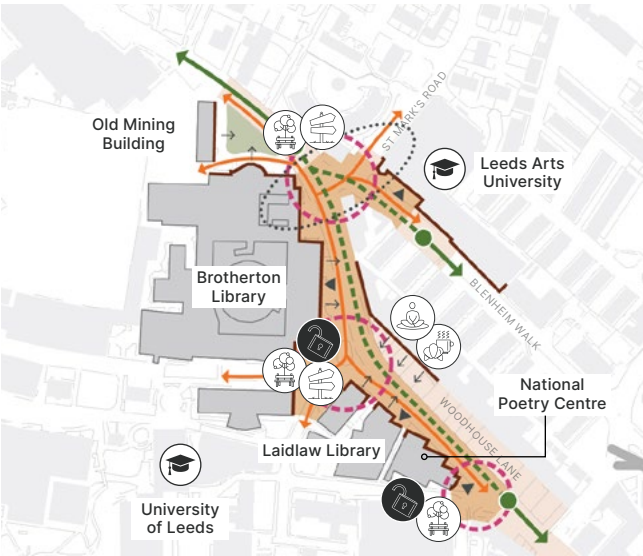
Stops and interchanges are sensitive to and supporting of existing spaces and new opportunities;

- Potential public transport stops should be appropriately placed and not detrimental to;
- Key public spaces;
- ▶ Key building entrances;
- ⊙ Unlock potential for new opportunities.

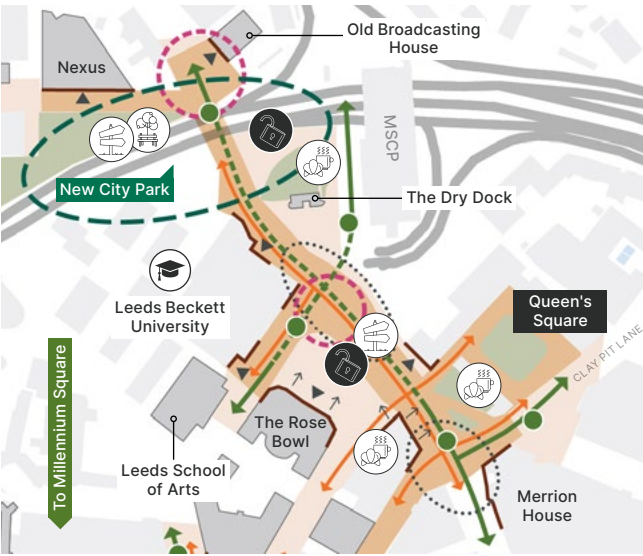
The plans adjacent suggest how these considerations could manifest in each key gateway.

All plans are illustrative and subject to further detail at later stages. Gateways refer to those set out on page 66.

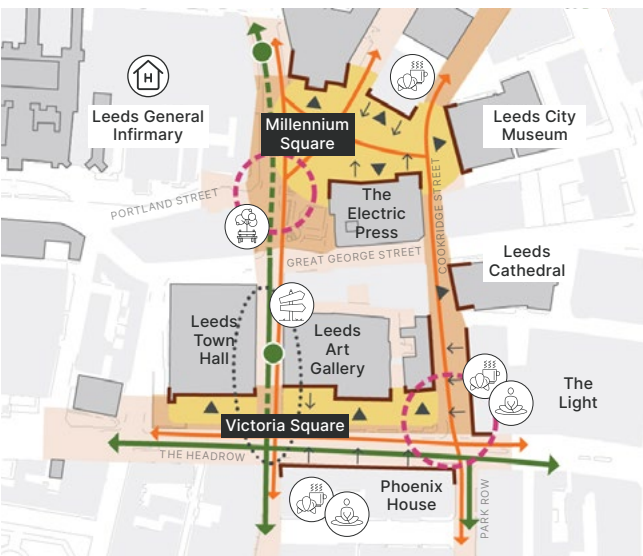
1. Woodhouse Lane / St Marks Road



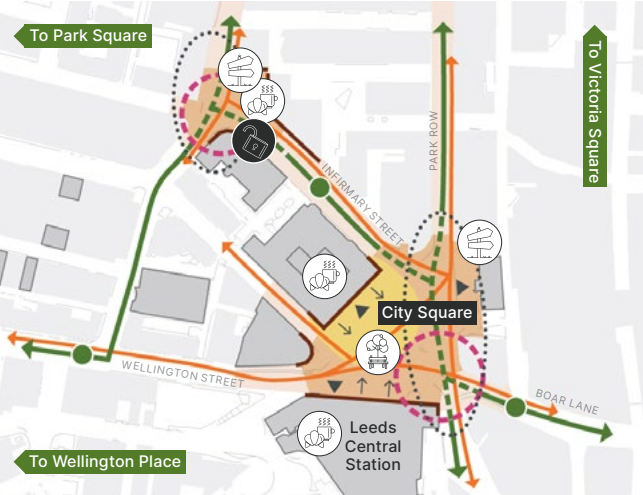
2. Woodhouse Lane / Portland Way



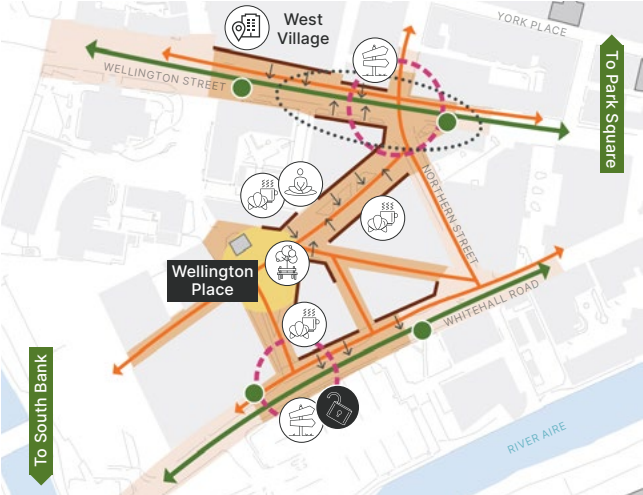
3. The Headrow / Calverly Street



4. Infirmary Street



5. Wellington Street and 6. Whitehall Road





## 5.3 Public Open Space

The Innovation Arc is located between two of the city's largest natural assets, Woodhouse Moor and the River Aire.

The guidance will ensure a greener environment is created that is resilient, adaptive and actively contributes to addressing the climate emergency whilst creating opportunities for interaction and collision – fostering innovation and improving wellbeing. Open spaces should be inclusive and accessible to all.

### Context

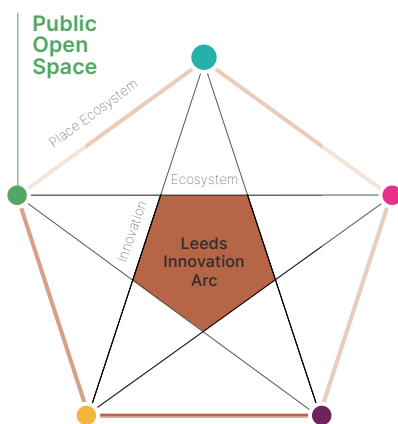
As set out in the Leeds Parks and Green Space Strategy 2022-2032, Leeds City Council Parks and Countryside Service have found that:

- Leeds parks contribute £598m per year in health benefits.
- Health and wellbeing services deliver on average £21 per park visit.
- £831k: Value of CO2 removed by Leeds parks each year.
- 45 million adult visits a year.
- 88% of park users describe spending time in parks as either 'essential' or 'important' to their quality of life.
- Over 650 public events in parks a year.
- Over 2,000 volunteers a year help to care for green spaces in Leeds.

The existing public spaces and future ones will inevitably contribute to the Innovation Arc in many ways. High quality and inviting public spaces can increase visitors, provide reasons to stay, support creativity and reflection, facilitate social spaces to meet and discuss ideas, celebrate success, share knowledge, in addition to the health and wellbeing benefits such can provide.

The Leeds Core Strategy includes the following policies of relevance:

- **Policy CC1: City Centre Development**, outlines open spaces and improvements to the public realm will be supported.
- **Policy CC3: Improving Connectivity between the City Centre and Neighbouring Communities**, supports the protection and creation of new spaces.
- **Policy G1: Enhancing and Extending Green Infrastructure**: outlines that where development is located within areas defined as Green Infrastructure, development should ensure that it protects existing green infrastructure and where there is a clear opportunity they should enhance this by creating new links and filling in gaps, extending into the City Centre with street trees and green roofs particularly encouraged.
- **Policy G2: Creation of New Tree Cove**: states that the creation of new trees will be encouraged, including street trees to help animate the streetscape.
- **Policy G3: Standards for Open Space, Sport and Recreation and Policy G4: Green Space Improvement and New Green Space**: highlight the importance green spaces by setting out space standards.
- **Policy G4: is a policy for residential development that currently operates outside the city centre and secures on site green space per residential unit or where unachievable or inappropriate on-site, an equivalent off-site provision and/or financial contribution. It is the Council's intention via the LPU1 to apply this to the City Centre.**
- **Policy G6: Protection and Redevelopment of Existing Green Space**, states that green space will be protected from development unless it is demonstrated there is sufficient capacity in the area.
- **Policy G9: Biodiversity Improvements**, states that developments will be required to demonstrate a biodiversity net gain that is appropriate to the scale of the development but also that it enhances the landscape and habitats of Leeds.



Park Square Image credit: Carl Milner Photography



Guidance

Wellbeing

Within the Innovation Arc and surrounding neighbourhoods it is imperative that people have the tools and facilities to enhance their wellbeing. Creating an environment that supports and promotes healthy lifestyle choices will improve health outcomes for residents and occupiers. It is well understood that our open and green spaces are vital to our health and wellbeing as they help to promote our mental and physical health, provide opportunities for interaction and reduce our exposure to polluted air. Research shows that physical activity can also boost self-esteem, mood, sleep quality and energy, as well as reducing your risk of stress, clinical depression, dementia and Alzheimer disease (Source: NHS).

Open Space and Public Realm

There is a variety of open space and public realm within the area, including formal green spaces such as Park Square, in the West End neighbourhood - a significant green asset to the City and St George's Field in the University of Leeds.

In contrast, Millennium Square, a predominantly hard landscaped area, is perfect for events. The University of Leeds campus includes an array of open and public spaces including, Chancellors Court and the cooling pond and a green network by Nexus. In addition, there are a range of other landscape and public realm typologies throughout the SPD area

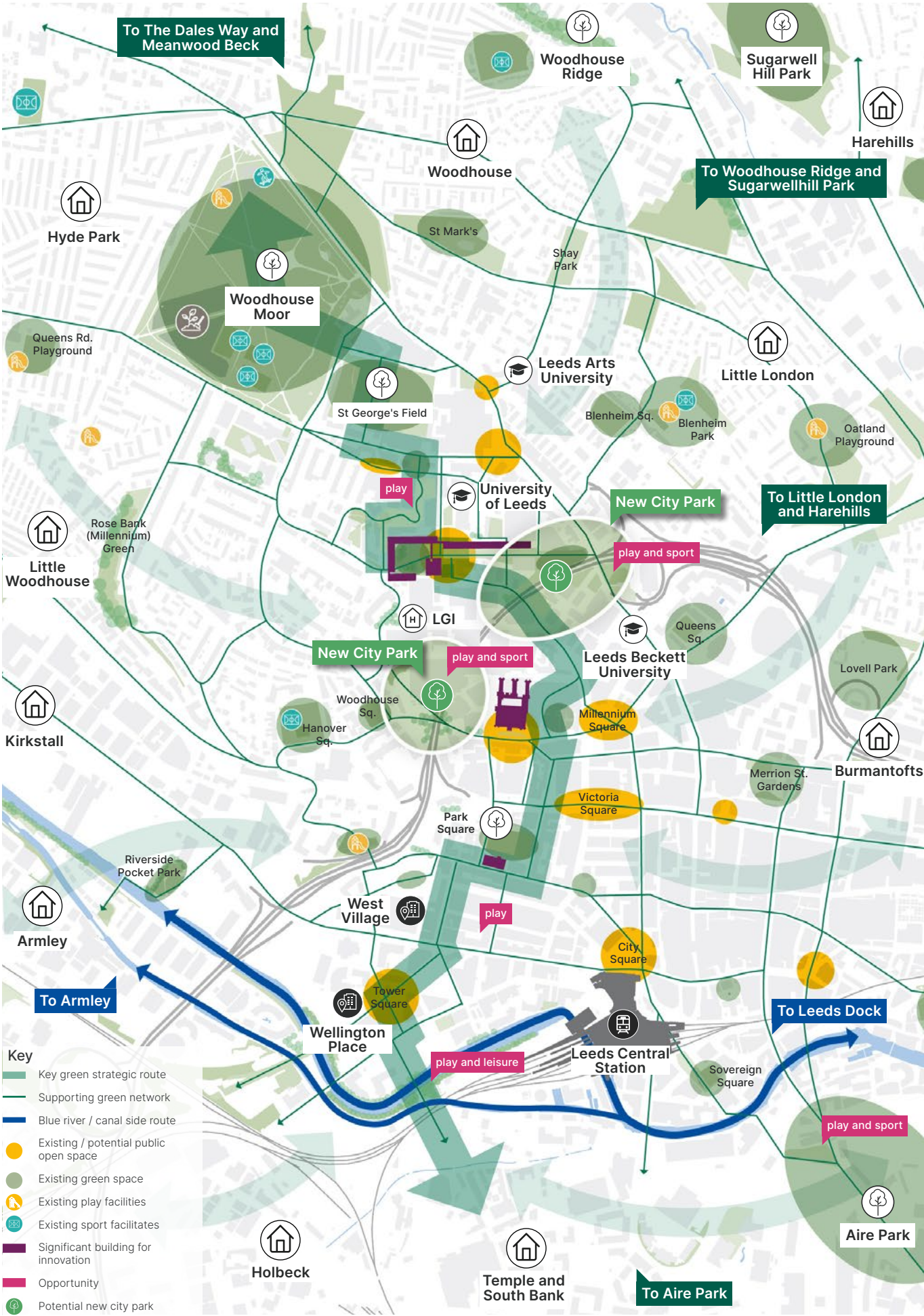
There are opportunities to increase public accessibility / usage to the open spaces that lies within the SPD creating an opportunity to link up the these spaces providing better legibility and network of existing open spaces and thus opening these up to wider communities.

Note, the plan on page 65 is provided for illustrative purposes and does not fully reflect the boundaries of designated green. Refer to the Site Allocations Plan for the designated green space (Policy GS1)

The glossary definition of 'green space' is "A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside canal towpaths, grass playing pitches, bowling greens, tennis courts, pedestrian areas in the City Centre, small play spaces within housing areas, or woodland."

It must be demonstrated that proposals create healthy living and working environments through adopting the following principles:

- Existing areas of open space and public realm should be maintained and enhanced where possible.
- Incorporating external space throughout the Innovation Arc - proposals should support an accessible green network made up of footpaths, cycle routes, balanced streets and open spaces. This must be coordinated with the movement and connectivity principles to create a network of public realm improvements that rebalance existing streets to reduce vehicular emissions and integrate biodiversity.
- Creating connections to existing and proposed green and blue infrastructure.
- Open space should be well design and accessible to all users with high quality hard materials and detailed soft landscaping proposals.
- Opportunities for green space, tree planting and soft landscaping should be maximised.
- Developments should consider including places to rest and socialise for example roof terraces, allotments and urban gardens.
- Opportunities for play and sports uses within new and existing parks and open spaces, that allow for a diverse mix of activities for all demographics and abilities.





**New Spaces**

There is an opportunity to introduce new green spaces for people to enjoy and move through. Including:

- Up to 2 new city parks could be created that blanket the existing A58 motorway. These have the potential to deliver a significant amount of new green space for the city and transform connections and experience across the A58.
  - The first sits within Woodhouse Gateway between Jerusalem Chapel and the Dry Dock. A new city park here would bring together existing pockets of green space and caps the A58 to create a significant green space for the city. It will provide opportunity to strengthen gateways and provide potential new landmarks in the heart of the innovation neighbourhood.
  - The second sits across the Great George Street bridge connection to the west and the existing Clarendon Wing site. A new city park here would strengthen connections to surrounding residential neighbourhoods and enhance the interface with innovation to the west. With the potential to strengthen gateways and ensure accessibility to all into the heart of the innovation neighbourhood. The extents of this park is yet to be fully explored.
  - New public space around The Headrow and Crown Court has potential to become an extension to Victoria Square and further stitch two innovation neighbourhoods together.
- Linear Parks have the potential to connect spaces, landmarks and assets. These would be green routes for people and nature, that integrate opportunities for biodiversity, spill out active uses, places to stop and dwell and provide access to nature. Locations include:
  - Space in front of the EC Stoner building (University of Leeds);
  - Great George Street as it crosses the Inner Ring Road connecting to Woodhouse Square.

**New spaces should adopt the following principles:**

- Where possible public spaces should be accessible to all.
- They should be well designed with high quality hard materials and detailed soft landscaping proposals.
- Opportunities for green space, tree planting and soft landscaping should be maximised.
- All new proposals will need to demonstrate how they support the public realm principles set out in the SPD

**Places to Play**

Designing spaces that are child friendly will create safe and accessible spaces for all, moving past simply providing playgrounds. Research undertaken by Arup (Cities Alive: Designing for Urban Childhoods) found that if cities fail to address the needs of children, they risk economic and cultural impacts as families move away. In particular, regarding any new proposals, the following policies will be of note to determine minimum requirements:

- **Policy G3: Standards for Open Space, Sport and Recreation** details the open space standards that will be used to determine the adequacy of existing supply and appropriate provision of new open space.
- **Policy G5: Open Space Provision in the City Centre sets out the requirement for open space for development sites over 0.5 hectares**
  - Commercial developments to provide a minimum of 20% of the total site area,
  - Residential development to provide a minimum of 0.41 hectares of open space per 1,000 population,
  - Mixed use development to provide the greater area of either 20% of the total site area, or a minimum of 0.41 hectares per 1,000 population of open space.

**Blue Network**

The River Aire and Canal are a huge asset to the south of the SPD area. The existing canal tow-path is a popular a walking and running route, providing an opportunity for this area to connect into and support people from surrounding areas to access the waterfront for exercise.

- Opportunities to connect to and activate this blue corridor with a mix of uses through:**
- Providing pockets of riverside active spaces that provide places to stop, dwell and interact with the water are encouraged.
  - There is potential to add allotments, gardens and new habitats along the River's edge.
  - New developments in the West End should consider how they connect to and enhance access to the River.
  - New developments should consider the use of water within them.



## 5.4 Core and Supporting Uses

The Innovation Arc is well positioned to facilitate better relationships between existing land uses and proposed developments to create a more cohesive network of core and supporting innovation uses.

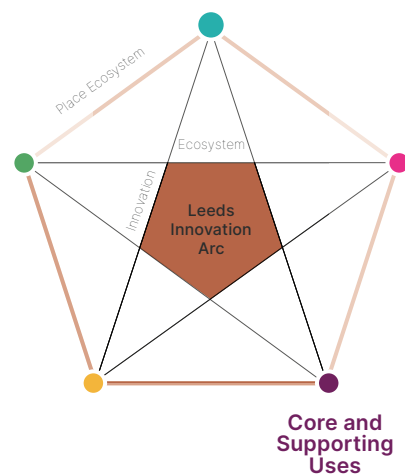
Appropriate existing land uses should be retained and reinforced. Proposed development is encouraged to include uses that foster and enhance the Innovation Arc. A positive relationship between existing and new development will create a more cohesive, vibrant and innovative area.

### Context

The Leeds Core Strategy includes the following policies of relevance:

**Policy CC1 (City Centre Development)** notes that Leeds City Centre will accommodate at least the following:

- 655,000 sqm office floorspace.
- 31,000 sqm net additional retail space (comparison).
- 10,200 dwellings (see reference to SP6 and SP7 for housing requirement arising from Core Strategy Selective Review).
- Supporting services and open spaces.
- Improvements to the public realm.
- **Policy EC1 (General Employment Land)**, the land identified within the Leeds Employment Land Review (2010 Update) will accommodate research and development, industry, warehousing and waste uses over the plan period.
- **Policy EC2 (Office Development)** also sets a target of 655,000 sqm office development within a particular focus on the City Centre.
- **Policy P10 (Design)** states that new developments should be based on a thorough contextual analysis that will ultimately result in the highest architectural design.



Wellington Place Image credit: Planit-IE



Guidance

Shifting Land Uses

Existing clusters of uses focus around higher education in Woodhouse Gateway, health in Great George Street and financial and legal services in West End. These clusters are currently fragmented and operate in relative isolation, losing opportunities for interactions and collaboration.

The design principles seek to breakdown these barriers to enable greater integration between the areas.

There are identified potential transformational projects within the SPD area – notably within the University and Leeds General Infirmary campuses - which offer the opportunity to re-think existing land uses and genuine innovation hubs that support the growth of the city. It is of critical importance that the immense potential of these opportunities is secured by effectively stitching these areas into the wider city centre and adjacent neighbourhoods.

University of Leeds

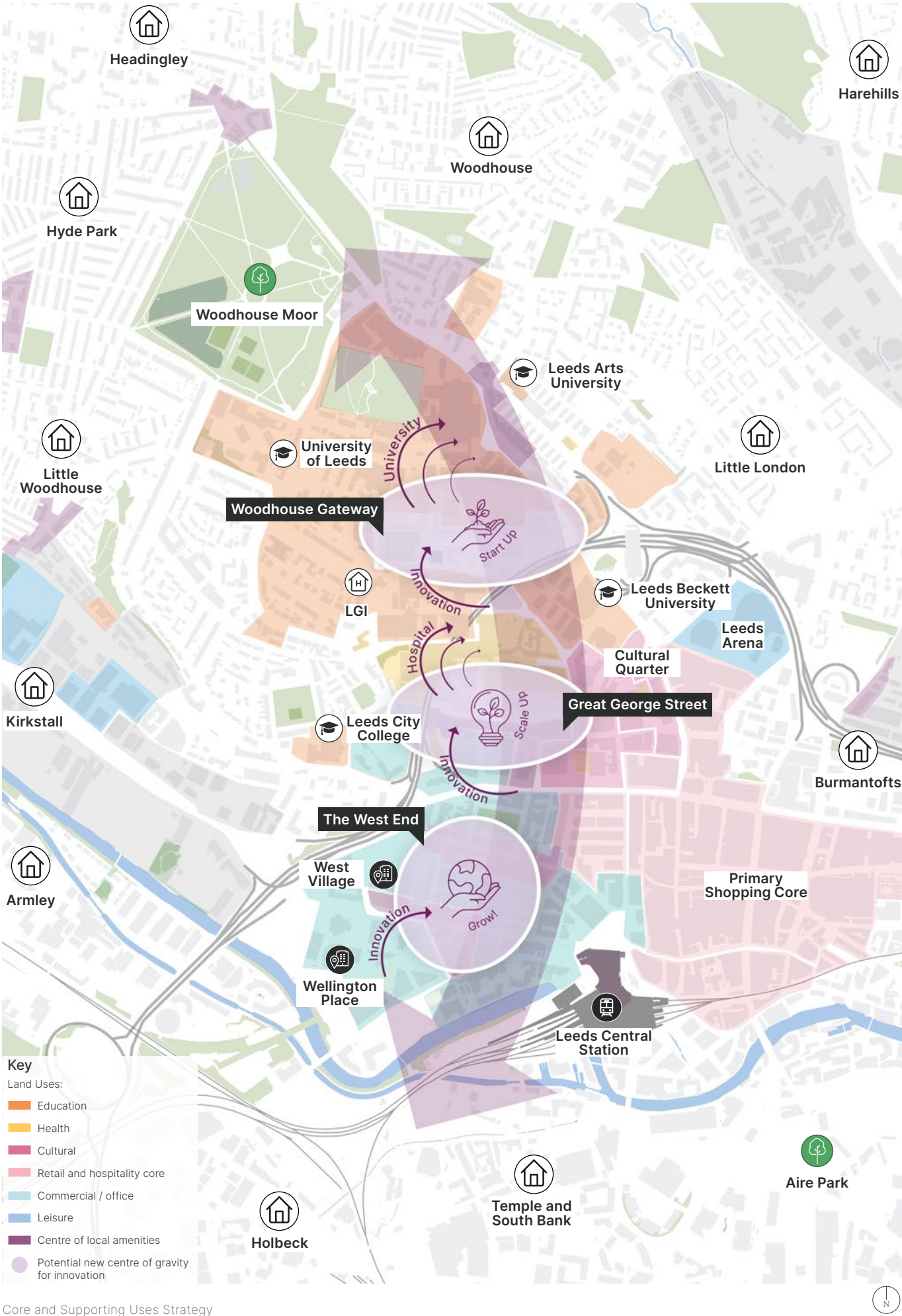
The University's post-covid estate strategies and adaptation to hybrid working and studying may offer the opportunity for consolidated and rationalised spaces particularly within the University campus. Surplus accommodation and new development opportunities arising should be coordinated to support the overall vision and objectives of the Innovation Arc. This could centre on alternative uses within EC Stoner to activate this building, making it the hub of the innovation neighbourhood. It is also anticipated that new building development opportunities will be identified through a masterplanning process. The current Masterplan (2015 – 2025) for the University's main campus is nearing the end of its lifespan. The University will be preparing a new Masterplan in the near future. The new Masterplan will be prepared in the context of the Innovation Arc SPD. The council and the University will remain in close dialogue about the Masterplan. A review of the SPD may be necessary to ensure consistency between the University's and the Council's objectives for the Woodhouse Gateway.

Leeds General Infirmary

The LGI site sits at the heart of the Innovation Arc. There is a once in a generation opportunity to deliver a genuine innovation neighbourhood anchored by the two new hospitals on the site, whilst overcoming the physical barrier to movement presented by the current campus. The surplus estate should therefore be developed for uses that support the vision and objectives of the SPD. There is particular opportunity to deliver heritage-led regeneration through the sensitive reuse of the Old Medical School and Gilbert Scott building, and other heritage assets in the estate. This will support Leeds Teaching Hospitals NHS Trust's aspiration for an Innovation Village at the heart of the Leeds Innovation Arc.

A strategy for the LGI site should be defined through a planning brief to be developed in consultation with the Council, taking the design principles of the Innovation Arc into account. This planning brief should specifically:

- Be underpinned by a heritage appraisal and engagement with Historic England to understand the capacity for change within and around the heritage assets on-site.
- Identify key pedestrian and cyclist routes and how these can be delivered without conflicting with blue-light services.
- Identify appropriate uses that will support the Innovation Arc and its constituent innovation neighbourhoods.
- Identify opportunities to activate the outward facing elements and reduce perceptual barriers between the campus and the surrounding city core.
- Provide principles regarding design, scale and massing of new buildings alongside principles for public green space.
- Provide details of how development will help support sustainable development and climate change ambitions set out in the Local Plan.



Core and Supporting Uses Strategy



### Core and Supporting Uses

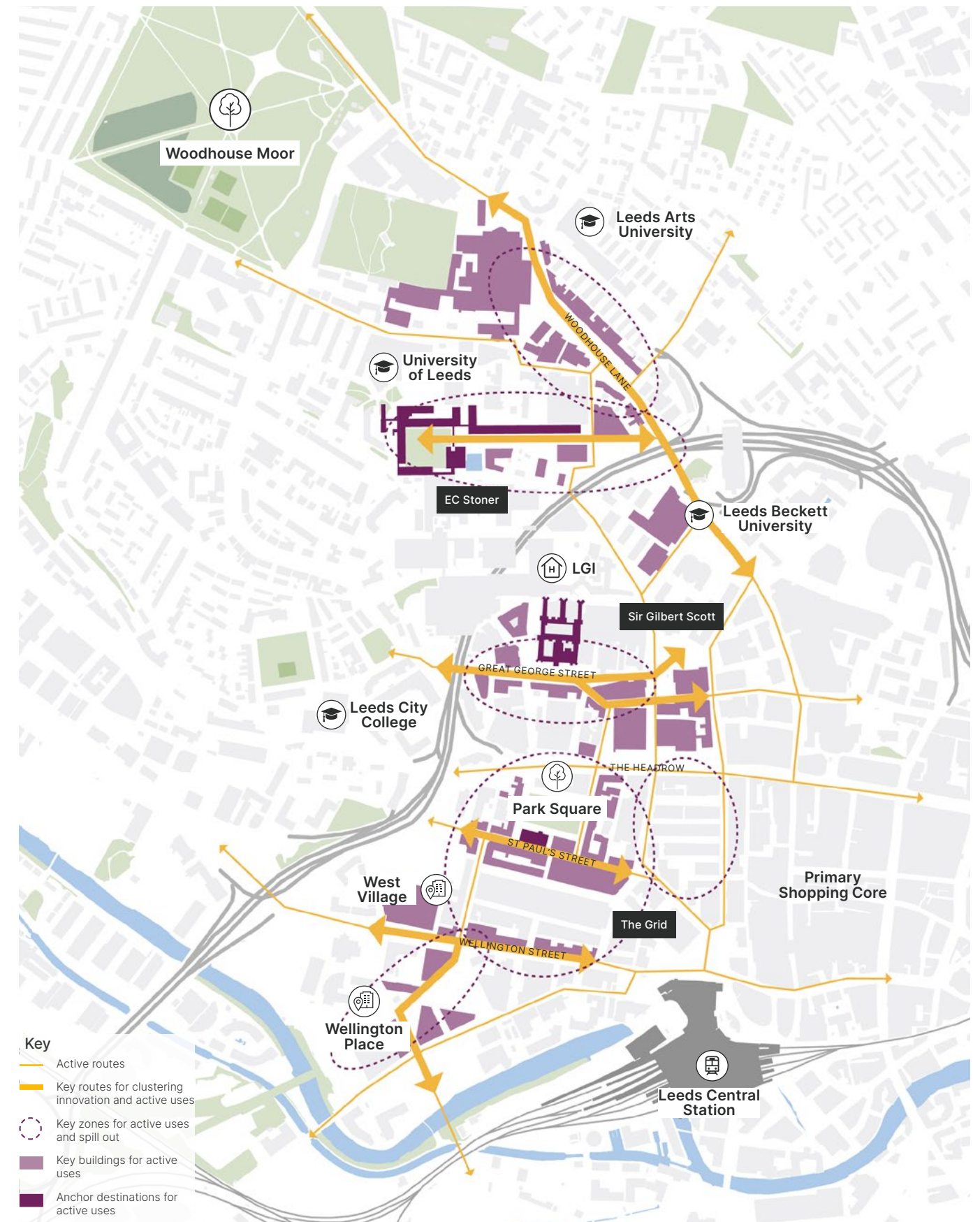
Uses within the Innovation Arc should promote, harness and celebrate innovation.

**Subject to compliance with existing Local Plan policy, the following uses will be supported:**

- Innovation hubs, start-up spaces, research facilities, co-working, studio and flexible office space.
- Ground floor active uses should be provided along key routes with space to 'spill out' into the public realm increasing activity and footfall throughout the area and linking clusters together.
- Development should consider the social and community infrastructure needed to support existing and new communities.
- Retail and leisure uses to provide facilities and amenity for the daily needs of workers and residents.
- Residential use which provides a healthy living environment encouraging collaboration.
- Employment and education uses that supports access to employment and training.
- Cultural spaces and uses that support the City's broader cultural offer and strategy and are accessible to surrounding neighbourhoods.
- Opportunities for heritage-led innovation space by reinvigorating existing heritage assets.
- Hotel accommodation to meet the needs of a transient workforce."

### Active Uses and Key Strategic Routes

The strategic and supporting network of routes across the Innovation Arc provide the opportunity to cluster active uses and create destinations and innovation hotspots within the neighbourhoods. The following diagram illustrates where active uses should be clustered, to create a vibrant and visible network of active uses, streets and spaces.



Active Uses and Key Routes



## 5.5 Heritage and Identity

Heritage assets provide a unique identity to the Innovation Arc. Re-developed or re-imagined heritage assets will anchor and encourage new innovation uses and ideas.

### Context

The refurbishment and re-purpose of a number of internationally significant heritage buildings could provide up to and beyond 100,000sqm of new innovation space for the city.

The Leeds Core Strategy includes the following policies of relevance:

**Policy P10: Design**, states that new developments should be based on a thorough contextual analysis that will ultimately result in the highest architectural design. It provides six key principles that are to be adhered to.

**Policy P11 Conservation** allows for the consideration of enabling development in the vicinity of historic assets where linked to the refurbishment or repair of heritage assets. Policy P11 promotes conservation-led regeneration schemes, prioritising Regeneration Priority Programme Areas, including locations beyond the designated areas where historic environmental enhancement could provide a catalyst for wider regeneration of the area. Furthermore, it introduces the concept of 'enabling development' in support of the refurbishment or repair of heritage assets. Innovation and sustainable construction which integrates with and enhances the historic environment will be encouraged.

**Policy P12: Landscape**, states that the character, quality and biodiversity of Leeds' townscape and landscapes should be conserved and enhanced through the planning process.

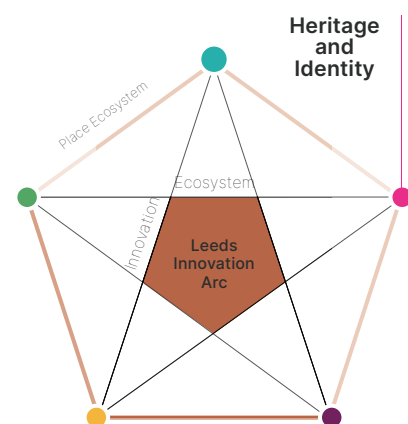
The Innovation Arc includes five Conservation Areas, totalling one third of the SPD Area, and 200 listed buildings. Heritage forms a key pillar in the City's regeneration strategy, providing an opportunity to generate economic growth that is fundamentally rooted in the identity of Leeds.

### Guidance

Utilising heritage assets to their full potential creates a unique character to place that attracts high value uses and occupiers. There are numerous potential opportunities to rethink the uses of existing buildings, many of which are significant heritage buildings.

#### The reuse of heritage assets will need to:

- Capitalise on the unique character of heritage assets to support and enhance the identity of the Innovation Arc, creating innovation neighbourhoods that reflect and celebrate local character and identity.
- Focus on refurbishment and retrofitting. Any harm to a heritage asset should be justified in line with national and local planning policy.
- Be founded on an in depth understanding of the historic assets, ensuring that any change of use or interventions are carried out sensitively and proportionately, so as to celebrate their special character and attributes.
- Consider the inclusion of external public spaces, particularly where this would enhance its setting.



Light Night, Lightning Catchers Image credit: Seb Lee-Delisle



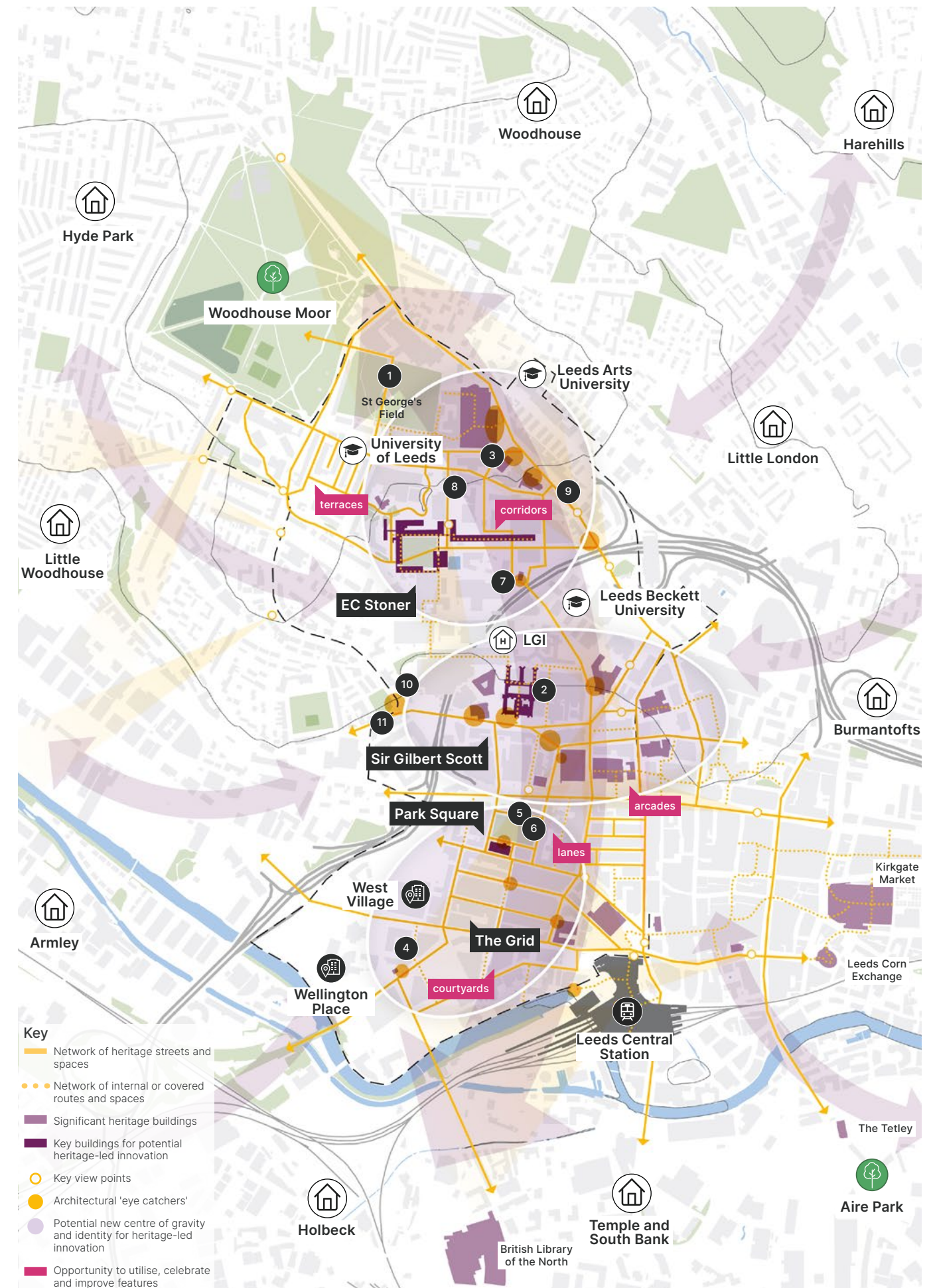
There are numerous and various designated and non-designated heritage assets across the Area. There are numerous and various designated and non-designated heritage assets across the Area.

### Heritage Opportunities

As development comes forward there will be opportunities to preserve and enhance heritage assets and these should be explored on a case-by-case basis when the opportunity arises. For the purposes of the SPD, key opportunities have been identified only, particularly where there are concentrated areas of heritage assets.

1. **St George's Field – 8 Grade II listed buildings including Cemetery Chapel:** Opportunity to enhance the appreciation of these heritage assets through improved access, potentially at the junction of Clarendon Road and the northern boundary service road.
2. **Original Infirmary and Corson's Pavilion Wing (Leeds General Infirmary) (Grade I) and Old Medical School (Grade II\*) and the setting of Thoresby Place:** Buildings should be maintained to ensure they can be sustained and appreciated by future generations. Opportunity for the buildings to be reused for a range of uses utilising the high floor to ceiling heights and better use made of the immediate open space, particularly where it fronts onto Great George Street. The buildings have the potential to act as a characterful anchor point for the Great George Street innovation neighbourhood.
3. **University Estate:** The University Estate contains numerous listed buildings and non-designated heritage assets. Utilisation of the University estate should be considered overall to potentially enable new additional uses that could support the development of the Innovation Arc. There is a strong opportunity for the buildings to benefit from the University's own research in to retrofitting buildings and support the Innovation District's aims of adaptation and re-use of existing building stock; as well as attracting and retaining businesses by offering a range of commercial spaces e.g. for SMEs. The setting of all the University buildings needs to be considered carefully and opportunities to enhance these should be a key consideration of any detailed masterplanning; including how the landscape or additional structures might link them better as a historic campus.

4. **Truck Lifting Tower – Grade II:** Provides a strong sense of place and interesting contrast to the surrounding development. Opportunity to enhance this further through making it a real destination potentially through sensitive artwork installations and / or cultural uses; integrating it further with the whole place.
5. **Park Square surrounded by c. 24 Grade II listed buildings and one Grade II\*:** Opportunity to enhance this important open space through removal of parking bays; widening pavements and encouraging animation e.g. street markets as an opportunity for local makers, creatives and artisans.
6. **Park Place – 12 Grade II listed buildings:** Opportunity to enhance the character of the street through widening of pavements and introduction of street trees; along with façade repairs to Nos. 5-7.
7. **Jerusalem Chapel – non-designated heritage asset:** Specific opportunity to enhance the presence of Jerusalem Chapel; potentially through an addition to the north or east side.
8. **University Campus buildings, comprising E C Stoner Building (physics), Mathematics, Earth Sciences, Computer Studies, Senior Common Room, Garstang Building, Manton Building, Communications Department, Social Sciences (Block 19), and Edward Boyle Library – Grade II:** Opportunities to consider better accessibility through the buildings, particularly the EC Stoner Building to enhance permeability and access across the University estate and wider areas; as well as increasing appreciation of these important modernist heritage assets. Effectively activated and re-purposed, the sheer scale and unique nature of EC Stoner could act as the beacon for the vision and objectives of the Innovation Arc.
9. **Blenheim Terrace (almost all Grade II):** opportunity to enhance the setting of these heritage assets through planting.
10. **12-16 Clarendon Road (Grade II):** opportunities for improvements to the rear elevations facing the proposed city park.
11. **2-9 Woodhouse Square and Waverley House (Grade II):** continuation of the principles applied to Great George Street provides an opportunity to enhance the setting of these heritage assets.



Heritage and Identity Strategy



## 5.6 People and Culture

For Leeds Innovation Arc to be truly successful it must be inclusive to all and enhance relationships to nearby communities.

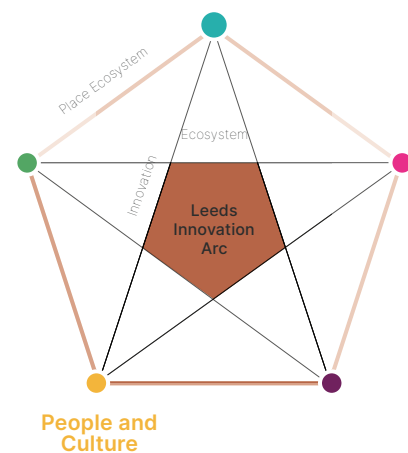
The Innovation Arc will encourage creativity, diversity and vibrancy - bringing culture and innovation together. A true collaboration between people, culture and innovation will deliver new spaces and places for innovative ways of thinking, living and creating.

### Context

The People and Cultural Guidance has been developed to support the objectives set out in the Leeds Culture Strategy 2017-2030, which sets out the ambition for Leeds to become a fast paced City of Cultural Innovation with the following objectives:

- Create new opportunities for culture and art to collaborate with technology and the digital world, opening up new service provision across health, social care and wellbeing.
- Bring together creators, artists and makers to create new immersive experiences for a range of audiences that can take place throughout the city, across the North and internationally.
- Invest in our children and young people not only offering them the opportunity to create new cultural services but providing solutions in platforms and formats that meet their needs.
- Create the conditions necessary for artists, storytellers and producers to use technology throughout their work, creating multi-platform content which reaches international audience.

In addition, Core Strategy Spatial Policy 3: Role of Leeds City Centre, outlines the city's role and a regional capital and the need to promote and focus culture (among other uses) here.



Back to Basics, 2019 Image credit: Elspeth Moore



Fostering innovation means encouraging diversity and integration of cultures, nurturing chance-encounters through public open spaces, events and cultural activities.

### Guidance

Innovative outcomes thrive in environments set up to foster new ideas and creativity throughout all aspects of living, working, learning and leisure - innovation can happen within the overlap of everyday life.

The Innovation Arc will be the glue that brings together creators, artists and makers to create new immersive and innovative experiences for a range of audiences. The Innovation Arc has a wealth of cultural destinations as highlighted in the following plan. Connecting cultural assets and co-locating these with other supporting uses will create an accessible and vibrant network. These connections are both physical and non-physical, creating relationships between institutions, business' and individuals to create a network of innovative activity.

It is essential that forthcoming initiatives address deprivation and inequality by reaching out to surrounding communities, this is a key theme throughout this SPD - drawing people into the Innovation Arc and the city to ensure it is inclusive and accessible to all. This will be achieved through creating high quality, safe and attractive physical and non-physical connections into surrounding neighbourhoods as well as improved marketing and media reach that encourages and welcomes everyone into the Innovation Arc and its neighbourhoods.

Reaching out to neighbourhoods and bringing people and communities together in the places and spaces within the Innovation Arc will not only create diverse thinking around innovation but will importantly promote and enhance health and wellbeing through connecting with other people, being physically active and mentally engaged.

#### To support culture and enhance relationships with surrounding communities the following principles apply:

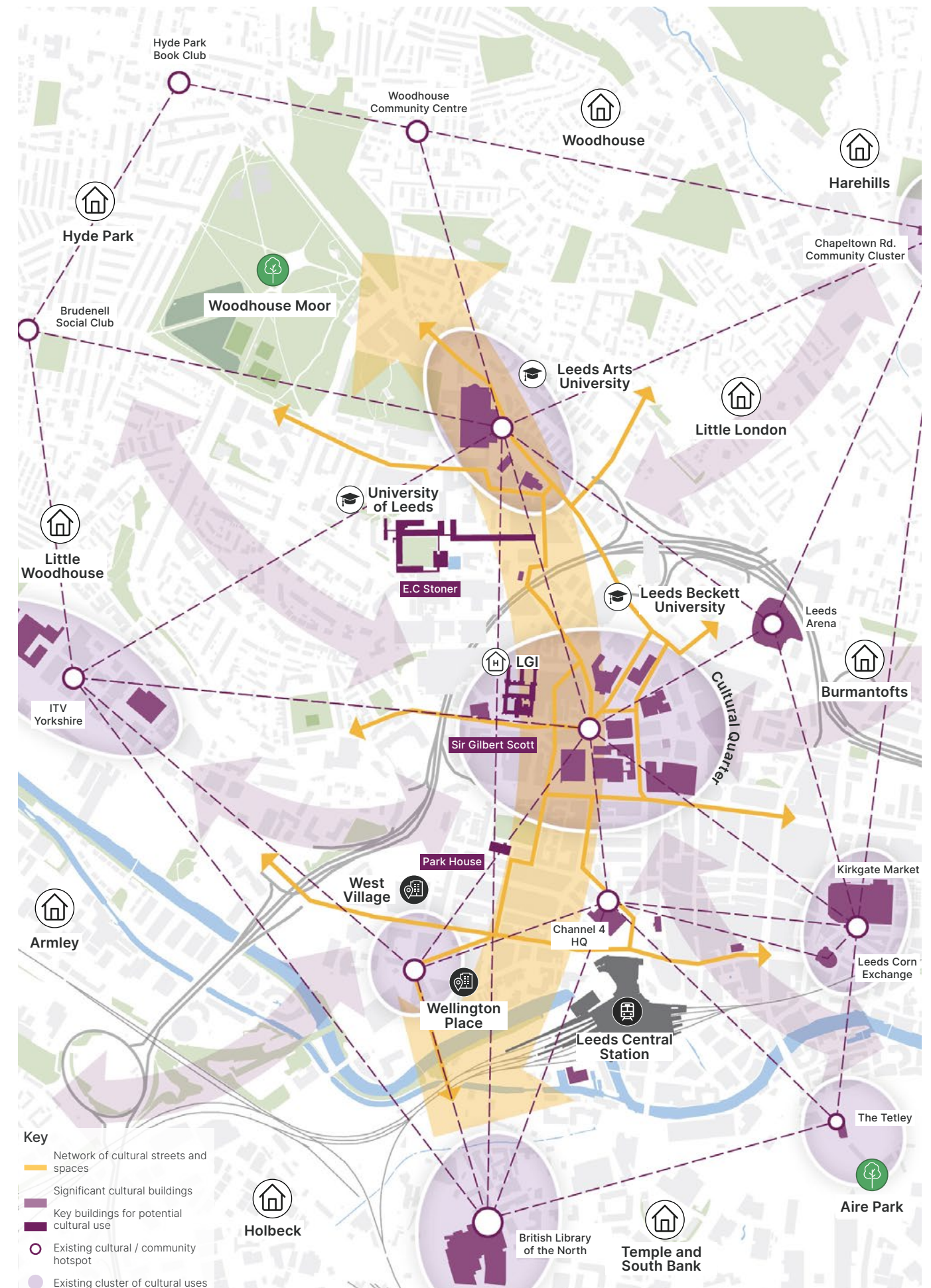
- Fully utilise existing cultural and community assets to create vibrancy and enhance liveability.
- Provide physical links to existing and proposed cultural assets.
- Enhance and promote existing cultural assets.
- Unlock the potential of proposed cultural assets such as the National Poetry Centre.
- Promote the role of creativity and design in innovation including links to Leeds Arts University and Leeds School of Arts.
- Create places for culture and art to collaborate with technology in purpose built spaces such as EC Stoner and Gilbert Scott buildings.
- Use existing and new areas of public realm throughout the year for a calendar of events that attracts wider audiences and encourage vibrancy throughout the year.
- Create opportunities for innovation, experimentation and play for all ages to stimulate a lively environment that is appealing to both adults and children.
- Improve media reach that promotes the area as a diverse mix of culture that is welcoming to all.
- Engage fully with and involve communities in new developments and events to encourage active participation to allow all voices to be heard.

### Public Art

In line with the Leeds Culture Strategy 2017 – 2030 opportunities exist for art throughout the Innovation Arc. Art should be used as a way to bring innovation to the public – creating a tactile environment that the public can engage, play and interact with.

#### Art can take many forms and interventions should consider how they can:

- Allow for art and culture to spill out onto the streets.
- Include physical art interventions.
- Provide event space.
- Curate spaces on a permanent or temporary basis.





# 06

## Neighbourhood Opportunities

This section sets out the vision and opportunities for each neighbourhood across the Innovation Arc. The supporting plans demonstrate how the design and development principles manifest in the innovation neighbourhoods.

This section does not comprise detail of individual projects.

## 6.1 Woodhouse Gateway

### The Vision

Woodhouse Gateway has the potential to become a **nationally significant** innovation neighbourhood anchored by the city's largest universities University of Leeds, Leeds Beckett University, Leeds Arts University. The neighbourhood would focus on the universities' core specialisms including health robotics, AI, computing and support the health innovation emerging from the LGI and Great George Street neighbourhood, and commercial heart of the West End.

The Grade II Listed EC Stoner building will be **celebrated and reinvigorated** together with the linear public realm as a new active hub for **innovation and enterprise**, drawing the university campus and Nexus into the city core and repairing connections with Leeds Beckett, LGI campus and Dry Dock. Further conversion and new build opportunities can create the range and flexibility of workspace and ancillary uses to foster a true innovation district in this neighbourhood.

The neighbourhood has the potential to deliver significant green space that could form a new city park which would **transform public realm and connections** in this part of the city. The area will benefit from and support the integration of Public Transport Priority Routes.

The EC Stoner Building is currently an important building for the provision of academic and support facilities for the campus. It may have **the potential to anchor the neighbourhood as a destination for heritage-led innovation**, supported by Nexus and surrounding new and existing heritage/cultural buildings.

Strategic and supporting routes for walking and cycling **address barriers to movement** caused by the A58 and

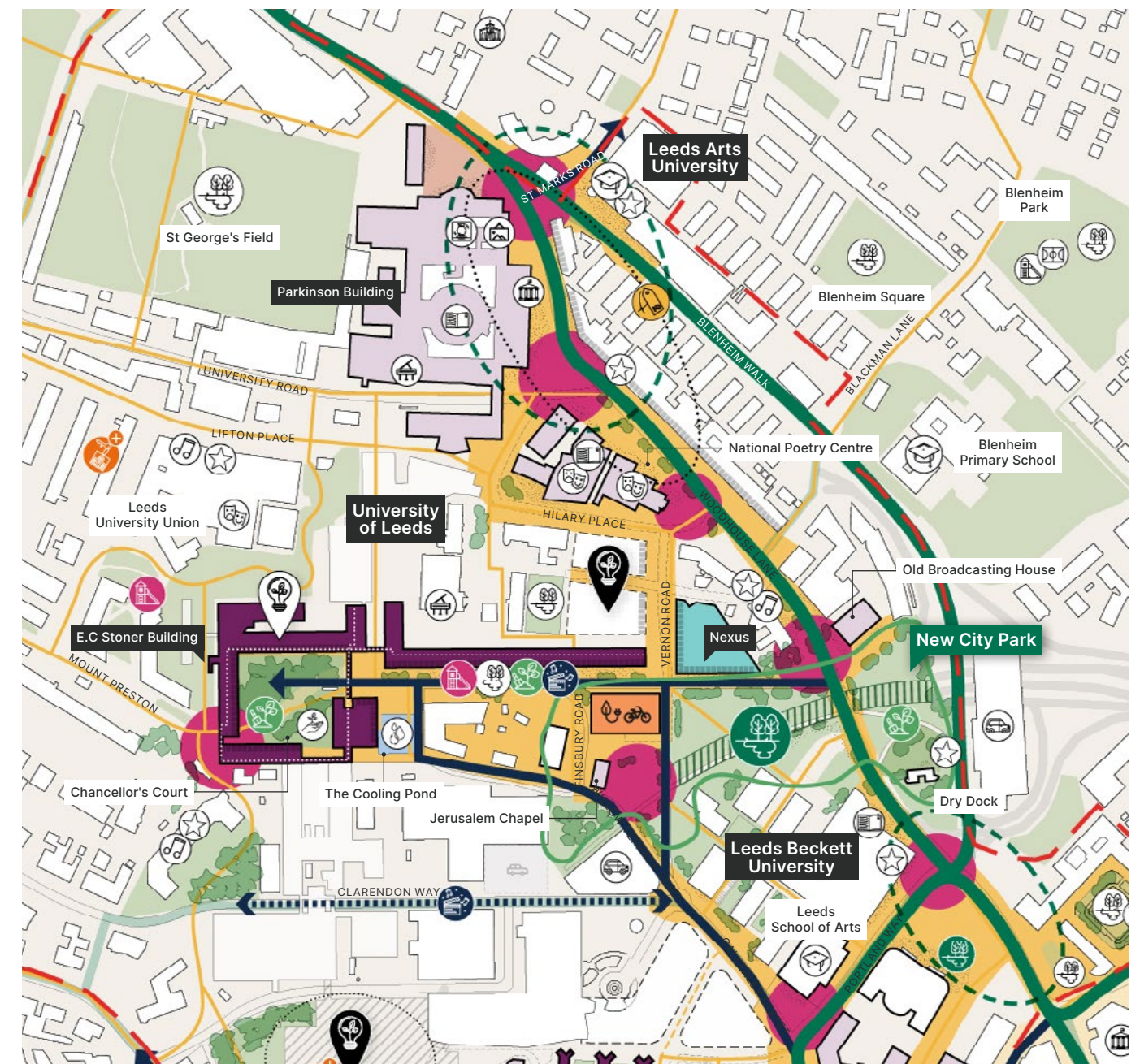
the large campus estate, creating a **permeable network** from north to south. Enhanced by the opportunity to bring **Public Transport Priority Routes** and **key transport gateways** into the heart of the neighbourhood.

Connections utilise existing **internal networks** such as the EC Stoner corridor to further increase permeability and make innovation accessible to all.

A **new city park** transforms the public realm offering opportunities for new **play, sport and leisure opportunities**.

Potential future development sites provide the opportunity for **new core innovation uses**.

*For full key and details of opportunities, refer to Appendix 8.1 - Overall Strategic Plan.*

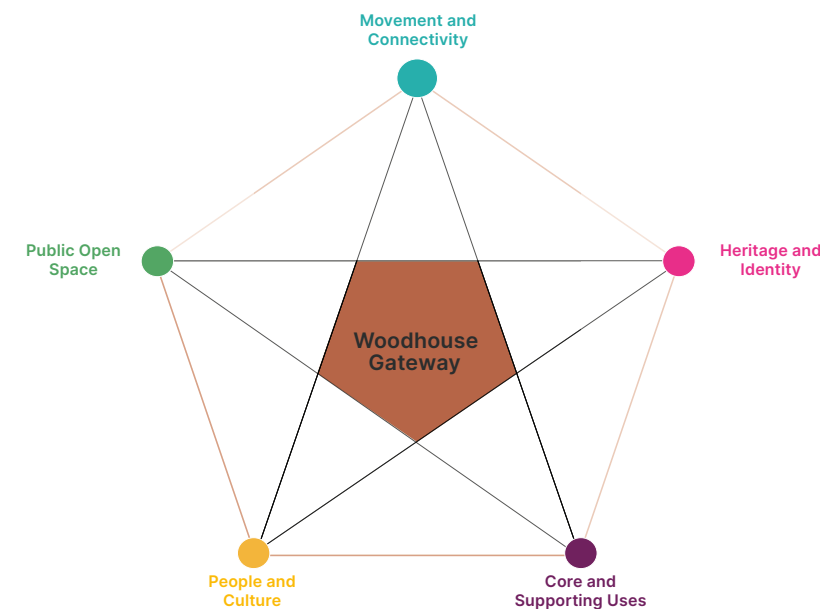


Woodhouse Gateway Strategic Plan



Woodhouse Gateway presents the opportunity to create a distinctively innovative neighbourhood that is open, accessible and inclusive for all.

A diverse and vibrant neighbourhood that provides a vibrant mix of uses and rejects the concept of monoculture.



### Movement and Connectivity

The location of Woodhouse Gateway is at a significant intersection for improving connections into the city centre and to its surrounding neighbourhoods. The neighbourhood has the opportunity to address the severance caused by the A58 and reconnect the city centre, to the north.

The area has the potential to address 'unintended boundaries' caused by campus estates and improve gateway spaces, stitch large areas of the city together and unlock the potential of public transport into the heart of the Innovation Arc.

- Improve gateways to open up existing campuses including through a new linear park which will create enhanced east-west connectivity.
- Utilise and enhance existing key connections through and around the campuses.
- Improve existing and create new connections across the A58 for pedestrians and cyclists to reduce impact and barriers to movement caused by the A58.
- Improve connections to and from surrounding neighbourhoods to ensure the Innovation Arc is well-connected and easily accessible for all.
- Improvements to Clarendon Way through wayfinding and public art to improve pedestrian and cycle experience, whilst retaining service access and blue light routing.
- Utilise internal routes as part of the wider movement network to ensure large footprint buildings are not barriers to movement.
- Improve wayfinding across the neighbourhood to ensure the area is clearly accessible and welcoming to all.
- Utilise public art and creative public realm to improve pedestrian and cycle experiences on key routes such as Clarendon Way, adopting an innovative approach to placemaking - particularly where service access and blue light routing is required.

### Public Transport

- Ensure that Woodhouse Lane/Blenheim Terrace enables the successful delivery of a key Public Transport Priority Route (PTPR), whilst re-balancing the needs for pedestrians and cyclists, and without detrimental effects on nearby streets such as Blenheim Walk.
- Ensure that the location of PTPR interchanges do not interfere with the easy movement of people in/out of and between key institutional buildings, instead reinforce legibility and wayfinding through Woodhouse Gateway.
- Capitalise on the opportunities where the delivery and enhancement of the PTPRs and associated gateways can create wider redevelopment impacts, such as the junction between Portland Way, Woodhouse Lane, Dry Dock and Rose Bowl Car Park.



**Core and Supporting Uses**

Three of the City's largest universities and Nexus - a purpose built innovation hub - are located within the Woodhouse Gateway neighbourhood and is an area already associated with core innovation uses. The area is peppered with food and beverage (F&B), cultural and leisure uses which support the campuses and thus creating a cluster of active uses along Blenheim Terrace.

Woodhouse Gateway presents all of the ingredients to become a world-class destination for innovation. The potential lies in opening up the existing uses and introducing new uses amongst core innovation, to allow for overspill and interaction beyond academic boundaries.

- Provide start-up spaces and other small businesses that would benefit from close links to academia and university research.
- Optimise estates, utilise existing buildings for new or more accessible innovation space.
- Deliver new purpose built innovation space that includes active ground floors to activate key routes and spaces and create frontage to the innovation neighbourhood.
- Integrate supporting uses, such as retail, F&B, and cultural or community uses to ensure the neighbourhood is vibrant and welcoming to all. These could be used to activate key frontages, ensuring that the public realm is stimulating and safe. This could also include the re-purposing of the Jerusalem Chapel which marks a key gateway into the area.
- The Physics Deck is currently an important building for the provision of academic and support facilities on the University's campus. It may have potential to become a new build innovation space or provide new academic, support facilities or other complementary uses such as residential accommodation for the campus to replace existing Physics Deck. This should be designed to incorporate active ground floor uses providing key frontage to Hillary Place and Vernon Road and would also help to improve the setting of the proposed National Poetry Centre.



**Heritage and Identity**

Woodhouse Gateway has many iconic landmarks and heritage assets including, the Brotherton Library, the Parkinson Building and St George's Field.

Many of the university buildings are key heritage assets located along key routes and at gateway points into the campuses. The area also has a number of traditional Victorian terraced housing that have been re-purposed for university uses, which give a glimpse into the past live-work or live-study character of the area.

At the heart of the University of Leeds Campus, the EC Stoner building is 'distinctively innovative' in its character and form, creating a natural anchor for this innovation neighbourhood.

Woodhouse Gateway has the potential to create a distinct innovation ecosystem that is centred around heritage-led innovation, new innovation uses and supported by existing heritage assets.

- Heritage-led innovation has the potential to anchor the neighbourhood and become a key point of gravity across the Innovation Arc.
- Reuse heritage assets for innovation, core and supporting uses.
- Improve key routes that are centred on heritage assets.
- Utilise internal routes, corridors and spaces to improve permeability and access to heritage.
- Introduce new innovation uses that complement the existing innovative identity of the EC Stoner complex.
- Re-purpose the Jerusalem Chapel, which marks a key gateway to the area.



**Public Open Space**

Woodhouse Gateway makes up the most amount of green space across the entire Innovation Arc. There are a number of high quality green spaces and public realm throughout the neighbourhood, however, are often missed due to perception that the area is a private space and not publicly accessible. This creates 'unintended boundaries.'

The neighbourhood has the potential to significantly increase access to quality public realm and green space. Utilising existing green assets and create new destinations, to stitch existing landmarks together and form an accessible and inclusive green neighbourhood for all.

- A new city park (subject to detailed feasibility and design) that brings together existing pockets of green space and caps the A58 to create a significant green space for the city. It provides opportunity to strengthen gateways and provide potential new landmarks in the heart of the innovation neighbourhood.
- Improve accessibility and connectivity through existing green space.
- Utilise existing green links for activity, leisure, events and to support spill out from ground floor uses.
- Improve access to play across the neighbourhood. Supporting both formal and informal play features for all ages.
- Improve public realm to key gateway spaces, set around landmark buildings, to become key nodal and welcome points for the neighbourhood and Innovation Arc.
- Public realm improvements to key routes to support pedestrian and cycle hierarchy.
- Support an innovative approach to a creative arts strategy to improve way finding and create interest in the streetscape including at key gateways and route such as Willow Terrace and Clarendon Way
- Encourage public realm improvements and art to be utilised along service routes to improve pedestrian and cycle experience.



**People and Culture**

Woodhouse Gateway naturally attracts a large student and academic population. Cultural attractions are peppered throughout the neighbourhood which provide a calendar of culture events.

Woodhouse Gateway has the opportunity to blur the boundaries of traditional innovation and ensure that innovation is accessible to all.

It has the potential to become a focus for innovation, culture and creativity. Presenting the opportunity to attract a vibrant mix of uses for students, city-dwellers, surrounding neighbourhoods and visitors within a unique and iconic setting.

- Reach beyond the 'typical' and create a diverse and accessible community that is rooted in the neighbourhood.
- Become a city-wide destination for all.
- Improve connections to immediate surrounding areas such as Little London and Hyde Park to ensure existing residents feel welcome.
- Enhance and promote existing cultural asset.
- Unlock the potential of proposed cultural assets such as the National Poetry Centre.
- Enhance public realm that encourages people to meet and mingle.
- Create a calendar of events that attracts a wider audience and encourages vibrancy throughout the year.
- Improve media reach that promotes the area as a diverse mix of culture and uses that is inclusive and welcoming for all.



## 6.2 Great George Street

### The Vision

The Leeds General Infirmary (LGI) campus represents a **rare opportunity** within the heart of a major city centre to deliver a downtown innovation hub: the new hospitals provide the anchor for health led innovation; the site sits at the junction between the city's education, civic and commercial centres; and it is largely in single ownership of the NHS Trust, with the Council also retaining land interests.

The Trust has done a significant amount of masterplanning work already to explore development options of the surplus land to the south and west of the new hospital site. The Council will work with the Trust to develop this work to deliver development that supports the vision for the area.

This masterplan approach will **support potential interventions** with the heritage assets on site to secure their long term viable use and leverage their character and history to support the neighbourhood's distinctive identity.

**Enhanced connections** with the University Campus to the north and the West End to the south will be delivered wherever feasible without conflicting with the blue light functions of the hospitals.

Great George Street will be transformed into a **vibrant, active east west connection** through the city centre, enhancing connections through to the residential neighbourhoods on the city centre fringe.

Great George Street forms a key **strategic movement corridor** through the city centre. Utilising its position between the Cultural Quarter, LGI and surrounding neighbourhoods to the west, Great George Street has the potential to become a central hotspot for innovation.

The Old Medical School and Gilbert Scott buildings present the opportunity for **heritage-led innovation**, supported by surrounding existing heritage and cultural assets

The surplus estate created by the new hospital development at LGI provides a development opportunity

in the southern and western areas of the existing estate. This could support the provision of **purpose built innovation space alongside supporting uses**.

The west presents potential for a **new city park** that further integrates and **improves gateways to innovation** from the west.

The development parameters for the future redevelopment of the LGI surplus estate will be set out in a planning brief prepared in consultation with the Leeds Teaching Hospitals NHS Trust.

Great George street will build upon its existing network of independent businesses to become a **local hub for supporting innovation uses** and amenities.

Great George Street intersects with a public transport priority route, further **strengthening connections** between innovation and a city-wide **sustainable transport network**.

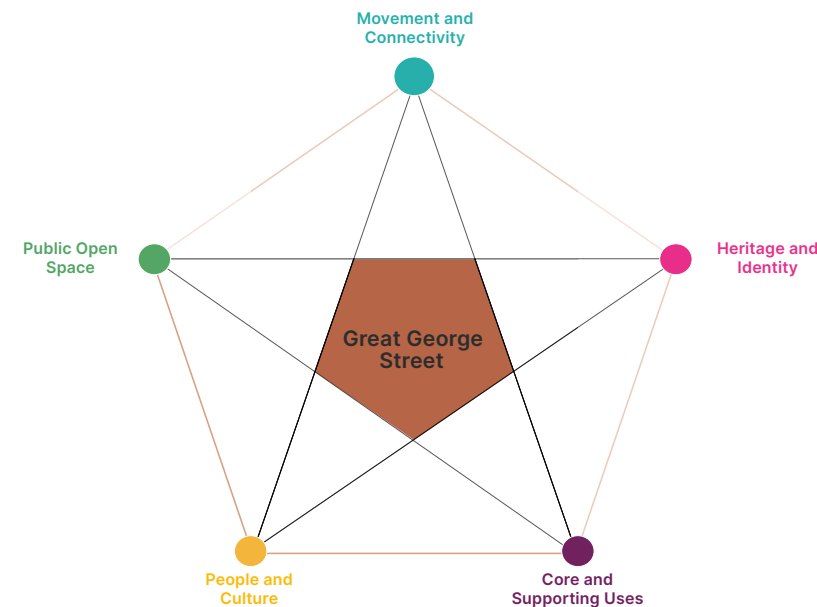
*For full key and details of opportunities, refer to Appendix 8.1 - Overall Strategic Plan.*



Great George Street Strategic Plan



Great George Street is a significant east west route through the city centre. Anchored by Leeds General Infirmary and the Gilbert Scott building, in part, the strategic connection has the potential to become a world-class innovation destination that is well-connected, open and accessible for all.



### Movement and Connectivity

Great George Street is a key east west connection that has the reach to connect a number of wider networks and surrounding neighbourhoods, from Burley to Burmantofts. The street intersects with the Innovation Arc at a significant point, around key heritage landmarks and the cultural quarter.

Great George Street has the potential to create an innovation neighbourhood that utilises its position on a key arterial route to embed, connect and make innovation accessible for all.

- Rebalance Great George Street to become a significant strategic east-west connection in the city, prioritising walking and cycling. Great George Street has the reach to connect a number of wider networks and surrounding neighbourhoods.
- Rebalance key strategic routes to connect the neighbourhoods along the Innovation Arc, whilst retaining service and blue light access where necessary.
- Improve key gateways and significant nodal points to stitch innovation neighbourhoods together. This includes improvements to the Great George Street motorway crossing to create a green link and potential linear park.
- Improve key north south, east west intersections to control traffic conflict and prioritise pedestrian and cycle movement.
- Utilise internal routes where possible as part of the wider movement network to ensure large footprint buildings are not barriers to movement.
- Ensure permeability for people through large footprint estates that breaks down 'unintentional' barriers and stitches the neighbourhood into the city.
- Strengthen the interface to residential areas and improve connections to and from surrounding neighbourhoods.
- Rebalancing of Oxford Place to become a key strategic walking and cycling route connecting two innovation neighbourhoods along the Arc.
- Improvements to the key intersection of The Headrow and Oxford Place as a significant nodal point that is the seam stitching two innovation neighbourhoods together.
- Improvements to key intersections at Woodhouse Square and Leeds School of Arts. Resolving conflict and creating a significant intersection for north-south and east-west movement across the city.
- Rebalancing of Park Street as a strategic cycle route from Great George Street to the West End, whilst retaining service and blue light access.

### Public Transport

- Opportunity to provide a key PTPR gateway into the area, providing people with direct access to some of Leeds key institutions and spaces, including; The Headrow, Victoria Square, Millennium Square, Leeds General Infirmary, Town Hall, Central Library and Art Gallery.
- Ensure that the PTPR along The Headrow does not preclude easy and safe north-south walking and cycling crossing points, particularly at the Oxford Place junction.
- Ensure that the PTPR along Calverley Street and Portland Way does not compromise the delivery of safe and pleasant walking environments along these streets



### Core and Supporting Uses

Anchored by the investment into the two new hospitals, Great George Street sits at the junction between the city's health, education, civic and cultural centres, whilst also being the interface between the Innovation Arc and residential areas.

The proposal of new teaching and medical facilities allow for existing buildings to be utilised available for reuse or re-purpose for core and / or supporting innovation uses. Additional land for development may also become available for innovation in the future through the masterplanning and estate optimisation of the LGI site.

This section of Great George Street also sees a vibrant cluster of supporting innovation uses activating the street and ground floors - uses such as F&B, retail, commercial - of which are largely independent and small scale.

The neighbourhood has the potential to become a key innovation intersection that allows health innovation to overlap with culture, heritage and education. Which harnesses the existing community of independent businesses, which are key supporting uses for innovation.

- Support existing and create new active frontage and spill-out along this route. This is already happening along the southern edge, however, there is further opportunity to increase activity on the northern edge as new developments come forward.
- Explore redevelopment opportunities of the LGI site for innovation use. Opportunity to develop a 'gateway to innovation' that stitches residential areas into the Innovation Arc.





**Heritage and Identity**

Great George Street is set around a unique and instantly recognisable heritage asset. The Gilbert Scott building provides a catalyst for Great George Street to become an innovation hotspot – whether it is reused and accessible or not.

This section of Great George Street is also clustered between heritage assets such as the St George's Church and The Old Medical School and Leeds Town Hall.

The neighbourhood has the potential to integrate new innovation uses with and around existing assets.

- The Gilbert Scott building and Old Medical School are key heritage assets that should be restored and celebrated.
- Utilise assets for heritage-led innovation which could allow the neighbourhood to become an internationally renowned hotspot for innovation that provides a mix of supporting innovation uses.
- Utilise Great George Street as an innovation route that connects new and potential existing innovation landmarks that are rooted by surrounding heritage assets.
- Consider opportunities to reuse or make accessible existing heritage buildings and landmarks.
- Improve the setting and public realm around heritage assets to create new public space.



**People and Culture**

Overlapping with the city's Cultural Quarter and residential areas to the west, Great George Street supports Leeds' cultural offering which attracts visitors to the city centre, as well as local residents for everyday leisure and amenities.

Great George Street supports an existing independent community of local businesses that activate the street and support surrounding attractions and residents.

The neighbourhood has the potential to become a key destination in the city for local amenity and independent businesses as well as a gateway to both the Innovation Arc and the city's Cultural Quarter.

- Improved connections to immediate surrounding residential areas.
- Enhance and support the existing cultural assets within the adjacent Cultural Quarter.
- Support for existing independent businesses along Great George Street and encouragement new local businesses to the area.
- Enhance public realm to encourage of people to stop and spend time.
- A calendar of events to attract a wider audience and encourage vibrancy throughout the year.
- Ensure new development and innovation use is accessible and visible for all.
- Improved connections to immediate surrounding areas, particularly the residential areas around Woodhouse and Hanover Square.
- A new public open space at the gateway to Great George Street, which would stitch the Innovation Arc into the adjacent residential areas.
- Enhanced public realm along Portland Street to create a better gateway to Millennium Square, the city's largest public space for events.



**Public Open Space**

Great George Street sits along an existing network of green space, city gateways, streets and spaces. Pockets of green space are dotted along the route, including a highly manicured garden fronting the Gilbert Scott building.

The neighbourhood has the potential to connect green streets and stitch the network into new and existing city green spaces, incorporating play elements and an innovative approach wayfinding.

Great George Street presents the opportunity to significantly increase the amount of green space in the neighbourhood, creating a network of accessible and quality public open space for all.

- Opportunity to create a new city park to the west (subject to detailed feasibility and design). Improving existing connections and stitching surrounding neighbourhoods into the Innovation Arc through meaningful green space.
- Rebalance Great George Street. Tying together and utilising existing green infrastructure such as planting and street trees to create a significant green route for walking, cycling and dwelling.
- Incorporate play elements across the neighbourhood.
- Improve public realm at key intersections and gateways to Great George Street to improve accessibility into the Innovation Arc and between its neighbourhoods.
- Explore the development option of the LGI surplus estate. The site provides potential to become a key gateway that could deliver a significant area of public open space.
- Improvements to the existing green space in front of the Gilbert Scott building to increase accessibility and use of the space.
- Improvements to the existing motorway bridge crossing to increase visibility, surveillance and further integrate it as a key green route.

- Public realm improvements to key gateway spaces around Woodhouse Square, Leeds School of Arts, Oxford Place and Portland Way.
- A significant new green space or public open space that integrates the existing Great George Street motorway bridge crossing. The space has the potential to be developed within the future Leeds General Infirmary surplus estate. The site could become a key gateway to innovation that delivers diverse and inclusive uses with access to a significant area of public open space.
- Rebalancing of Oxford Place to create a key pedestrian route connecting Great George Street to the West End.
- New public space around three key heritage assets, the Gilbert Scott Building, the Old Medical School and the St George's Church. This space has potential to be rebalanced to give setting to the heritage buildings and allow for spill out activity and gathering space. Yet, must still accommodate for blue light and service access to the hospital.
- New public space around The Headrow and Crown Court that has potential to become an extension to Victoria Square and further stitch two innovation neighbourhoods together.

## 6.3 West End

### The Vision

The neighbourhood anchored by the private sector, is characterised by major **mixed use regeneration opportunities** to the south, west and tight grained streets and buildings around Park Place.

A series of **public realm enhancements** and tactical urbanism will facilitate movement through the area, knitting the major regeneration opportunities together and creating linkages to South Bank and the proposed new British Library of the North, west of the city centre, and north south along the Innovation Arc. Existing building stock has the potential to be revitalised for a mix of commercial uses and residential.

As the major development opportunities in this neighbourhood are largely in private sector control, **the Council's focus is to knit together these transformational projects.** The West End also acts as a conduit between the Railway Station and South Bank, areas to the west of the city core, and the Great George Street and Woodhouse Gateway neighbourhoods to the north.

The West End has a legible network of streets and spaces that provide the potential for **improvements to public realm** which address the hierarchy of movement.

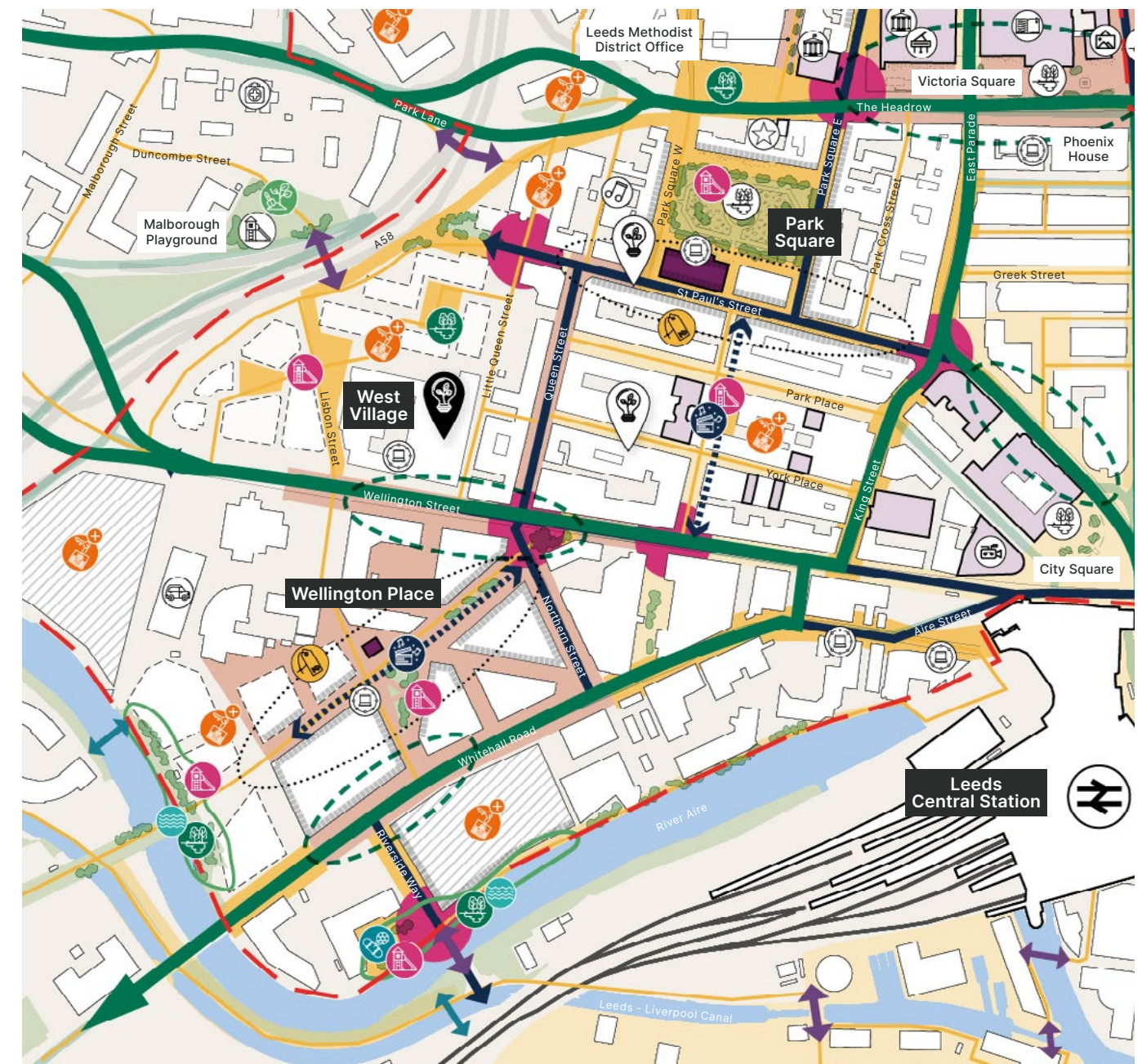
St Paul's Street, St Paul's House and Park Square form a cluster of activity and interest, creating a **local hub for innovation**.

New developments provide the opportunity for **new innovation use** and an **increased residential offer** in this area.

**Tactical urbanism** and events provide short-term opportunity to animate the streets and spaces. Making innovation visible and accessible to all.

**Connections to the river** can be strengthened, whilst new development provides the opportunity to animate and activate the waters edge.

*For full key and details of opportunities, refer to Appendix 8.1 - Overall Strategic Plan.*

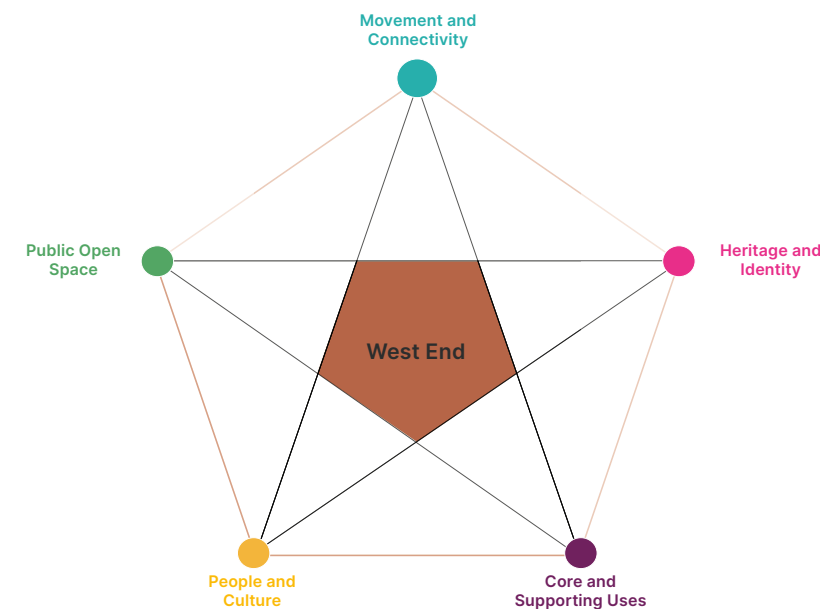


West End Strategic Plan



The West End is in a period of transformation with many new developments being delivered.

Made up of a distinct grid structure, contrasting with an area of new development, the West End is a unique place, offering a range of opportunities for innovation to manifest itself in the neighbourhood.



### Movement and Connectivity

The West End is a well connected neighbourhood within its defined area. Set out on a historic grid that provides clarity and is easily legible for pedestrians and cyclists.

The West End can utilise its existing structure for public transport and to extend connections to the west by addressing the severance to movement caused by the A58, to create a movement network that prioritises walking and cycling.

New and upcoming development provide the opportunity to reconsider car parking and the use of private vehicles in the city centre.

- Utilise the areas position in the city and its existing routes to improve connections to and from surrounding neighbourhoods.
- Rebalance key east-west strategic routes for walking, cycling and spill out activity.
- New developments have the opportunity to create and enhance permeability across the neighbourhood both north-south and east-west.
- Consider a holistic car parking strategy for the neighbourhood as a first step to unlocking future interventions.
- Down-grade the 'grid' as a vehicle movement network and implement public realm improvements to utilise the existing legibility and enhance pedestrian and cycle experience.
- Improve key intersections to resolve conflict of movement and create key gateways into the Innovation Arc.
- Two key creative corridors that adopt wayfinding, art and event strategies to become a key pedestrian route and destination for arts and culture.

- Improve pedestrian and cycle connections across the River Aire and the Leeds-Liverpool Canal between the West End and Holbeck and Temple Works, including a new bridge link over the canal.
- The rebalancing of St Paul's Street to become a key east-west strategic route and destination for activity.
- Public realm improvements and reduce on-street car parking across the grid to utilise the existing legibility and enhance pedestrian and cycle experience.
- Rebalancing of Park Square East to become a key strategic walking and cycling route, joining Oxford Place and connecting two innovation neighbourhoods within the Arc.
- Improvements to key intersections at Infirmary Street/ St Paul's Street and Wellington Street/Queen Street. Resolving conflict and creating a significant intersection for north-south and east-west movement. These intersections are rebalanced and become key gateway spaces into the heart of the Innovation Arc and neighbourhoods.

### **Public Transport**

- Ensure that the PTPRs along Wellington Street and Whitehall Road do not preclude easy and safe north-south walking and cycling crossing points, particularly at the junctions with Queen Street, Northern Street and Riverside Way.
- Ensure that the PTPR along King Street and East Parade does not compromise the delivery of safe and pleasant walking environments along these streets.
- Ensure that the PTPR which runs through City Square does not compromise the delivery of safe and pleasant walking environment, or the arrival experience from Leeds Station.



**Core and Supporting Uses**

The West End is the prime office core for Leeds and largest legal and financial centre outside of London. Anchored by the private sector, the neighbourhood is characterised by major mixed use regeneration opportunities to the south and west and tight grained streets and buildings around Park Place.

New developments provide the opportunity to incorporate core and supporting purpose-built innovation use - with particular focus around large, flexible space.

A new mix of active uses are beginning to populate the grid. The grid structure provides opportunity to utilise and reuse existing buildings to continue to encourage new uses into the area and increase the population of the area at all times of day.

- Increased residential density arising from recent planning applications and SAP allocations. Taking advantage of its central location and proximity to city assets.
- Support and encourage existing uses, to further develop the area as an innovative hotspot for commercial, legal and financial uses.
- Utilise existing active uses and amenities which could be built upon to create a thriving local hub to support the residential uses.
- Activate the river corridor with a mix of amenities for residents and visitors.
- Provide scale-up spaces for innovation uses that out-grow their start-up spaces elsewhere within the Innovation Arc to ensure talent is kept within the city.
- Improvements to the public realm across the grid would help to stitch the area around Park Square together with Wellington Place improving the synergy between the two and facilitating their mutual support of one another.



**Heritage and Identity**

The West End neighbourhood comprises of two distinct moments in time in the development of the city. The juxtaposition of the historic grid structure and architecture and the new developments around Wellington Place and the riverside create a unique opportunity to celebrate the two eras and their identities. They complement each other and create a clarity of use and interest throughout the neighbourhood.

- A distinct innovation ecosystem that sees new development and an area of heritage working together to create a cohesive and complimentary neighbourhood.
- Consider the reuse of heritage assets as a destination for core and supporting innovation uses.
- Recognise the grid as an existing heritage asset that allows for innovation to manifest itself and activity to spill out onto the streets and spaces.
- New innovation uses delivered to provide scale up opportunities.
- Celebrate and recognise hidden architectural gems across the neighbourhood such as the Wellington Place lifting tower and encourage them to be discovered by residents and visitors through enhanced public realm and a creative approach to wayfinding.



**Public Open Space**

Bound by the City's largest natural asset, the West End end sits along the edge of the River Aire that connects people and nature east-west through the city region.

Park Square is a significant green asset to the city, being distinctive in it's manicured setting and attracting people from the surrounding area to dwell.

The ecological corridor of the River Aire and the landmark of Park Square present the opportunity to utilise existing assets and develop a series of public realm improvements that aim to facilitate movement, activity, nature and climate resilience across the area.

- Rebalance St Paul's Street to becoming a key green movement route as well as a destination for activity and leisure.
- Public realm improvements across the grid to create a network of streets that allow for the integration of nature and Sustainable Urban Drainage Systems (SuDs).
- Adopt a public art strategy that allows for art, culture and play to spill out onto the streets.
- Support and encourage street activity and events, including formal and informal play opportunities.
- Improve wayfinding.
- Improve relationship with the river. Introduce active spaces that provide places to stop, dwell and interact with the water.
- Public realm improvements around heritage assets.
- Build on the existing network of green infrastructure and active travel routes.
- Improvements and maintenance to existing green spaces.
- Rebalancing of Park Square East that connects north to Oxford Place and Great George Street, becoming a key green link within the Innovation Arc.
- Create a creative corridor across the neighbourhood. This could adopt a public art strategy that allows for art and culture to spill out onto the streets and build on the existing street art trail. These streets should prioritise pedestrians only to allow for street activity and events.



**People and Culture**

Already a day-time destination for office workers, the West End Neighbourhood has the potential to become a diverse and inclusive neighbourhood for people to live, work, visit and play. Striving to become a neighbourhood that is open during the day and at night, all week, month and year round.

- Support for and expansion of existing cultural events and initiatives that take place to encourage a wider audience and increase footfall throughout the neighbourhood.
- As proposed developments come forward and are influenced as part of the Innovation Arc, the diversity and liveliness of the area will improve.
- Improved activation of Park Square to encourage more activity within and along the periphery of the park.
- Build upon existing local facilities and occasional pop-up events on St Paul's Street to create a vibrant streetscape and destination within the area.
- Better connect the area through improved signage and wayfinding.
- Consider a 'creative corridor' running through the covered passages and courtyards within the grid, with opportunities for artistic interventions and small-scale events.
- Open up connections across the river to stitch the West End to South Bank and create a meaningful connection down to the Temple area, soon to become home to the major cultural destination of the British Library of the North.
- Encourage and support an innovative approach to formal and informal play opportunities across the neighbourhood.



## 6.4 Bringing it all Together

The application of the development guidance and the neighbourhood opportunities together form a holistic strategic approach which knits the Innovation Arc and it's neighbourhoods into the rest of the city.

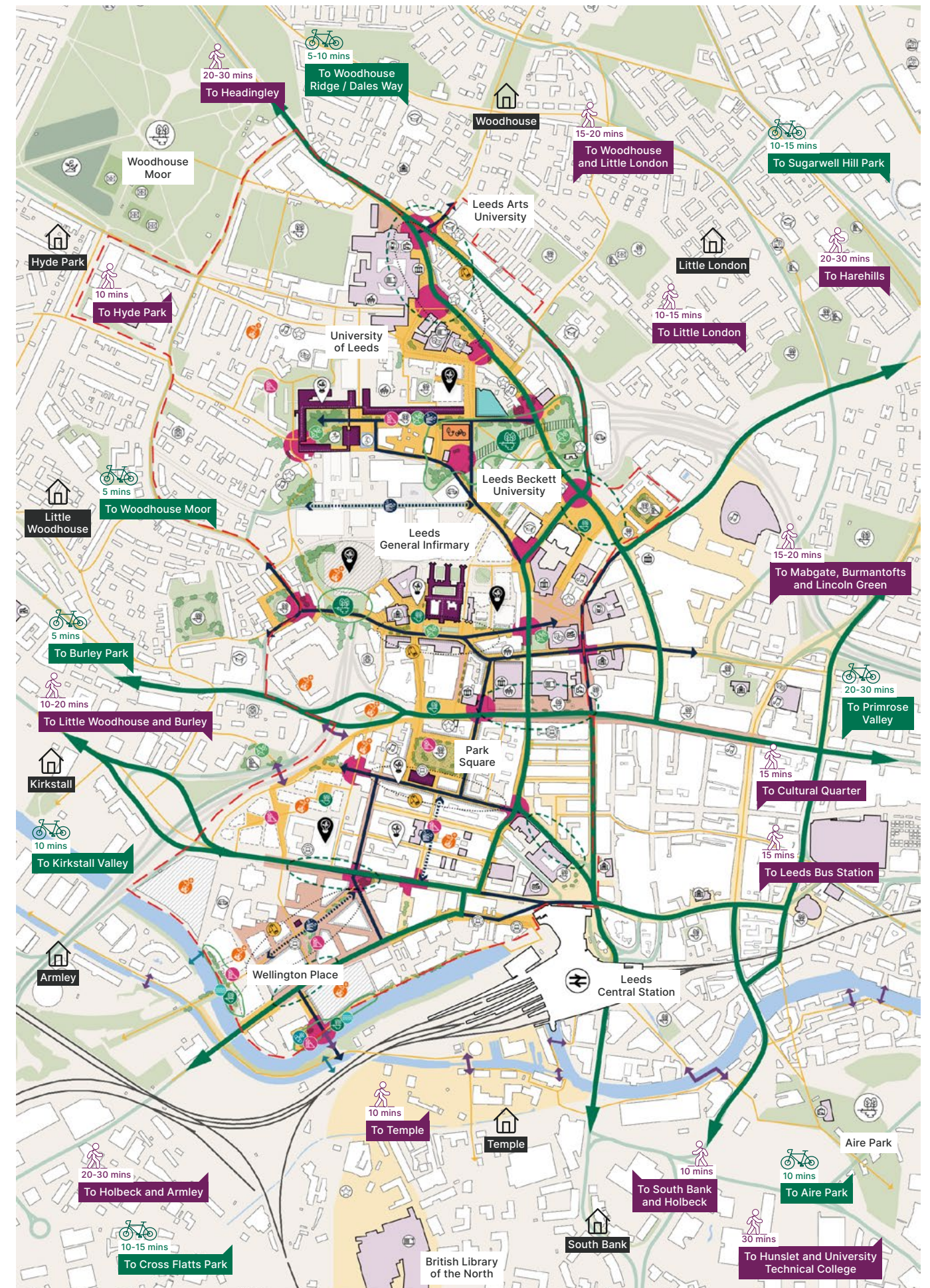
Drawing in and connecting out to surrounding areas.

Creating a sequence of innovation destinations that are diverse, inclusive and accessible for all.

Reflecting and celebrating the unique character and identity of the Innovation Arc neighbourhoods.

The plan adjacent summarises the neighbourhood opportunities and a holistic view of potential and vision for the Innovation Arc.

For full key and details of how the principles and strategies come together at neighbourhood level, please refer to Appendix 8.1 - Overall Strategic Plan.



A City-Wide Strategy for Innovation



## 6.5 The Innovation Context

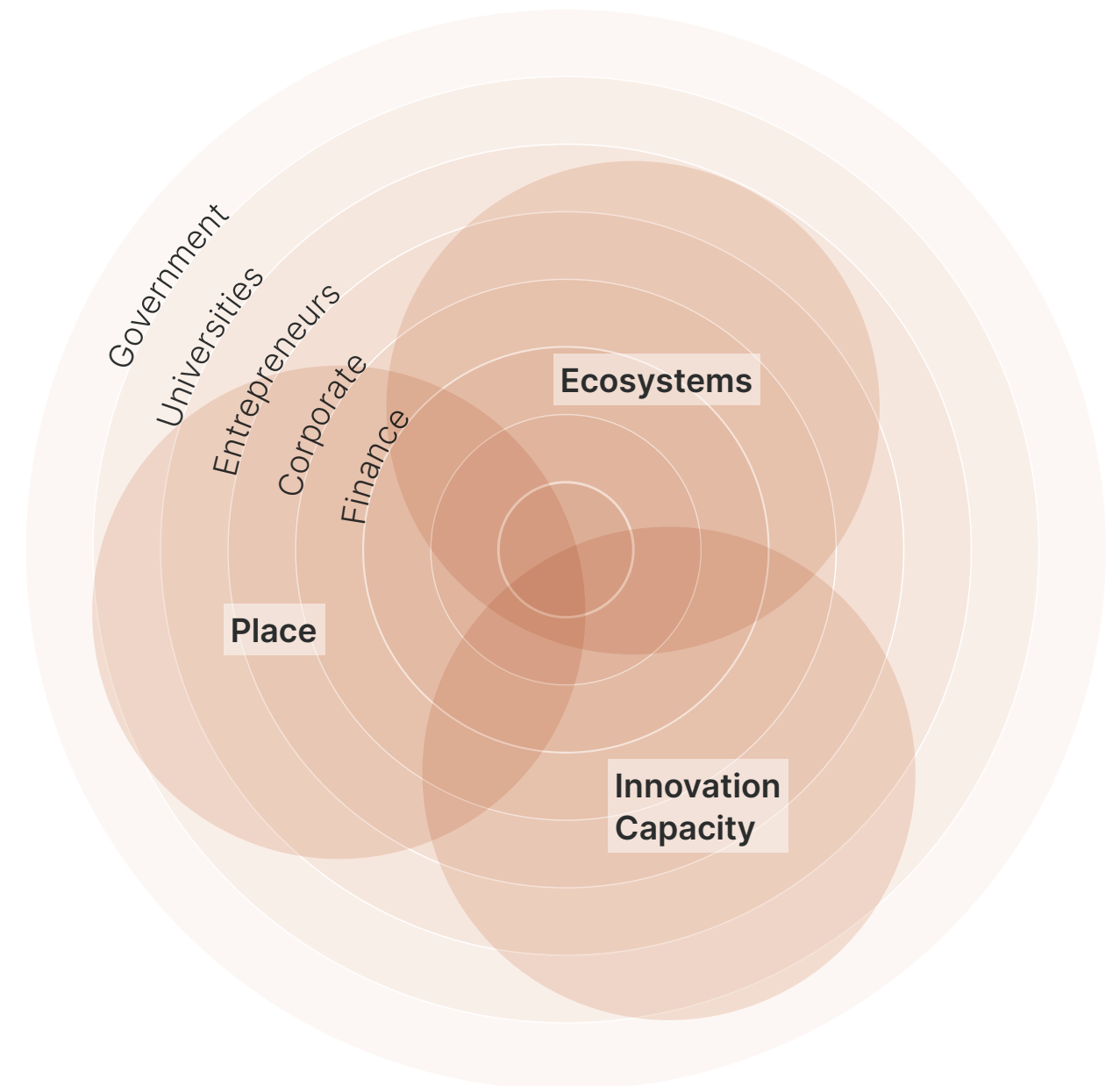
Innovation is critical to unlocking the city's inclusive growth ambition and a route to create opportunities for all.

Entrepreneurs in Leeds put people at the heart of innovation to improve the health, wealth and tackle inequalities across our communities.

The Leeds Innovation Arc is a place-focused proposition for the west of Leeds City Centre, which supports the innovation-led growth and opportunity that this significant concentration of people, businesses, education providers and communities represent. This SPD provides a spatial vision, principles and development guidance for this part of the city.

However innovation and economic activity is not limited by boundaries and the Leeds innovation ecosystem extends beyond the Innovation Arc.

Innovation is thriving in Leeds, from the grassroots community led organisations like Leeds Digital Festival – the largest tech festival in the UK, to world leading R&D, health innovators and tech unicorns. We create the conditions for success and have benchmarked ourselves internationally through working with Massachusetts Institute of Technology on their Regional Entrepreneurship Acceleration Program (MIT REAP). We are committed to supporting our diverse and talented entrepreneurs.





# 07 Implementation

## 7.1 Implementation Strategy

### Implementation

The Innovation Arc will be delivered collectively between the public and private sectors in Leeds. Given the scale of the opportunity collaboration will be key to success and the Council will continue to work closely with partners to co-ordinate both spatial delivery and the broader economic development ambitions that underpin our shared vision for the area.

The Council requires developers to incorporate the guiding principles detailed in this SPD, and to consider the wider context and collective value of their proposals, in order to enhance the long-term quality of the City's built environment.

### Delivery Mechanisms

The key purpose of the SPD is to establish the overarching spatial vision and strategic guidance for the Innovation Arc area of Leeds. Subsequent planning application documents will need to explicitly respond to the principles embodied in this brief. Pre-application discussions and collaboration agreement(s) (and if necessary, a Planning Performance Agreement) are encouraged to guide discussions with applicants through both the pre- application and application stages, and to encourage the sharing of appropriate information and liaison between the various parties through the promotion and build out of development. All of the Council's departments and services will work together to directly support the successful implementation of the SPD's policies, principles and objectives. This will involve, but is not limited to:

- Support and assistance in the preparation of Development Briefs for key sites within the spatial area;
- Support working in collaboration and partnership agreements
- Support ongoing working and communication with communities
- The provision of coordinated pre-application advice to prospective developers;
- Control of development through the planning system;
- The development and agreement of ongoing management arrangements of open spaces and public spaces;
- The design and construction of new roads or highway improvements;
- The implementation of traffic management schemes;
- The integration and role of LCC assets
- Supporting applications for funding bids
- 

### Funding and Finance

The principal method of achieving the delivery of the spatial objectives and broader economic development ambitions that underpin our vision will be through the Council's role as Local Planning Authority. The Council will pursue planning obligations where appropriate and developers will be expected to provide onsite infrastructure (or a contribution in lieu) where this is necessary to make the development acceptable in planning terms. In addition a Community Infrastructure Levy (CIL) payment may be requested, complying with CIL Regulation 122 to address the impacts of the site's development on the local social, economic and physical infrastructure.

The power of a local planning authority to enter into a planning obligation with anyone having an interest in the land to which a development relates is contained within Section 106 of the Town & Country Planning Act 1990 (as amended). Obligations made under Section 106 (S106) can be in the form of a planning obligation or unilateral undertaking.

In some instances the Council may require developments to deliver infrastructure via planning conditions rather than planning obligations. This could be for infrastructure such as sustainable drainage systems (SuDS), flood mitigation measures, other green infrastructure improvements and/or public art.

Where a planning application is considered not to comply with the SPDs core principles, it may be recommended for refusal and applicants will be requested to consider how they can amend their proposals to support the collective vision for the area. Exemptions will inevitably occur, and these will be considered where the applicant can demonstrate a sound argument on economic, planning, or transport grounds, or in the context of the particular site.

Leeds City Council will identify where appropriate contributions from schemes are related to the proposals set out in this document as they are brought through the planning process. Where proposals are set within development boundaries, it is anticipated that developers will deliver or contribute towards projects as part of their wider scheme.

The Council adopted CIL for the District (applicable since 6th April 2015 and amended September 2019). The Innovation Arc SPD area sits within Zone 4 of the CIL residential Charging Schedule and therefore new residential floorspace will be CIL liable at a rate of £6.41 per square metre. Further information on the CIL charges for other uses as well as updates can be found on the CIL page of the Council's website at Community Infrastructure Levy (leeds.gov.uk)

The Council wishes to see the delivery of as many of the projects and interventions identified within the SPD as possible but recognises that sources of funding other than developer contributions will be required to deliver them. For example, larger infrastructure proposals are likely to require bespoke funding solutions, and one-off capital investment may be sought by the Council from relevant national or regional funding streams to unlock these proposals, alongside any local contributions that may be raised.

The Council may also explore in partnership with landowners the potential for bespoke funding bids to unlock viability challenges, particularly conservation deficits that may bear on heritage assets in the area. Subject to future funding opportunities the Council may also look to identify funding for new public realm and area-based regeneration.

In order to deliver against these ambitions, the Council could explore specific opportunities for formal partnership arrangements or collaboration agreements between parties including landowners, developers, potential occupiers and gap funders. Such agreements would centre on unlocking and accelerating core elements of the vision by introducing contractual arrangements as required.

### Economic Development

As detailed within the Leeds Innovation Prospectus, the Council may work with regional and national agencies to promote sector strategies and target inward investment opportunities that will support the innovation growth ambitions for the Arc.

Networks accelerate connections, enable collaboration and knowledge transfer, and create a supportive environment for innovators to develop new ideas and start businesses. The Council will continue to support the city's existing networks and convene partners to strengthen, deepen and democratise these groups. This may include opportunities to build new place-based networks.

Innovation@Leeds aims to strengthen the foundations of the Leeds innovation ecosystem: stimulate and support tech clusters, drive collaboration with diverse communities and catalyse progress towards our Innovation vision.

An exciting line up of events, mentoring and accelerator programmes will give people access to the kind of know-how, training and networking opportunities that can test and refine their ideas, whilst also strengthening Leeds' reputation as a place that connects world-class research, start-ups, scale ups and innovative talent.

### Monitoring

Delivery and implementation is closely linked to monitoring. The Council will measure the performance of the SPD by assessing how effective its proposals are in delivering its vision and objectives.

Existing monitoring of the Core Strategy policies (outlined in Section 4.1) is undertaken through the production of an Authority Monitoring Report (AMR), which local authorities are required to produce every year. The indicators, policies to which they relate, targets, triggers and interventions are set out in a summary in Appendix 4 of the Core Strategy.

The AMR also identifies actions that need to be taken to rectify any issues raised, i.e. if the objectives and vision are not being met. This could include adjusting the implementation of the Policies, or might even identify a need for a partial or full review of one of the Development Plan Documents. There are also a range of other processes including other Council Directorates monitoring systems, national indicators, resident surveys, and City Region work which will help to ensure that the SPD is monitored and implemented accordingly.



# 08

## References

8.1 Glossary of Terminology

Throughout the document are a number of frequently used terms. The terms listed are specific to innovation and place within the context of Leeds.



**Heritage-Led Innovation**

The utilisation of heritage assets or ideas as a catalyst for innovation, due to their unique characteristics, materials, design and influence. Redeveloped or re-imagined heritage assets anchor and encourage new innovation uses to manifest, whilst also addressing their specific needs and opportunities.



**Core Innovation**

Innovation uses in their traditional form, primarily centred around STEM subjects (science, technology, engineering and mathematics) as well as medical, academic research and professional services.



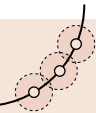
**Supporting Innovation**

Supporting uses are pillars that provide and foster social activity around core innovation. These uses include residential, local amenities, cultural facilities, events and community.



**Inclusive Innovation**

Inclusive innovation removes any notions that innovation is only for the intellectual or academic. Recognising that innovation also happens within the overlap of everyday life.



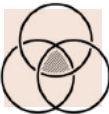
**Innovation Arc**

The spatial concept developed throughout this document identifies the manifestation of innovation in Leeds in the form of a well connected Arc, made up of several neighbourhoods.



**Innovation Ecosystem**

The Innovation Ecosystem of Leeds is made up of economic, physical and networking assets that allow and encourage innovative outcomes. However, not without the support of the Place Ecosystem that encourages and promotes the development of quality place for innovation to happen.



**Overlap**

The point and intersection where two or more entities meet. A mix of diverse uses, interests, agendas and expertise creates overlap and allows for the co-habitation of both physical and non-physical networks.



**Friction**

Friction happens in the overlap. Where two or more contrasting physical and / or non-physical entities collide, encouraging the cross-pollination of ideas that spark innovation.



**Stitch**

The repair and mend of city fabric. Bringing together two or more areas, spaces or connections and re-embedding them back into the structure of the urban grain. Creating better connections and more cohesive whole, both physically and non-physically.



**Rooted**

Characteristics and essence of the city that is deeply established through its heritage and distinct personality. Deeply rooted and robust, yet set up for growth and continuous evolution.



**Rebalance**

The relocation of space and public realm, often referring to roads and carriageways, in the favour of people. A rebalanced street or space increases the space dedicated to walking, cycling, public transport and human activity to encourage a vibrant and safe people-focussed streetscene.



**Looks Like Leeds!**

A building, street, space, event, experience or feeling that is distinctively Leeds. Where a moment in space or time is instantly recognisable and only associated with the city of Leeds.

Innovation

**Noun in-no-va-tion**

1. The introduction of something new

2. A new idea, method or device

"We couldn't be anywhere else...it Looks Like Leeds!"



# 09

## Appendices

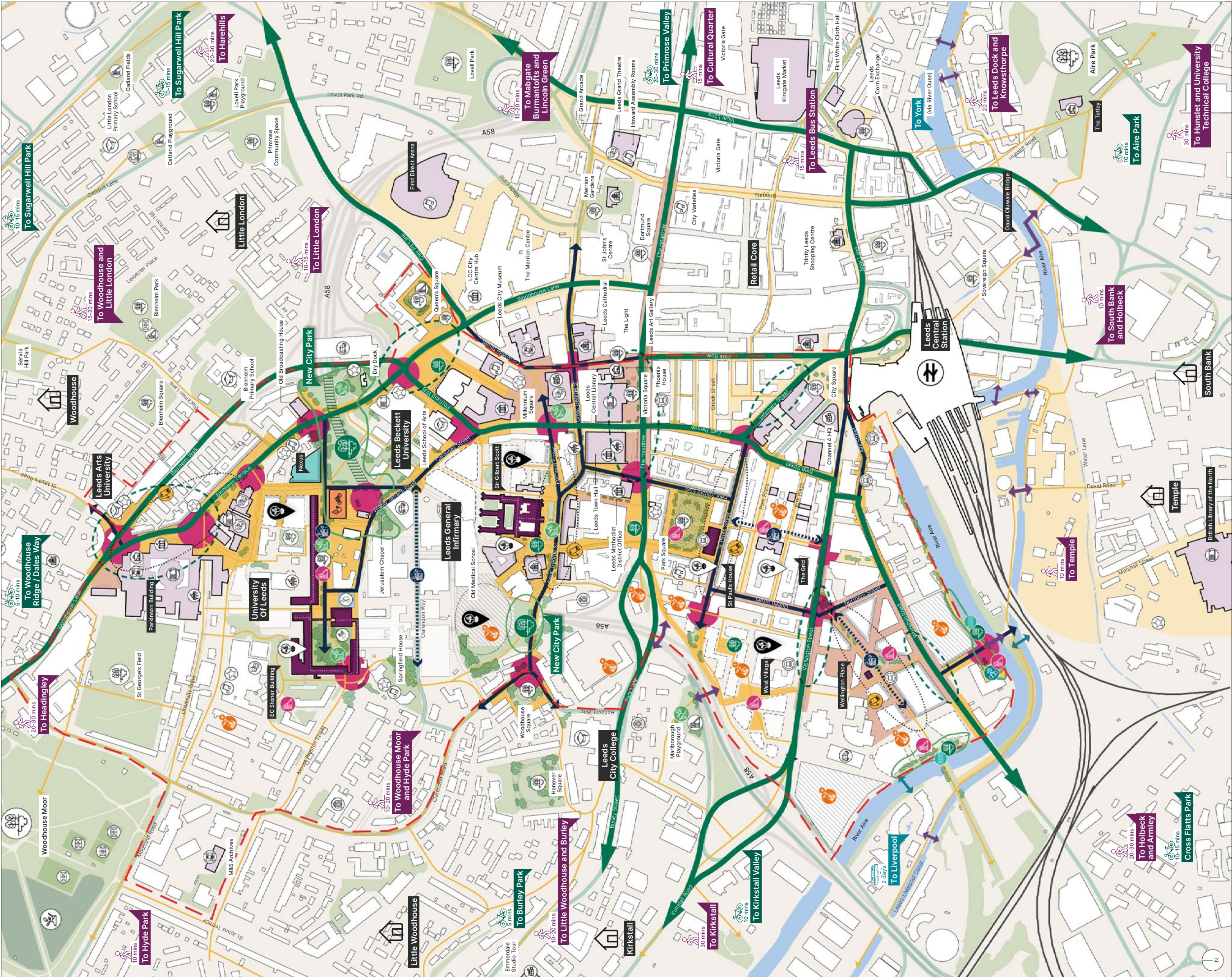
## 9.1 Appendix 1:

### Overall Context Plan

The following plan sets out the overall vision for the Innovation Arc SPD area.

Please note this plan is not to scale and is reduced for the purposes of this document.





# Leeds

## Innovation Arc

8.1 Overall Strategic Plan

June 2023

Note: This plan is not to scale

**Key**

- Leeds City Centre West SPD Boundary
- Heritage / Cultural Building
- Nexus, University of Leeds
- Potential Destination for Heritage-Led Innovation
- Potential Building Footprint
- Potential / Future Development Site
- Potential Re-Use as Mobility Hub
- Active Frontage and Potential Innovation Spill Out
- Innovation Arc Strategic Routes (Priorities walking, cycling and public transport is not end of vehicle movement)
- Public Transport Priority Routes (also forms Innovation Arc Strategic Connection)
- Existing City Bus Network

**Key**

- Innovation Arc Supporting Routes (Priorities pedestrian permeability)
- Potential Internal Route (shown in white on plan)
- Potential Creative Corridor
- Existing / Enhanced Bridge Connection
- Potential Future Bridge Connection
- Key Gateway Space to Public Transport
- Key Gateway Space to Innovation Arc
- Delivered/Existing Public Realm
- Public Realm Proposals as per Our Spaces Strategy
- Proposed Innovation Arc Public Realm Improvements
- Potential New City Green Space
- Potential Capping Extent of A58

**Loops**

- Train Station
- Civic Building
- Museum / Archives
- Student Union / Significant Bar / Pub
- Theatre / Performance Centre
- Art Gallery
- Library
- Concert Hall
- Venue
- TV/Recording Studio
- Significant Church/Cathedral
- Multi-Storey Car Park

**Improvements to Existing Public Open Space**

- Potential New Public Open Space
- Potential for Waterfront Activation
- Potential Creative Corridor
- Potential for Heritage-Led Innovation
- Potential Development Site for Innovation (incl. supporting and residential use)
- Potential Local Hub for Supporting Innovation Uses
- Opportunity to Increase Residential Use (incl. mixed use development)
- Opportunity for Play / Leisure (incl. opportunity for informal play)
- Opportunity for Sport (incl. opportunity for informal and formal sport provision)



## 9.2 Appendix 2:

### Leeds City Centre West Strategic Analysis

A full spatial analysis of Leeds City Centre West was commissioned by Leeds City Council and completed between August - December 2021.

The document formed the evidence base to develop the Leeds Innovation Arc SPD. The following chapter is an extract of the spatial analysis for the area.

All information illustrated in this section is accurate at time of production August-December 2021.



# Historic Evolution

Once a farming village on the banks of the River Aire, the city of Leeds was a product of the wool industry. Built on textiles, Leeds became Yorkshire’s industrial powerhouse and trading centre, with innovation pioneering the city's growth throughout it's history.

## Historic evolution

Located on the banks of the River Aire, Leeds' first street, The Briggate, projected north from the south of the River and created the central spine of the village - terminating at the Headrow, projecting west via Boar Lane and east via Kirkgate. These historic streets rooted the village centre and allowed for the rapid growth to city scale in the 19th century.

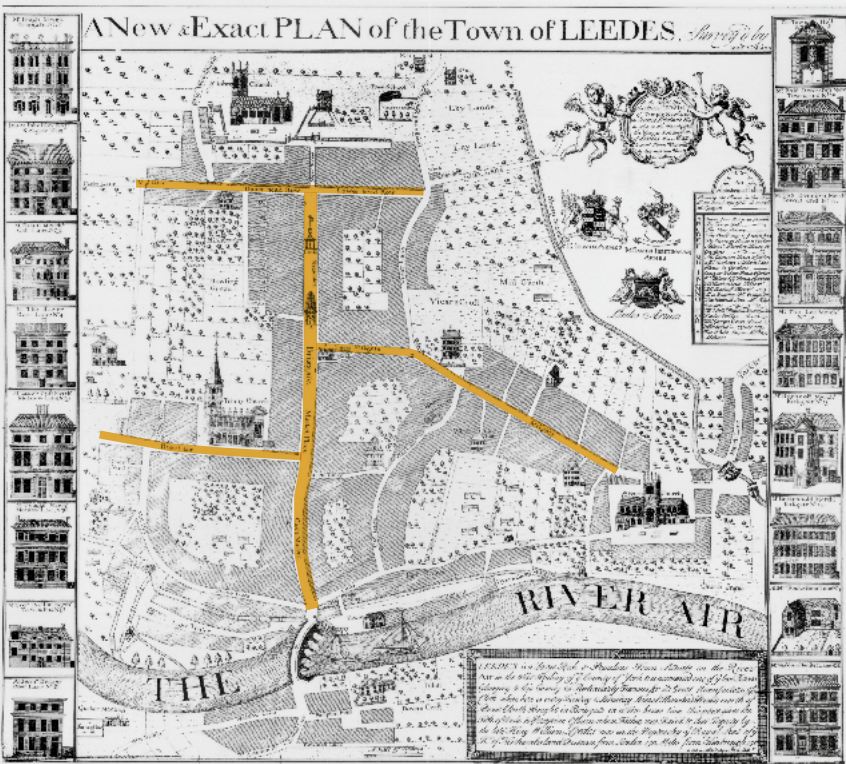
As the city grew north, a sequence of civic and institutional landmarks were established that moved up the naturally steep topography. Most notably, Leeds Town Hall was established along the Headrow, The St Gilbert Scott building as part of Leeds General Infirmary sat along Great George Street and the University of Leeds was established at the 'top of the hill,' adjacent Woodhouse Moor.

Now a park, Woodhouse Moor was once a military rallying point due to it's relatively high position above Leeds, and continued to be working land that provided shelter, food and other military activities until the end of the second world war.

The series of civic developments and the working grounds of Woodhouse Moor formed a 'funnel' of urban grain from the north, down and into the city centre - which can be seen illustrated on the plans over-leaf.

In 1970, Leeds became the first motorway city in the UK as the first stage of development of the A58 ring road around the city centre began. This saw mass demolition of the 'funnel' urban grain created north south and large disruption to east-west connections from Kirkstall Road.

Key  
Key Emerging Routes



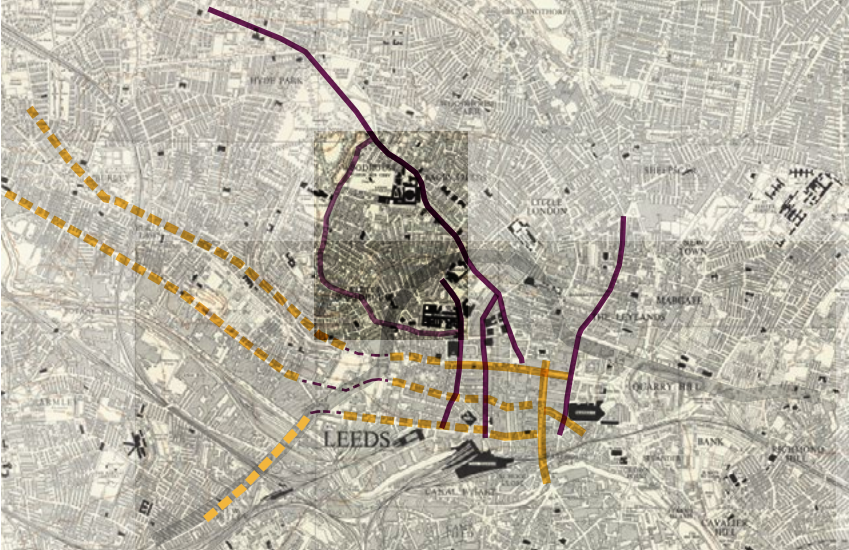
A New and Exact Plan of Leeds  
J.Cossins, 1726  
(Source: Secret Library Leeds)

Key  
Existing City Routes  
Extended City Routes  
New Emerging City Routes  
Future Leeds Inner Ring Road



C.1885-1900  
(Source: National Library of Scotland)

Key  
Existing City Routes  
Extended City Routes  
New Emerging City Routes  
Broken Existing Connections  
Future Leeds Inner Ring Road



C.1949-1970  
(Source: National Library of Scotland)

Key  
Existing City Routes  
Extended City Routes  
Key City Routes  
Broken Existing Connections  
Leeds Inner Ring Road



2021  
(Source: National Library of Scotland)



# Heritage Designations

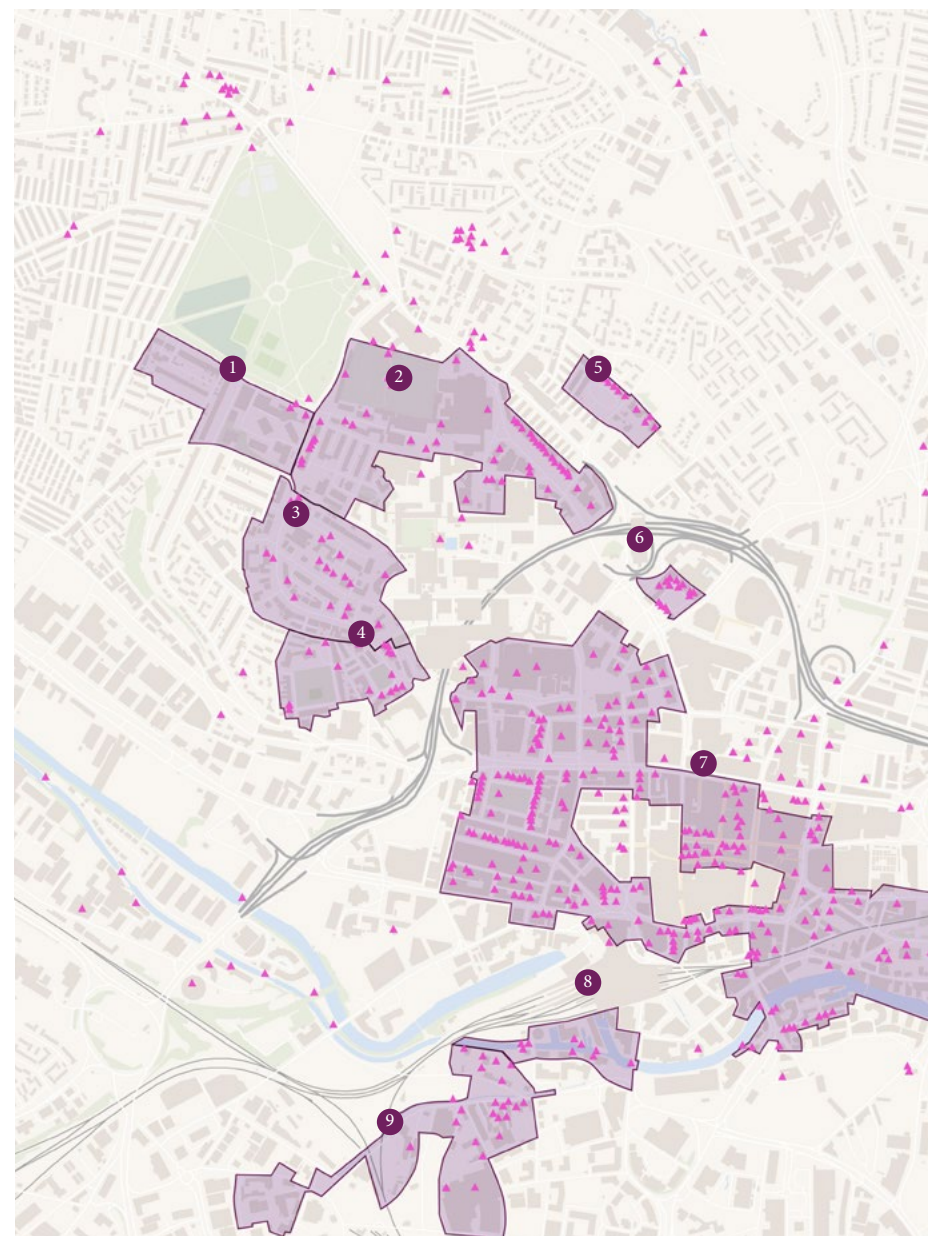
Large areas of Leeds City Centre are within conservation areas, each containing many listed buildings.

Conservation Areas are protected areas of special architectural and historic interest. They are designated by the council and protect the character and appearance of the whole area, not just its buildings. There are 79 Conservation Areas within the Leeds City Region, of which 8 are designated within the study area boundary and the surrounding area of influence. Within the study area, 50 hectares lie within conservation areas, comprising of 33.3% of the entire study area boundary.

A listed building is a building of special architectural or historic interest that has been identified on the National Heritage List for England which is administered by Historic England. The study area holds a total of 225 listed buildings, with large clusters around Park Square the Cultural Quarter and the University of Leeds.

## Key

- ▲ Listed buildings
- Conservation areas:
- 1 Woodhouse - Moorlands
- 2 Woodhouse - University
- 3 Woodhouse - Clarendon Rd
- 4 Woodhouse - Hanover Sq - Woodhouse Sq
- 5 Woodhouse - Blenheim Sq
- 6 Central area - Queen Sq
- 7 Central area - Leeds City Centre
- 8 Central Area - Central Wharf
- 9 Holbeck



→  
Heritage designations  
(Source: Historic England  
and Leeds.gov.uk)

Accurate at time of  
drawing, Aug-Dec 21



↑ Civic Hall, Millennium Square



↑ Old Mining Building, University of Leeds




↑ Jerusalem Chapel



↑ Park Square

One-Third of  
the study area  
lies within a  
conservation  
area




↑ Blenheim Terrace - Cavendish Road Intersection

There are  
215 listed  
buildings  
within the  
study area



↑ Leeds Town Hall



↑ Great George Street and Leeds Town Hall



# Connectivity, Infrastructure and Transport

## Walking

While there is an extensive network of walking routes through the area, there are three key issues:

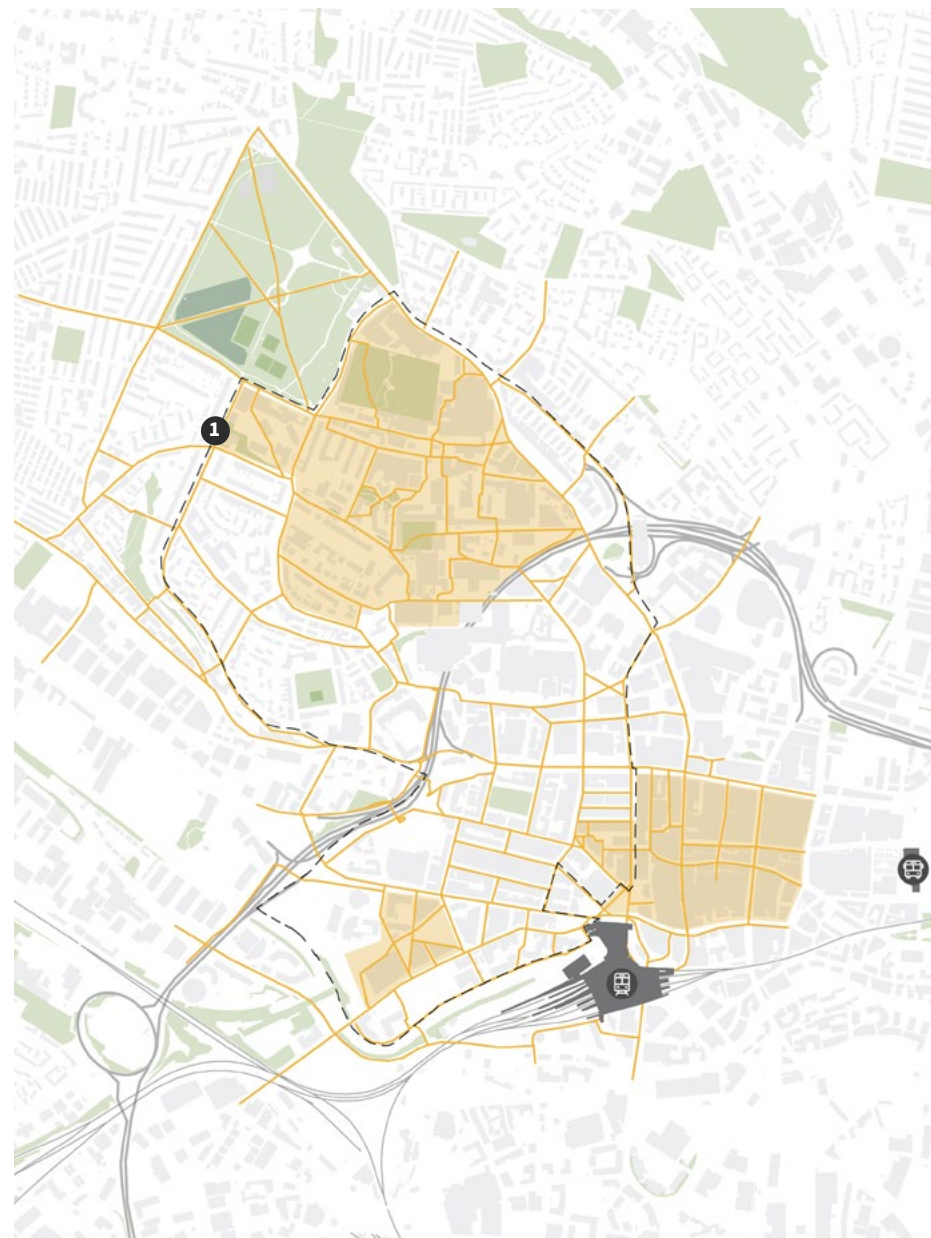
- The overall quality and safety of routes connecting across the study area and beyond to surrounding neighbourhoods.
- Whilst the University of Leeds is permeable from a student perspective, the three campuses can be seen to create 'invisible barriers' to pedestrian and cycle movement through their estates.

- Severance caused by the A58(M); Woodhouse Lane; Kirkstall Road; the railway line, the river and the canal to the south; the hospital campus, which is seen as 'blockage to pedestrian movement'; and the university campus, which is uninviting to people not involved with the university.

The pedestrian priority zones as illustrated below have been identified due to the number of main vehicle free pedestrian routes throughout the study area.

### Key

- 1 Leeds CCW Boundary
  - Key Pedestrian Movement
  - Pedestrian Priority Zones\*
- \*Areas containing a number of vehicle free pedestrian routes.



→ Pedestrian Routes and Priority Zones

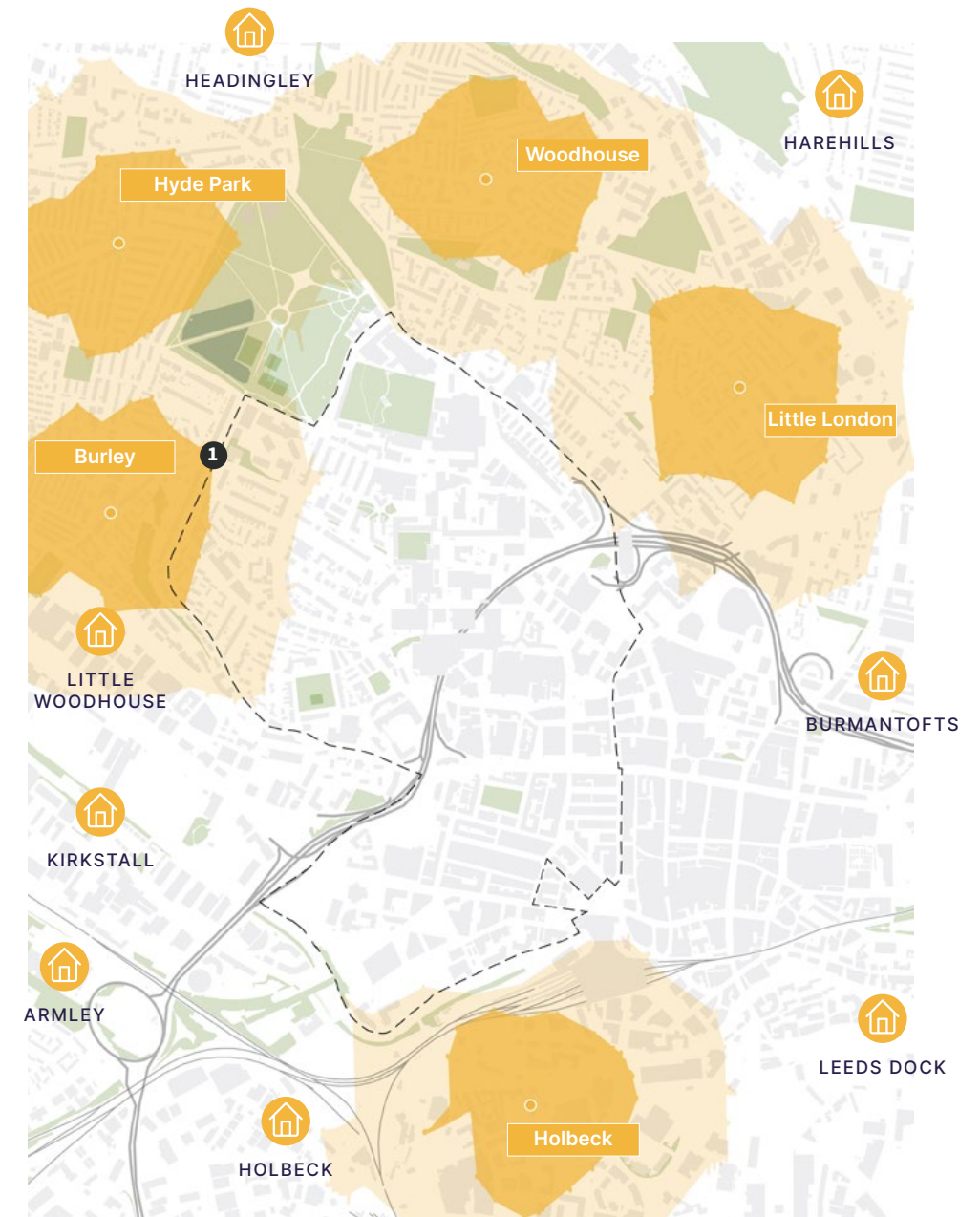
Accurate at time of drawing, Aug-Dec 21

## Proximity to Surrounding Neighbourhoods

The following diagram illustrates the existing walking distances from the surrounding residential areas. At present, there are few moments where the isochrones meet the Innovation District boundary. This highlights the need for improved pedestrian routes and the importance of cycle and transport connections between the innovation district and it's surrounding neighbourhoods.

### Key

- 1 Leeds CCW Boundary
- Surrounding Residential Areas
- Neighbourhood Centre
- 5 minutes walking
- 10 minutes walking



→ Walking Isochrones of Surrounding Neighbourhoods

Accurate at time of drawing, Aug-Dec 21



Cycling and Micro-Mobility

Many of the streets in the area are identified as cycle routes, but few of them currently have segregated cycle infrastructure, suitable for cyclists of all ages and abilities and safe for users of electric scooters etc. Good quality, secure cycle parking and facilities for charging are not comprehensive. The dominance of traffic and lack of safe cycle infrastructure creates conflict between vehicular and cycle movement through the city. The existing cycle network, cycle parking and the severance mentioned above are shown in the diagram below.

**Key**

**1** Leeds CCW Boundary

**Existing Routes:**

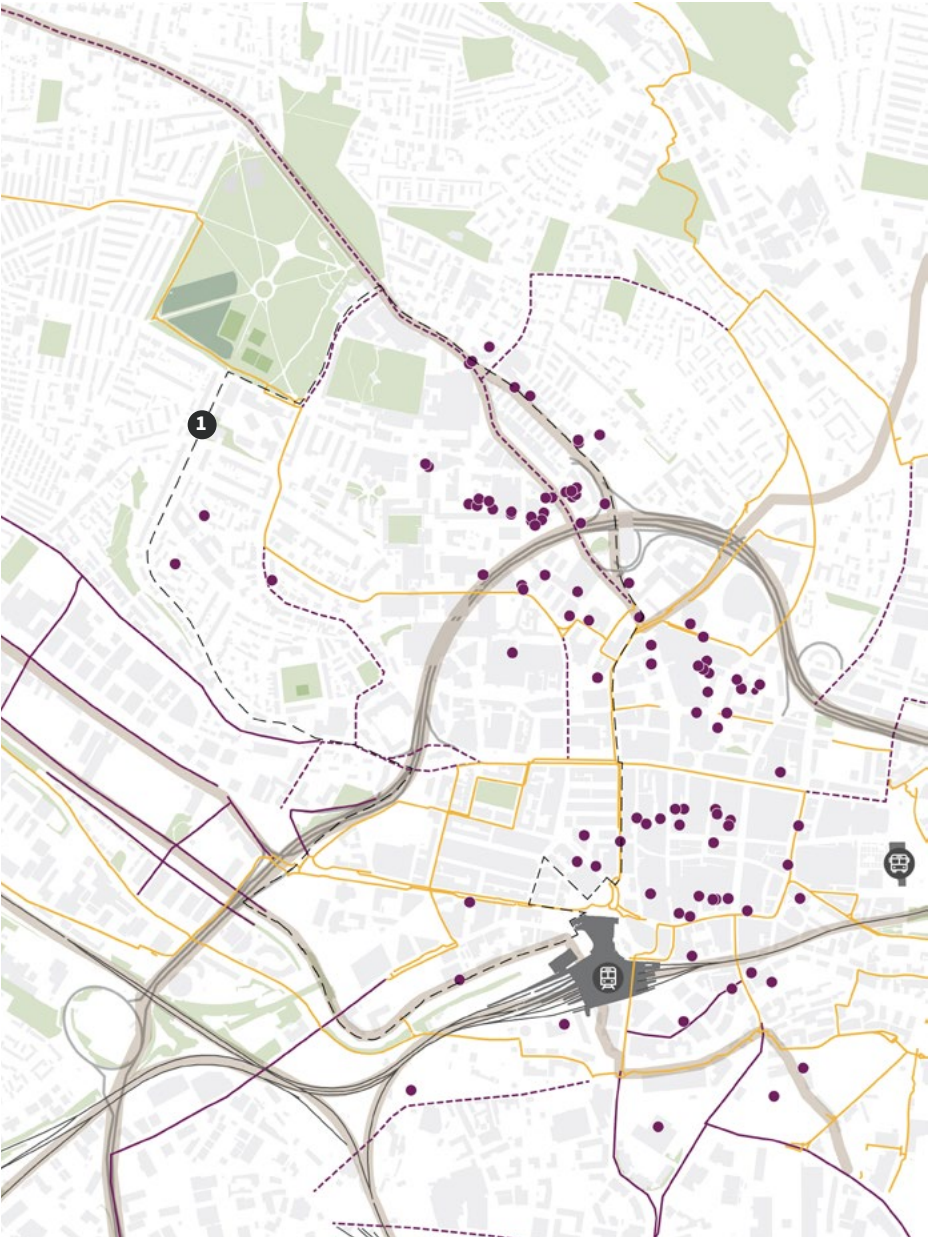
- Cycle Network
- Cycle Parking
- Severance

**Proposed Routes:**

- Routes Proposed within Planning Documentation
- Covid Measures - Proposed Routes\*\*

\*Documents comprise of; City Connects Phase 3; Kirkstall Road Planning Framework and; Transforming Cities Fund

\*\*Covid measures as per Leeds City Council emergency walking and cycling plans in response to Covid-19, June 2020. Identified routes were considered 'under investigation.'



→  
Cycling Connections  
Accurate at time of drawing, Aug-Dec 21

Public transport

There are many bus services running through the area, shown on the digram below. While there is good coverage in terms of geography, there are few services late into the evening, during the night or at weekends. Leeds Railway Station is set to see significant investment and an increase in passenger numbers. The future public transport routes illustrated have been safeguarded for future bus and/or tram connections, indicating potential opportunity for Mass Rapid Transit routing.

**Key**

**1** Leeds CCW Boundary

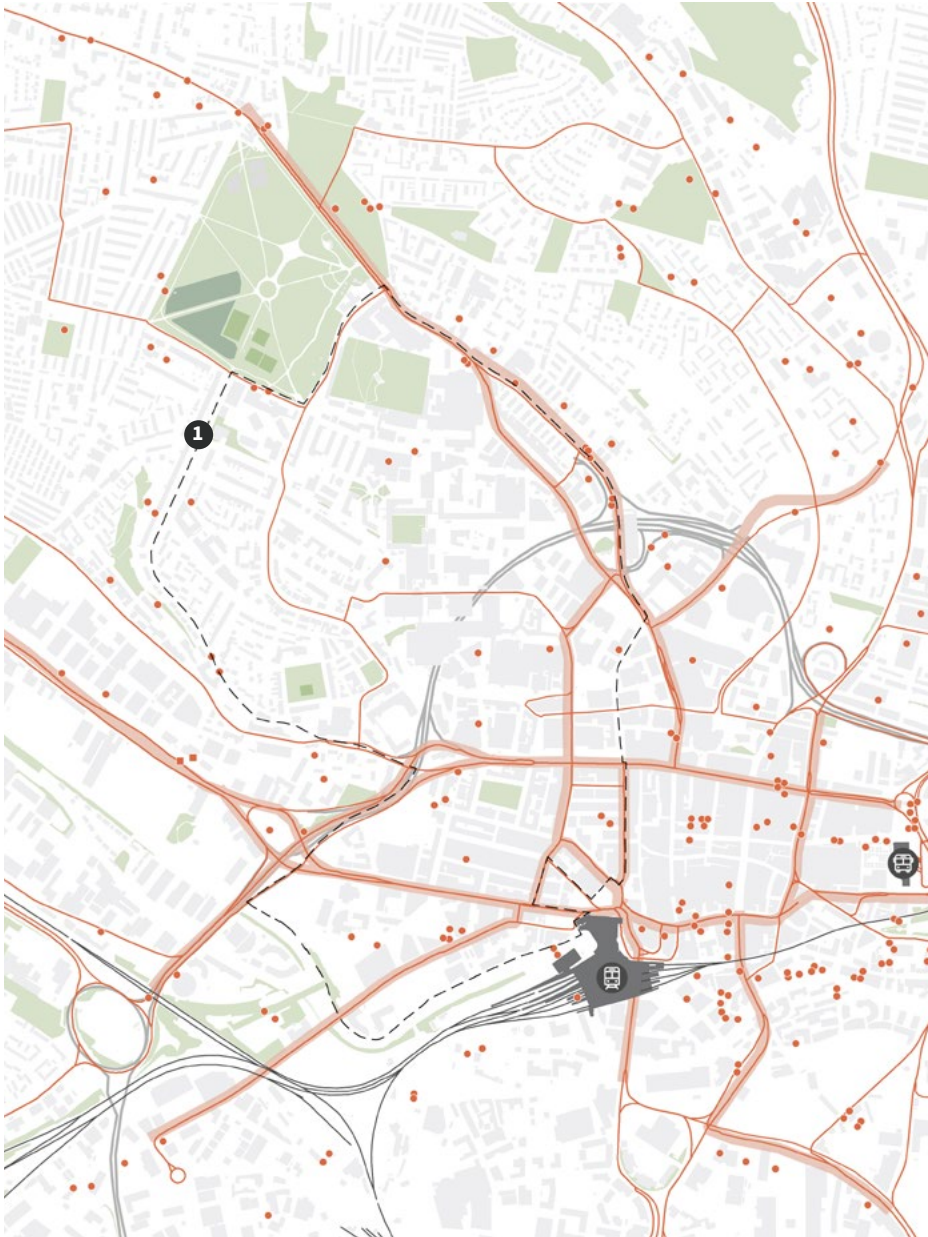
**Existing**

- Bus Route
- Bus Stop

**Future**

- Future Public Transport Routes\*

\*Suggested routes safeguarded for future bus and/or tram connections. As formed in workshop with LCC 10/08/2021.



→  
Bus routes  
Accurate at time of drawing, Aug-Dec 21



Vehicular, Servicing and Emergency Access

Strategic changes to Leeds’ highway network will see vehicle movement through the area concentrated on the A58(M) inner ring road and Woodhouse Lane. Vehicles currently use routes within the study area for residential access, parking access and servicing. There are currently over 9,500 car parking spaces in surface car parks and multi-storey car parks within the study area, all of which are public car parks. The diagram below illustrates that the majority of surface car parking within the study area are within development sites.

Blue light routes for emergency access to the hospital include Calverley Street, Portland Way, Westgate and Woodhouse Lane. The illustrated blue light routes on the diagram below are based on the assumption that they follow the allocated grit routes.

Key

1

Leeds CCW Boundary

Existing:

Surface Car Park

Multi-Storey Car Park

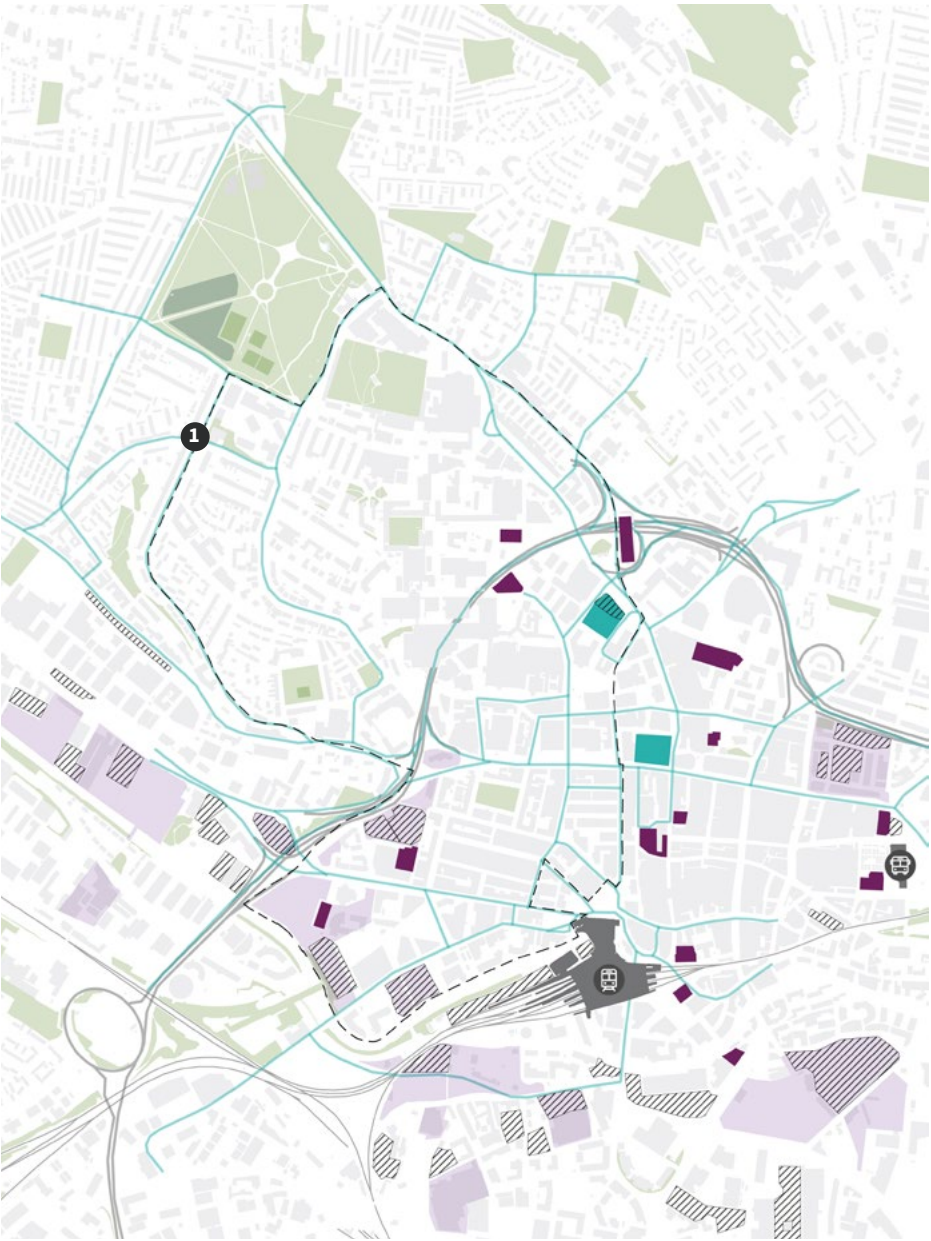
Underground Car Park

Blue Light Route\*

Future:

Development Site

\*Blue light routes are based on the designated winter gritting routes.



→  
Car Parking and Service Access  
Accurate at time of  
drawing, Aug-Dec 21






↑ Segregated cycle lanes and generous pavements along The Headrow



↑ Woodhouse Lane crossing over motorway

3 key city  
bus routes  
connect  
through   
the study area



↑ Cookridge Street leading towards Park Row: 'City spine' linking key civic spaces and train station

5km   
of existing  
cycle routes



↑ Great George Street: pedestrian and cycle crossing over motorway



↑ Willow Terrace Road Crossing over Leeds Inner Ring Road



↑ Confusing and unsafe cycle and pedestrian environment at Westgate



↑ University Precinct - key pedestrian connection through Leeds University

9,500 car parking spaces  
within the study area  
100% of all surface car  
parks in the study area  
are within future  
development sites 

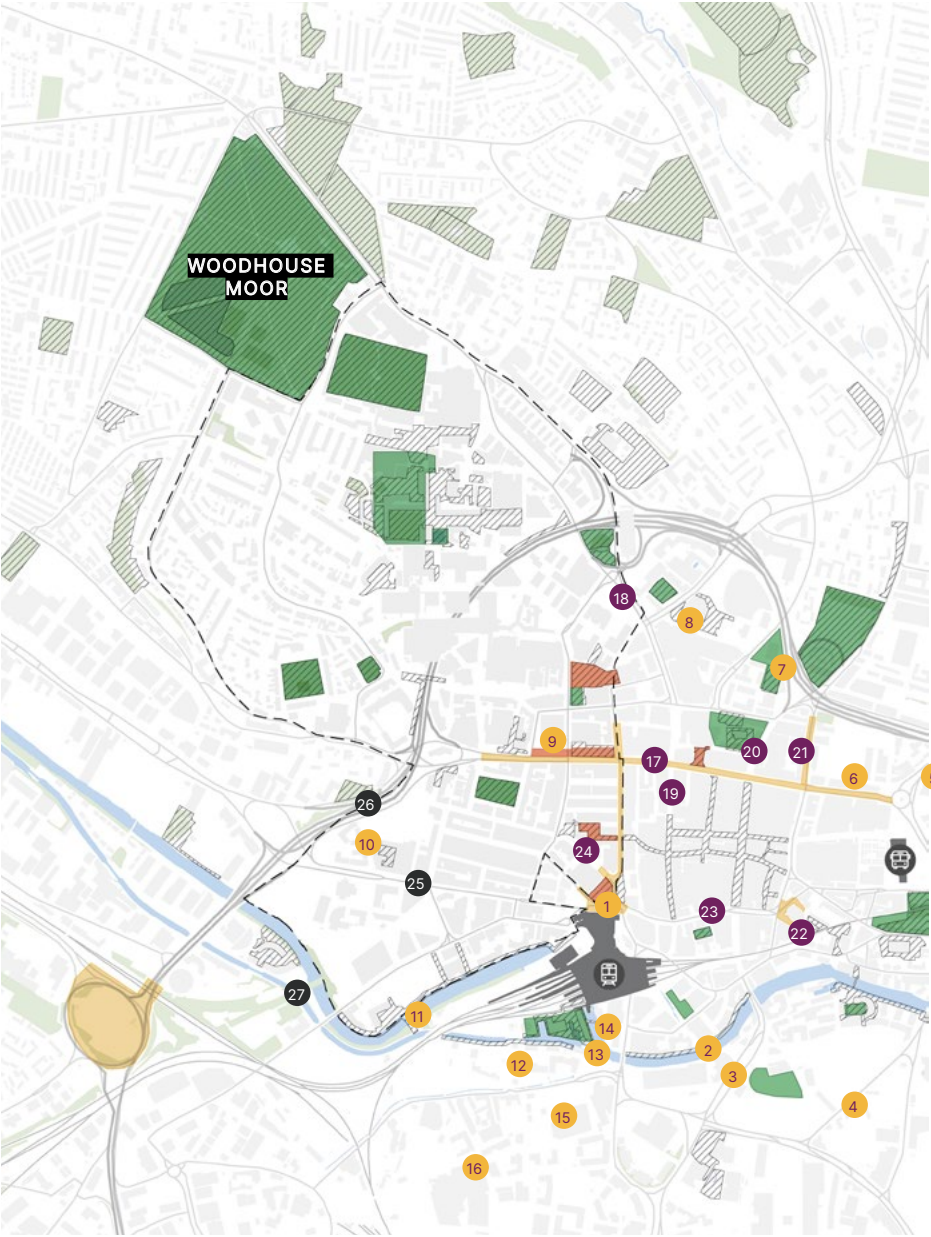


Public Realm and Landscape

The following diagram depicts the designated areas of public realm and green space as per local policy and public realm improvements identified through Leeds Our Spaces Strategy.

- Key**
- Leeds CCW Boundary
  - LLP Site Allocations (Adopted 2019):
  - Green Space
  - Our Spaces Strategy:
  - Key Public Space
  - Key Public Space Hard-standing
  - Public Realm
  - Leeds Public Transport Improvement Programme
  - Housing Infrastructure Fund
  - WYCA - Leeds City Centre Package:
  - Ongoing Public Realm Improvements

- |   |                                       |
|---|---------------------------------------|
| 1. City Square  | 14. Waterfront                        |
| 2. Sovereign Square Footbridge                        | 15. Arbour - South Bank               |
| 3. Meadow Lane  | 16. Temple Works                      |
| 4. Aire Park (referred to in Our Spaces as City Park) | 17. The Headrow                       |
| 5. Quarry Hill  | 18. Woodhouse Lane                    |
| 6. Victoria Gate Phase 2                              | 19. Albion Street                     |
| 7. Belgrave Square                                    | 20. New Briggate                      |
| 8. Merrion Way  | 21. Vicar Lane                        |
| 9. Town Hall/Victoria Gardens                         | 22. Corn Exchange                     |
| 10. Lisbon Street                                     | 23. Boar Lane                         |
| 11. Monkbridge  | 24. Infirmary Street                  |
| 12. CEG South Bank                                    | 25. Kirkstall Road/Wellington Street  |
| 13. Tower Works                                       | 26. Riverfront Public Realm Extension |



Existing public realm and landscape designations  
Accurate at time of drawing, Aug-Dec 21

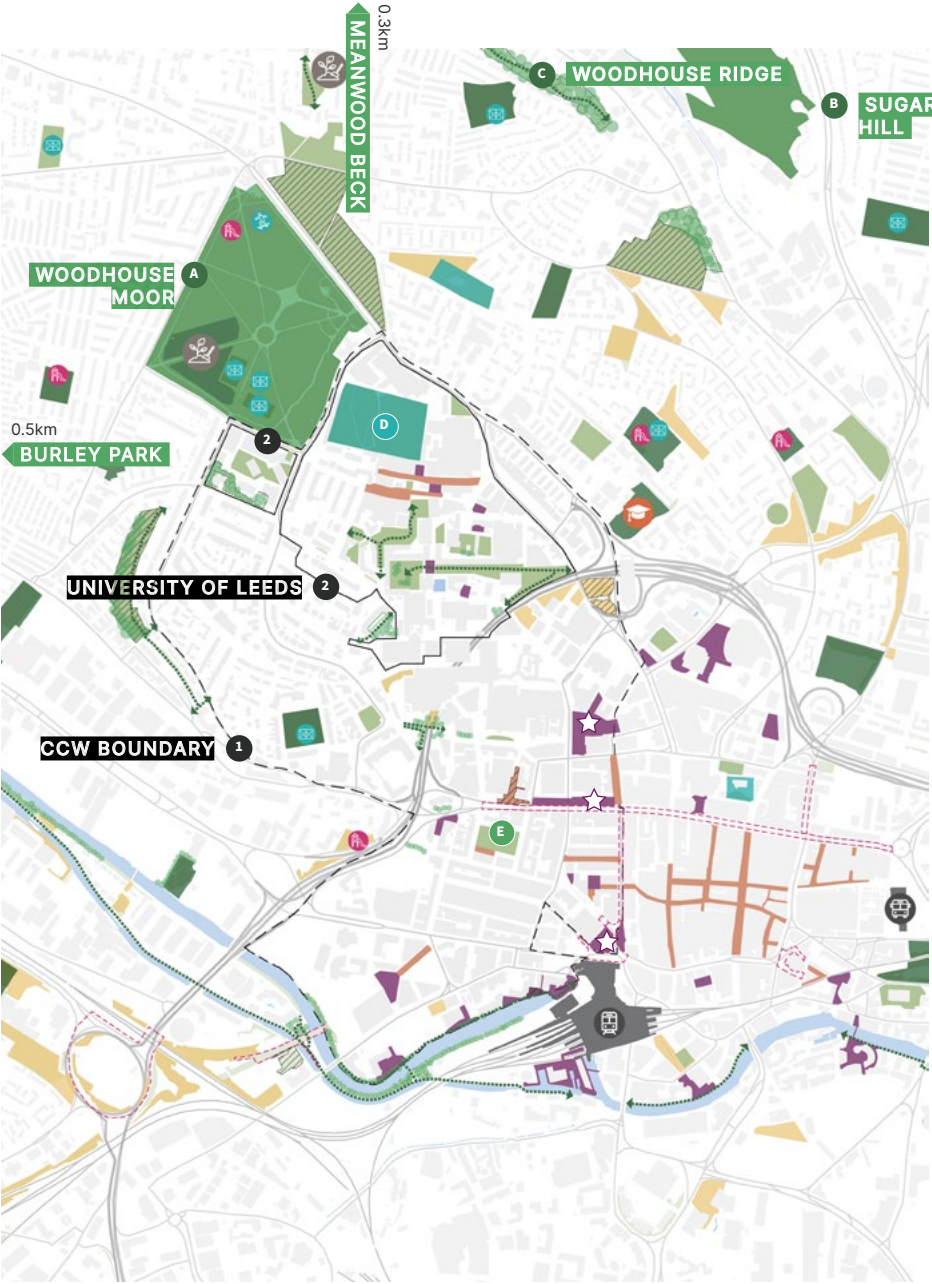
Typologies

There are many different types of public spaces and landscapes in Leeds. Of which, each vary in purpose and experience.

- Key**
- 1- Leeds CCW Boundary
  - 2- University of Leeds
  - Green Destinations:
  - A Woodhouse Moor
  - B Sugarwell Hill
  - C Woodhouse ridge
  - D St George's Field
  - E Park Square
  - Landscape Typologies:
  - Civic Space
  - Predominantly Hardscape
  - Predominantly Softscape
  - City Park
  - Community Park
  - Graveyard/Church Garden
  - Pedestrian Priority/Balanced Street
  - Left over green space\*
  - Under utilised space
  - Public Realm Improvements
  - Woodland
  - Dense Planting/Mature Trees
  - Green Routes
  - Amenities:
  - School Playground/Fields
  - Playground
  - Sports Pitch
  - Skate Park
  - Allotment/Community Garden

\*Includes lawn and inaccessible green space.  
Landscape typologies  
Accurate at time of drawing, Aug-Dec 21

The following diagram explores the range of landscape and public realm typologies there are throughout the study area and surrounding area of influence. This study is independent to allocated or identified spaces within the Our Spaces Strategy, SAP and other previous documentation to provide a true and accurate 'on the ground' representation of green space and public realm throughout the study area. This includes traditional spaces such as city squares, parks and gardens, as well as more informal spaces and those 'left over' or accidental as a result of surrounding developments.





Study Area Breakdown

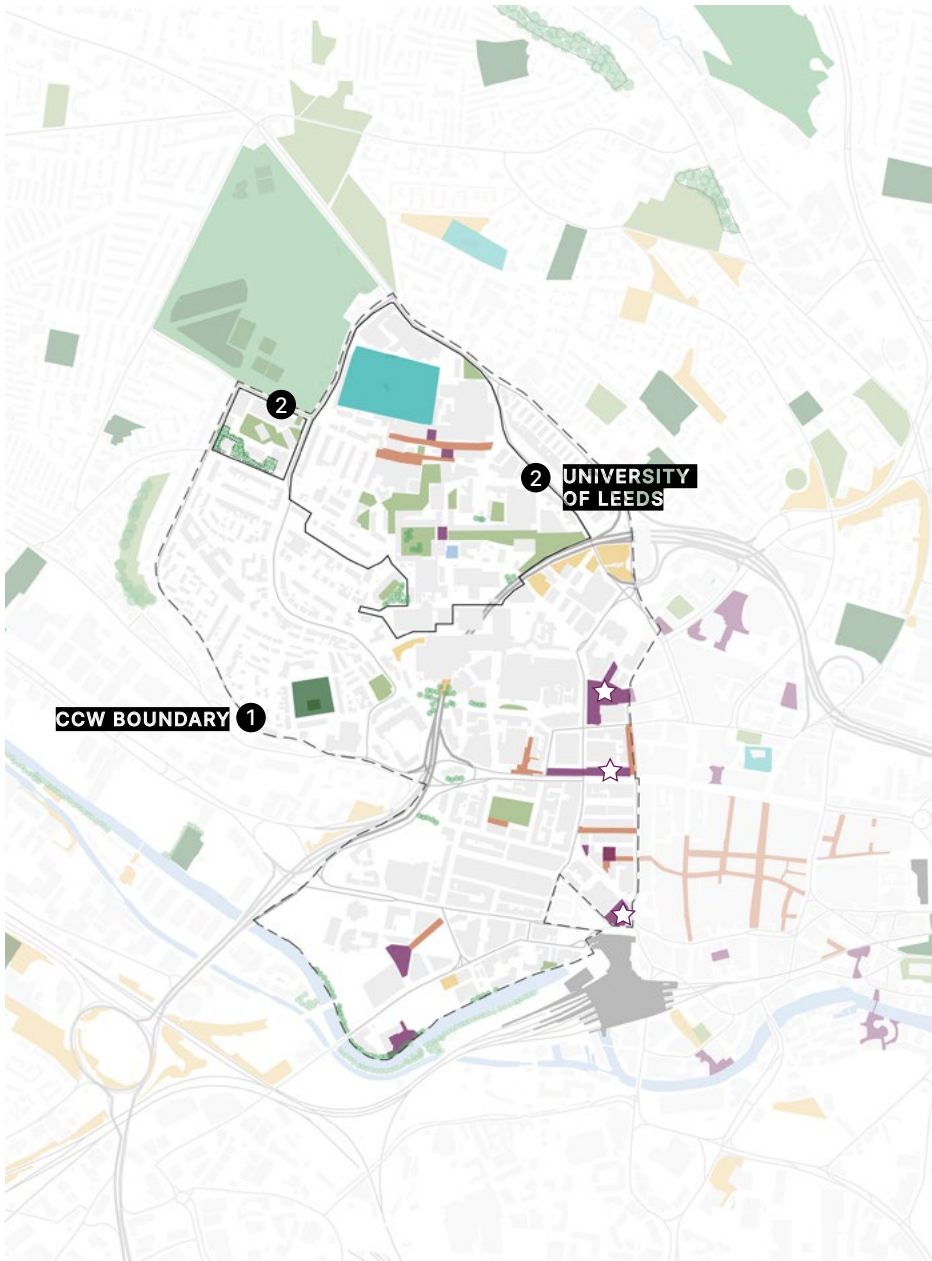
The diagram illustrates the range of public open space types within the study area boundary, identified in the analysis presented on the previous page and is quantified in the table adjacent.

- Key
- 1 Leeds CCW Boundary
  - 2 University of Leeds
- Predominantly Hard:
- Civic Space
  - Predominantly Hardscape
  - Pedestrian Priority/ Balanced Street
- Predominantly Soft:
- Predominantly Softscape
  - Community Park
  - Graveyard/Church Garden
- Left over green space:
- Left over lawn/inaccessible green space
  - Woodland

Study Area = 150ha  
UoL Campus = 38ha

POS Type (ha)	Total Area	Area within UoL Campus	% of Study Area	% within UoL Campus
Predominantly Hard	4.5ha	1.1ha	3%	0.7%
Predominantly Soft	9ha	7.5ha	6%	5%
Left over* green space	1.9ha	0.4ha	1.2%	0.3%

\*Comprises of accidental space left over, often as result of development. Includes lawn, inaccessible green and overgrown space



→  
Study area breakdown  
Accurate at time of  
drawing, Aug-Dec 21



↑ Green Infill: The Dry Dock



↑ Entrance to Rosebank Park from Belle Vue Road



↑ University of Leeds: The Cooling Pond

6% of study area is green space.  
Of which 5% is within University of Leeds campus



↑ Park Square



↑ Green Route: Nexus, University of Leeds



↑ Merrion Street Gardens




↑ Hanover Square





↑ Old Mining Building, Woodhouse Lane

9% of study  
area is  
accessible  
public open  
space



↑ University of Leeds: Botany House



↑ Park Square: St Paul's House



↑ University of Leeds Precinct



↑ Millennium Square




↑ Victoria Square: Leeds Town Hall



↑ Victoria Square: Leeds Art Gallery  
Source: University of Leeds

2 of the key civic  
spaces in the city  
are within the study  
area boundary



↑ Millennium Square



# Liveability, Culture and Vibrancy

## Broad Land Uses

The following diagram illustrates the broad land uses throughout the study area, demonstrating large concentrations of mono-cultural uses.

The study area contains a number of distinct land uses. There are clusters of educational use to the north with three university estates. The Leeds General Infirmary site creates a large cluster of health uses, adjacent to the

city's Cultural Quarter containing many civic and cultural attractions. The Primary Retail Core borders the study area boundary and begins to filter into the West End around Park Square where there is a large concentration of commercial and office uses.

A number of surrounding existing and emerging residential neighbourhoods border the study area. However a large concentration of industrial uses are clustered around the River Aire to the south west.

Allocated Local Convenience Centres have the potential to 'bridge the gaps' between distinct land use areas and stitch together diversity of uses.

### Key

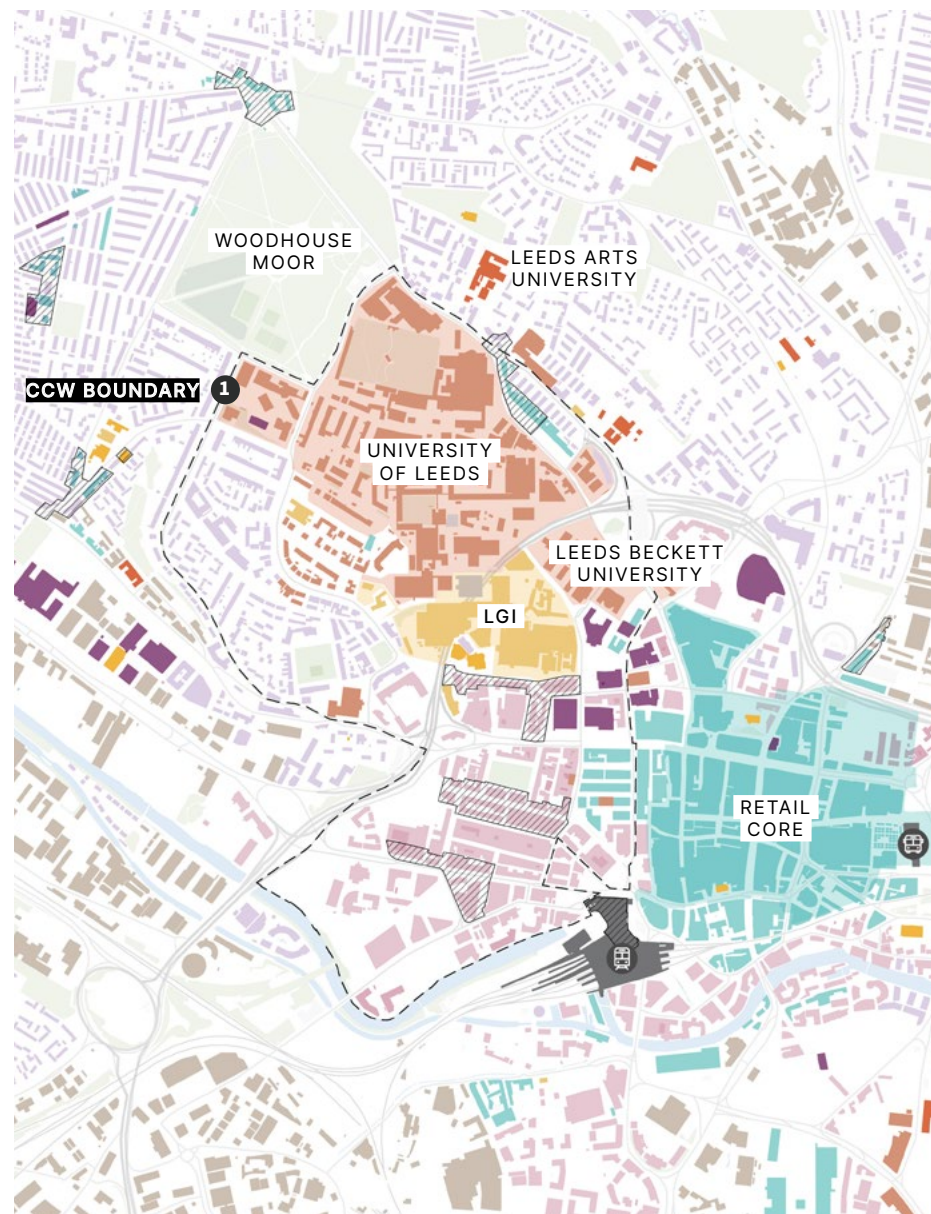
① - Leeds CCW Boundary

LLP Site Allocations (Adopted 2019):

Local Convenience Centre

Broad Land Uses (identified):

- Primarily Residential
- Retail and Hospitality Core
- Commercial/Office
- Education
- Health
- Cultural
- Industrial



→  
Broad land uses  
Accurate at time of  
drawing, Aug-Dec 21

## Index of Multiple Deprivation

The following diagram illustrates the Index of Multiple Deprivation as per data collected by the Office for National Statistics in 2019.

The Index of Multiple Deprivation (IMD) is the official measure of relative deprivation in England. Rankings are divided into deciles with 1 referred to as the most deprived and 10 referred to as the least deprived - each referencing 10% nationally.

The 2019 statistical release found that:

- 24% of Leeds neighbourhoods were ranked amongst the most deprived, 10% nationally.
- Many of the most deprived areas in the city border the innovation district boundary including; Armley, Holbeck, Hyde Park, Little London and Burmantofts.
- The emerging Innovation District now unlocks the time for change, to directly influence and improve deprivation in surrounding neighbourhoods and beyond.

### Key

① - Leeds CCW Boundary

LLP Site Allocations (Adopted 2019):

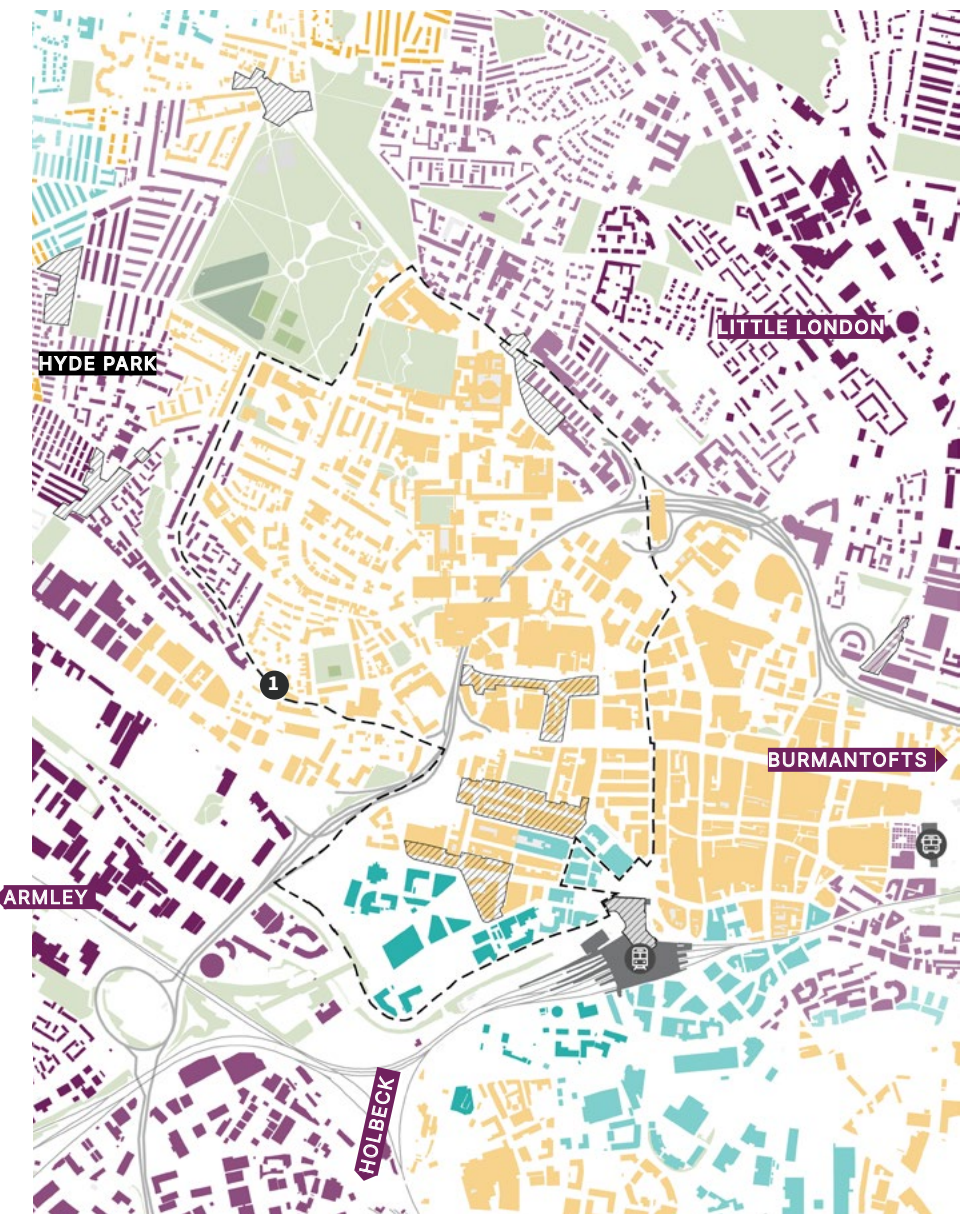
Local Convenience Centre

Index of Multiple Deprivation 2019:

- Most Deprived Decile (1st)
- Least Deprived Decile (9th)\*

\*Study area does not contain 10th Least Deprived Decile, therefore is not illustrated within the key.

→  
Population density  
(Source: maps.cdrc.ac.uk)  
Accurate as per data available at  
time of drawing, Aug-Dec 21





Population Density

The diagram below illustrates local residential population density (people per hectare) as per the 2011 Census data, published by the Consumer Data Research Centre.

The 2011 Census data demonstrates the lack of population density throughout the study area, with a number of surrounding high density neighbourhoods.

In the last 10 years, there has been significant increase in mixed use and residential development throughout the study area particularly within the West End, where large amounts of the city's economic growth has accumulated. Awaiting the 2021 Census data, it can be assumed that the population density within the study area will have increased, however this should not halt the aspiration of increasing city centre living.

**Key**

① - Leeds CCW Boundary

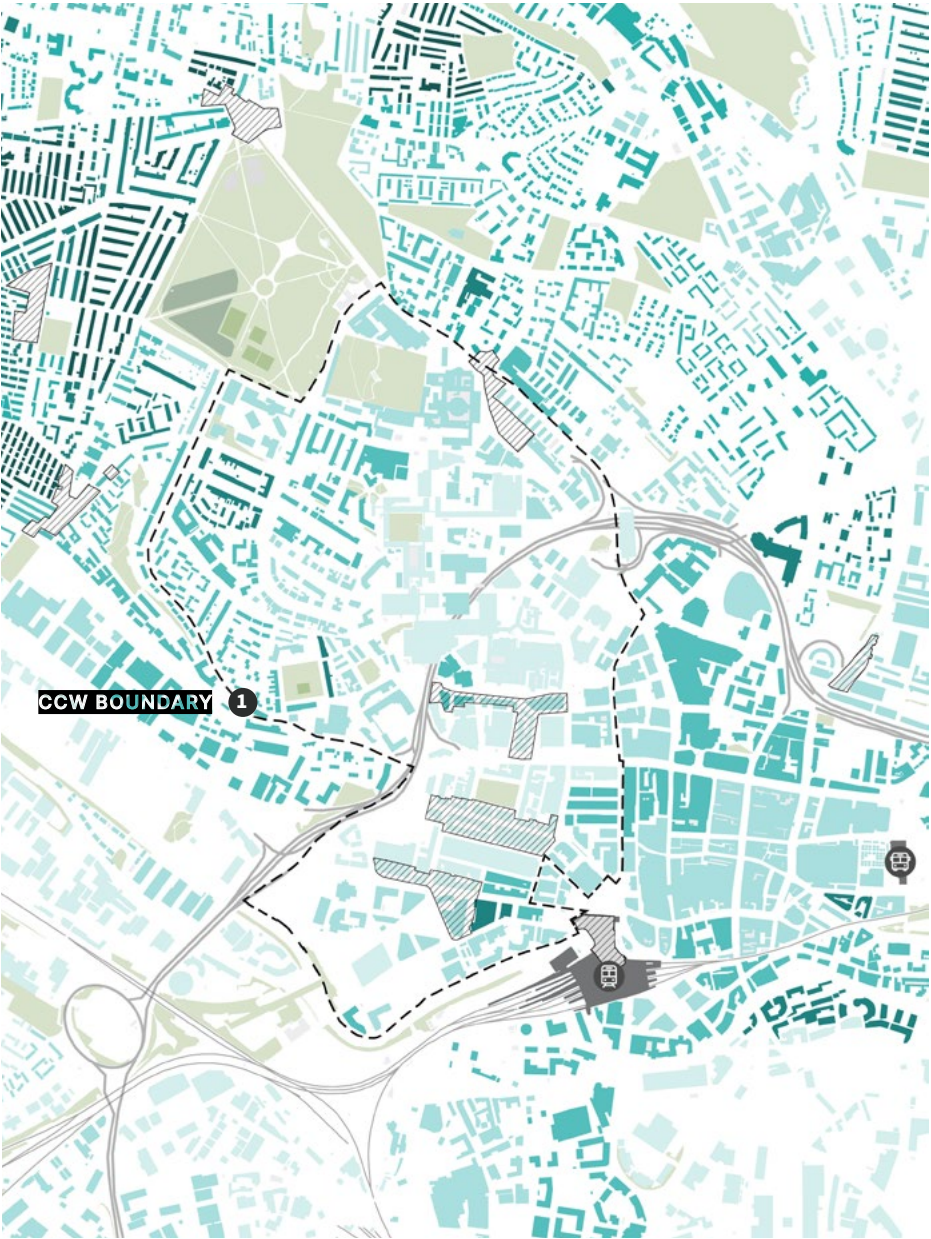
LLP Site Allocations (Adopted 2019):

Local Convenience Centre

Population Density:

Highest Density

Lowest Density



→ Population density (Source: maps.cdrc.ac.uk)  
Accurate as per data available at time of drawing, Aug-Dec 21

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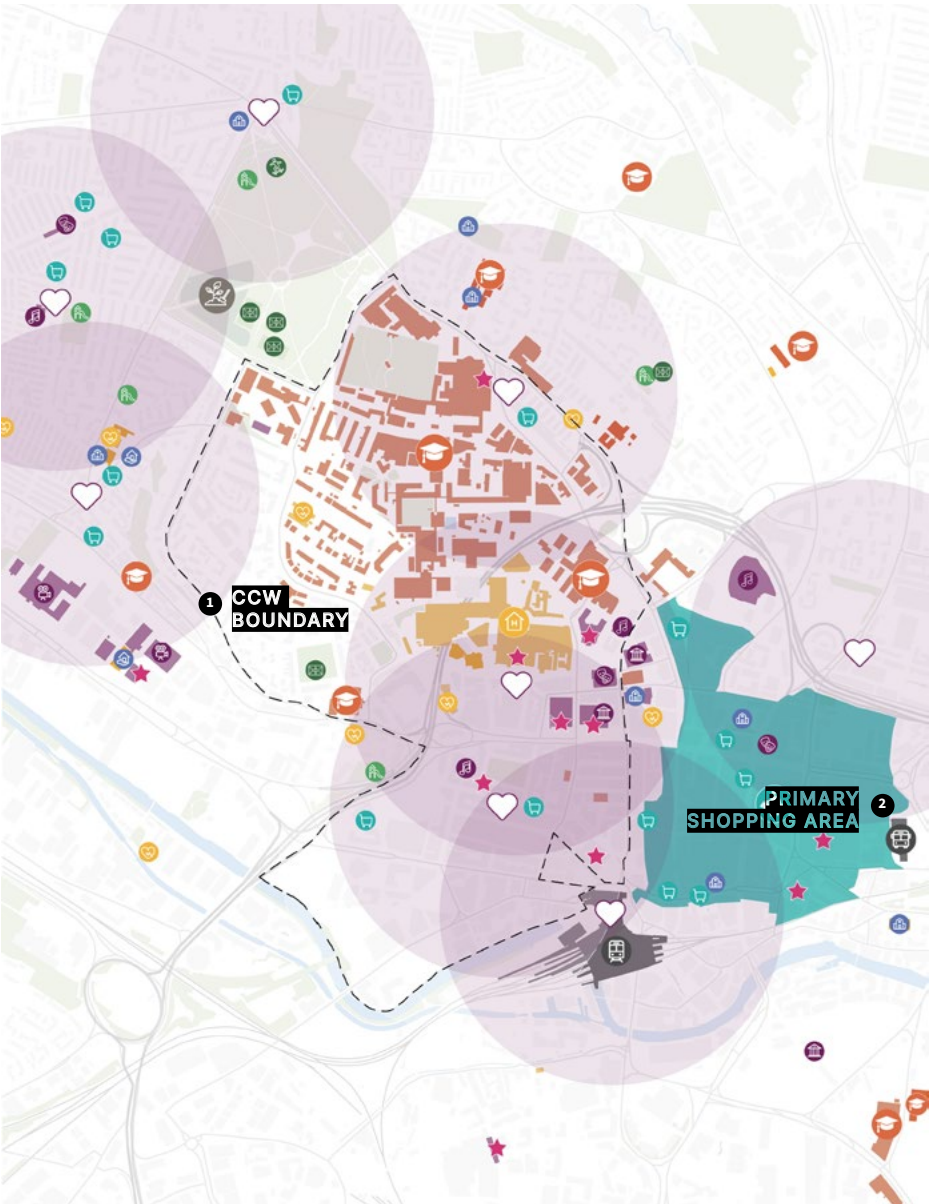
Local Amenities

The concept of living local is a key driver for shaping sustainable neighbourhoods. The diagram below illustrates the existing local amenities within the study area and surrounding neighbourhoods.

The diagram below demonstrates the distinct clusters of educational and health uses. As well as the cultural quarter that contains a number of landmark buildings and cultural amenities.

The Local Convenience Centres are well located within 5 minutes walk of each other. However, others within the wider surrounding neighbourhood are more isolated. From this we can see where there are gaps and overlap in local amenities and community uses, highlighting the need for improved connectivity between areas and providing opportunity for potential new clusters and/or uses.

- Key**
- 1 Leeds CCW Boundary
  - 2 Primary Shopping Area Boundary
- LLP Site Allocations (Adopted 2019):
- Local Convenience Centre
  - 5 minute walking radius
- Local Amenities (identified):**
- Higher Education
  - Education - Schools
  - Health
  - Cultural
  - Landmark Building
  - Education
  - Food Shop
  - Health Centre
  - Community Hub/Youth Club
  - Music Venue
  - Library
  - Community/Religious
  - Sport Facilities
  - Playground
  - Allotments/Community Garden



→  
Local amenities  
Accurate at time of  
drawing, Aug-Dec 21

Key

- 1 Leeds CCW Boundary
- 2 Primary Shopping Area Boundary
- 3 Cultural Quarter (as per Our Spaces)
- 4 University of Leeds
- 5 Leeds Beckett University

Key Destinations for Cultural Events

- A Cultural Quarter
- B Corn Exchange/Briggate
- C Waterfront
- D Wellington Place

Venues

- Civic Hall
- Museum
- Archives
- Student Union
- Community Centre/Youth Club
- Theatre/Performance Centre
- Art Gallery
- Art Centre and/or Studios
- Library
- Concert Hall
- Music Venue
- Cinema
- TV/Recording Studio
- Significant Church/Cathedral
- Market Hall
- Brewery

Trails

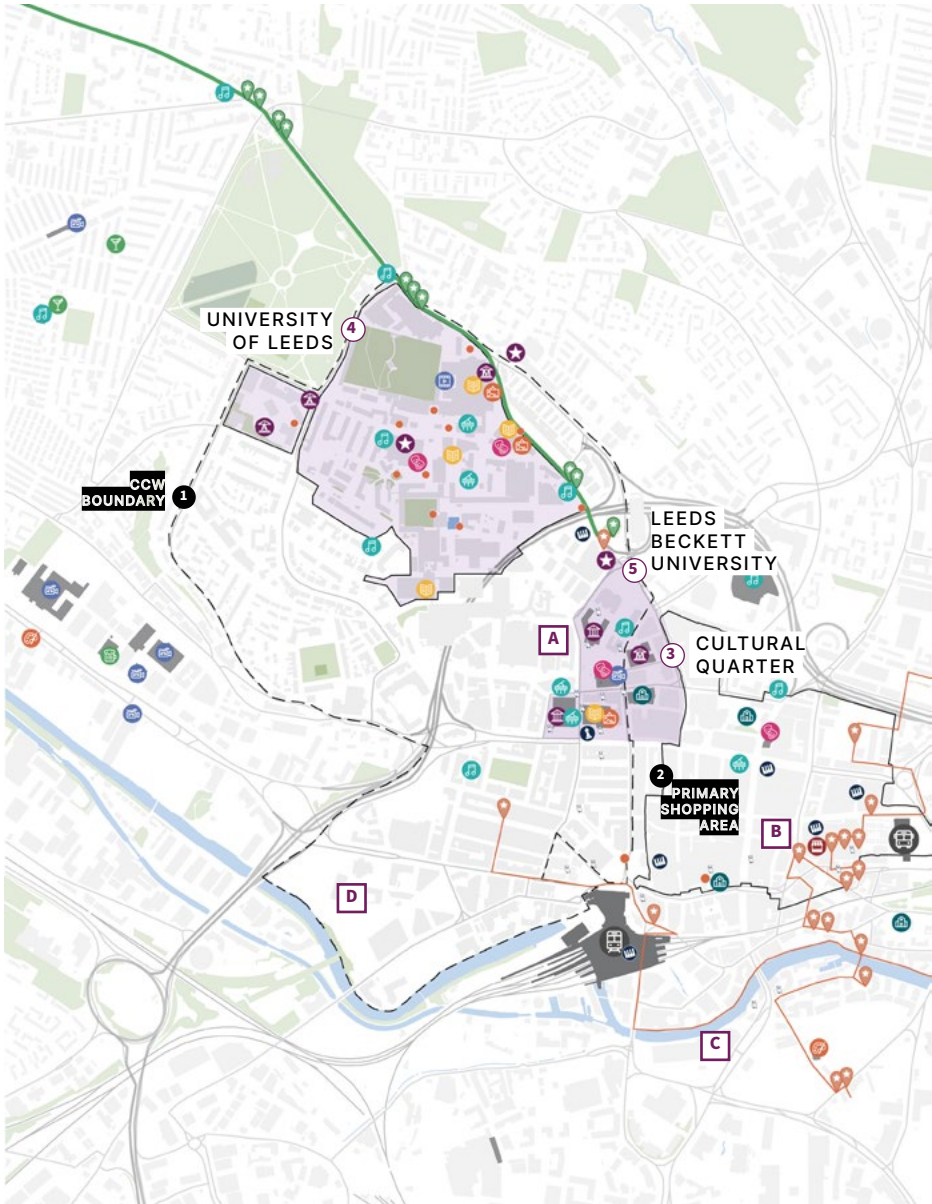
- Chess Board
- Public Piano
- Leeds Owl Trail
- Public Art
- Street Art Trail
- The Otley Run pub crawl →

Cultural destinations and events  
Accurate at time of  
drawing, Aug-Dec 21

Cultural Destinations and Events

Leeds has a vibrant and diverse cultural offer. With a number of key destinations, community hubs and cultural initiatives across the city.

The diagram below maps the cultural destinations and areas within the study area and surrounding neighbourhoods. The Cultural Quarter is an established hub of activity and anchor of culture within the city. The university campuses also provide a number of cultural destinations and uses.





Cultural calendar

Leeds has a desirable and diverse line up of events and festivals throughout the year that attract many locals and visitors to the city centre. Some of the headline events are listed across the adjacent calender including huge fixtures such as Light Night and Leeds International Festival of Ideas. The locations of each events are referenced on the previous diagram **X**.\*

\*Dates and locations of events are subject to change. This calender provides an approximate overview based on previous years.

3. **Tour de Yorkshire**  
Cycle race starting in Headingley and ending in Leeds City Centre. **A**



4. **Leeds International Festival of Ideas**  
A festival of new ideas and innovation. World-leading thinkers are invited to Leeds to share ideas and discuss the world of tomorrow.



7. **Millennium Square Summer Series**  
Summer programme of live music, performances and activities in Millennium Square. **A**
8. **Leeds Black Music Festival**  
Music festival across the city centre and beyond, celebrating black and reggae music, including performances in Leeds Town Hall

10. **Leeds International Piano Competition**  
One of the world's most foremost music competitions takes place in the city every three years. In addition to the competition a number of performances, trails and teaching seminars take place during **A**
11. **Light Night**  
A yearly highlight that turns the entire city into an art installation with light shows, projections, installations and more. **A D**



JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

1. **Opera North Season**  
An opera festival held by Opera North, hosting organised and surprise performances across the city. **A**
2. **Ice Cube at Millennium Square**  
Indoor ice rink, food, drink and entertainment in Millennium Square. **A**

5. **Leeds Indi Food Fest**  
A food festival to promote and celebrate the 870+ independent food and drink vendors in the city. **D**
6. **Leeds Waterfront festival**  
Showcasing the best of the city's waterfront area, with an extensive programme of events and activities...on and off the water! **C**



9. **Leeds West Indian Carnival**  
Celebrating emancipation through culture, music and dance across venues in the city centre.



12. **Leeds International Film Festival (LIFF)**  
1 of 3 annual Film Festivals throughout the year, LIFF educates, celebrates and promotes film across the city all year round. **A B**



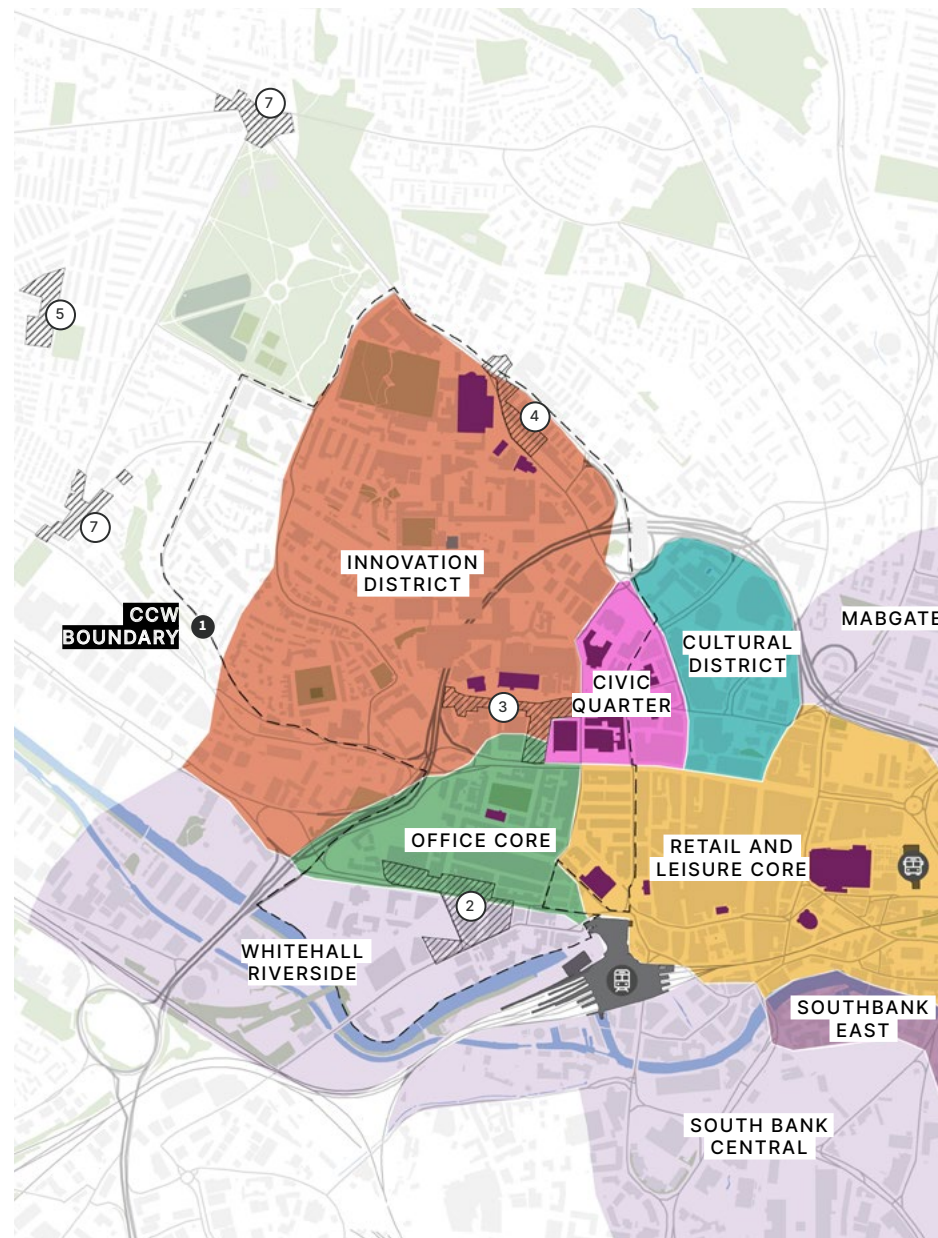
# Townscape, Character and Identity

## City Districts

The below diagram illustrates the different areas or zones of the city, as identified within the Leeds Our Spaces Strategy. Leeds CCW captures five of these areas, including the Innovation District, the Civic Quarter, the Office Core and Whitehall Riverside. This spatial strategy reveals that there is in fact a much finer grain of townscape character within Leeds CCW, of which are detailed on the upcoming pages.

### Key

- ① Leeds CCW Boundary
- Landmark Building
- ▨ Local Convenience Centre (as per SAP'19)
- ② Wellington Street
- ③ Great George Street
- ④ Woodhouse Lane
- ⑤ Royal Parks Local Centre
- ⑥ Hyde Park Corner
- ⑦ Burley Lodge Local Centre



→  
City districts illustrated as  
identified throughout Leeds  
Our Spaces Strategy  
Accurate at time of  
drawing, Aug-Dec 21

***"We've been so many things.  
An industrial powerhouse.  
A champion of the arts.  
Educating and enlightening.  
Connected by canals.  
Then railways.  
Then by car, and plane.  
Buoyed by textiles.  
Revitalised by retail.  
A destination for digital.  
And always standing tall."***

Visit Leeds ([visitleeds.co.uk](http://visitleeds.co.uk))



## Townscape

The area is made up of vastly contrasting characters and distinctive townscape components. There are a great number of heritage buildings and architectural gems across the study area. Though, the setting of these is sometimes compromised by poor legibility, street clutter and a dominance of road infrastructure.

The urban grain varies significantly across the area, contributing to contrast in character; from the large footprint buildings within the LGI and university campuses, to the finer grain of Park Square and the residential streets to the west.

The area around Park Square has a very distinct character, created by the formal network of gridded streets, covered passages and courtyards, and the distinctive red brick buildings. Wellington Place also has a distinctive character, formed by the materiality of the new buildings which contrast from the historic areas adjacent.

The river and the canal are defining townscape elements, however their presence is somewhat lost and opportunities should be sought to integrate and celebrate these further as placemaking assets.

Backs and fronts of buildings vary across the area, meaning many buildings don't interact with their surroundings, often turning their back to the street.

As a whole, the townscape of the area feels fragmented and disjointed and would benefit from a holistic response to create continuity and coherence whilst enhancing the inherent identities within it.



↑ Townscape



Internal spaces

Arcades and City Centre Spaces

With the wool and textiles industry, historically, trade became the 'lifeblood' of the city. This saw many market halls, arcades and the infamous Corn Exchange, become the anchors of key routes throughout the city, many of which are still standing today. It could be observed that these structures and building typologies have become a defining characteristic of the city, making up the internal and collective character of the urban grain, with large building footprints and internal spaces to accommodate trade and market activity.

EC Stoner Corridor

In a similar vein, within the University of Leeds campus, the brutalist architectural icon of EC Stoner features an internal corridor running the entire length of the building. Upon construction this was said to be the longest corridor in Europe (now supposedly the second longest corridor in Europe). When considered alongside the arcades and market halls of the industrial era, the corridor represents a modernist evolution of this idea and an alternative street typology which could be considered as distinctly Leeds.



↑ Leeds Corn Exchange



↑ EC Stoner Corridor



↑ Typical arcade within the city



↑ Typical arcade within the city



## Topography and Views

The topography of the site is gently sloping, with the river and the canal forming the lowest part and the universities sitting at the top of the hill.

There are several protected views already identified within the Tall buildings Design Guide Supplementary Planning Document (2010). These include key city views as well as local panoramas of the city, as identified on the plan below. In addition to these, a number of key long range views and city vistas have been identified through this Spatial Analysis. These views are linked to key landmark buildings and architectural 'eye-catchers' which add to the character and legibility of the area. However, some of these vistas are currently obstructed by street clutter and road infrastructure, inhibiting wayfinding and walkability within the area.

There is the potential to work with these existing views, particularly along key movement routes, to improve the legibility of the area and greatly enhance the experience of walking and cycling through the site.

The scale of buildings varies across the site, with the Park Square area predominantly composed of 3-6 storey buildings and increases in height towards Wellington Place to the south and the universities to the north. The increase in height to the north is accentuated by the rise in topography. The skyline is punctuated with the towers and spires of several churches, the City Council building and the Town Hall, which act as way-markers within the urban form. There are clusters of tall buildings adjacent to Woodhouse Lane which also characterise the skyline. Looking westwards from the site, the topography falls away, revealing long range views towards the landscape beyond.

### Key

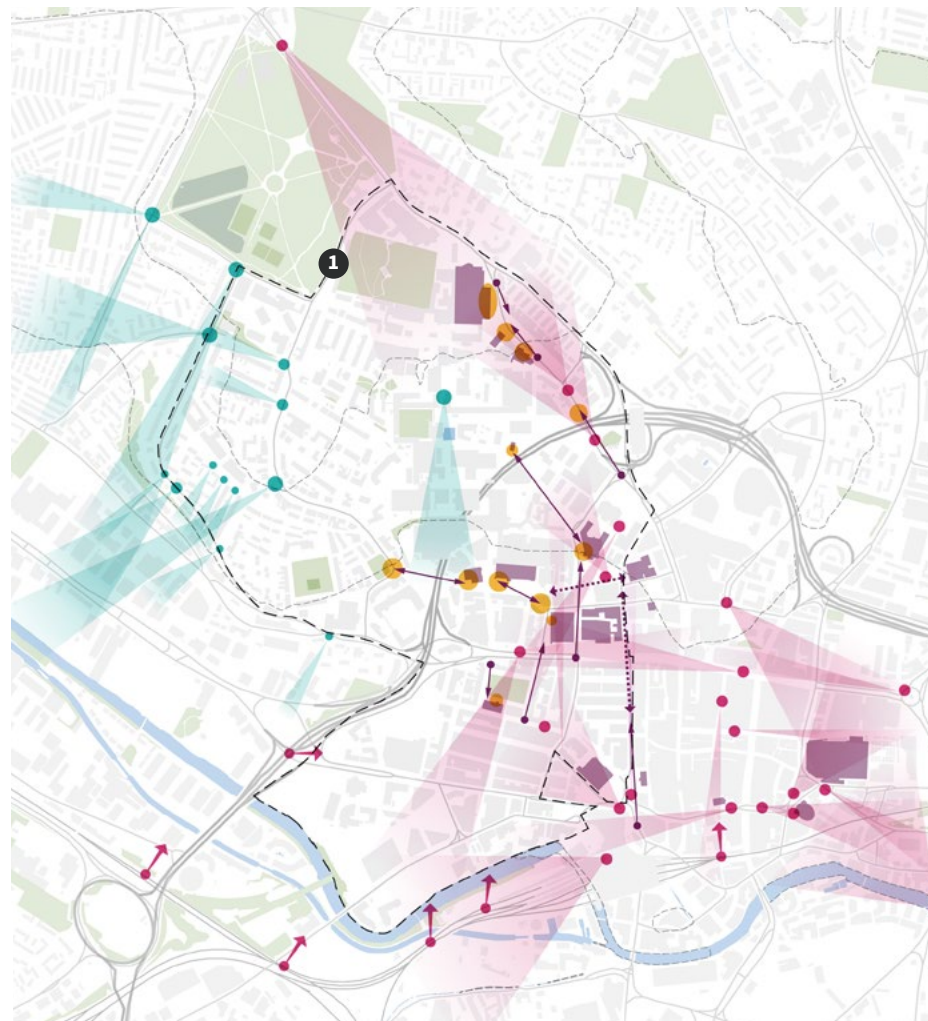
- ① Leeds CCW Boundary
- Landmark Buildings
- Topography/Contours

Protected views as per Tall Buildings Design Guide Supplementary Planning Document (2010):

- Key City Views
- Key Local Panoramas of the City

Additionally identified views:

- Long Range Views
- City Vista
- Obstructed Vista
- 'Eyecatcher'



→  
Topography and views  
Accurate at time of  
drawing, Aug-Dec 21



↑ Architectural gems act as eye-catchers, providing opportunities to guide movement through the site



↑ Obstructed view between Millennium Square and Portland Street/Great George Street



↑ Long distance view to City Council building from Willow Terrace



↑ Architectural gems act as eye-catchers, providing opportunities to guide movement through the site



↑ Long range views to the west



# Development Context (Future Baseline)

## Future Baseline

The diagram below illustrates the proposed and developing masterplans in the city and relevant Site Allocations as per the Local Plan 2019.

The diagram below begins to demonstrate the emerging future baseline plan of Leeds City Centre West by stitching together emerging masterplans, proposals and site allocations.

Overlaid are the existing cycle connections and identified primary routes through each masterplan which show where connections can be made and what could be strengthened and inform city wide strategic moves and connections.

The Innovation District presents grave opportunity to strengthen existing and unlock new connections that improve movement and reach throughout the area and to surrounding neighbourhoods.

### Key

- 1 Leeds CCW Boundary
- 2 Holbeck SPD Boundary
- 3 Aire Valley Area Action Plan Boundary

Primary Cycle Routes (as per Leeds local and national cycle network)

Identified Primary Pedestrian Routes (as interpreted from available masterplan information)

Ongoing Public Realm Improvements

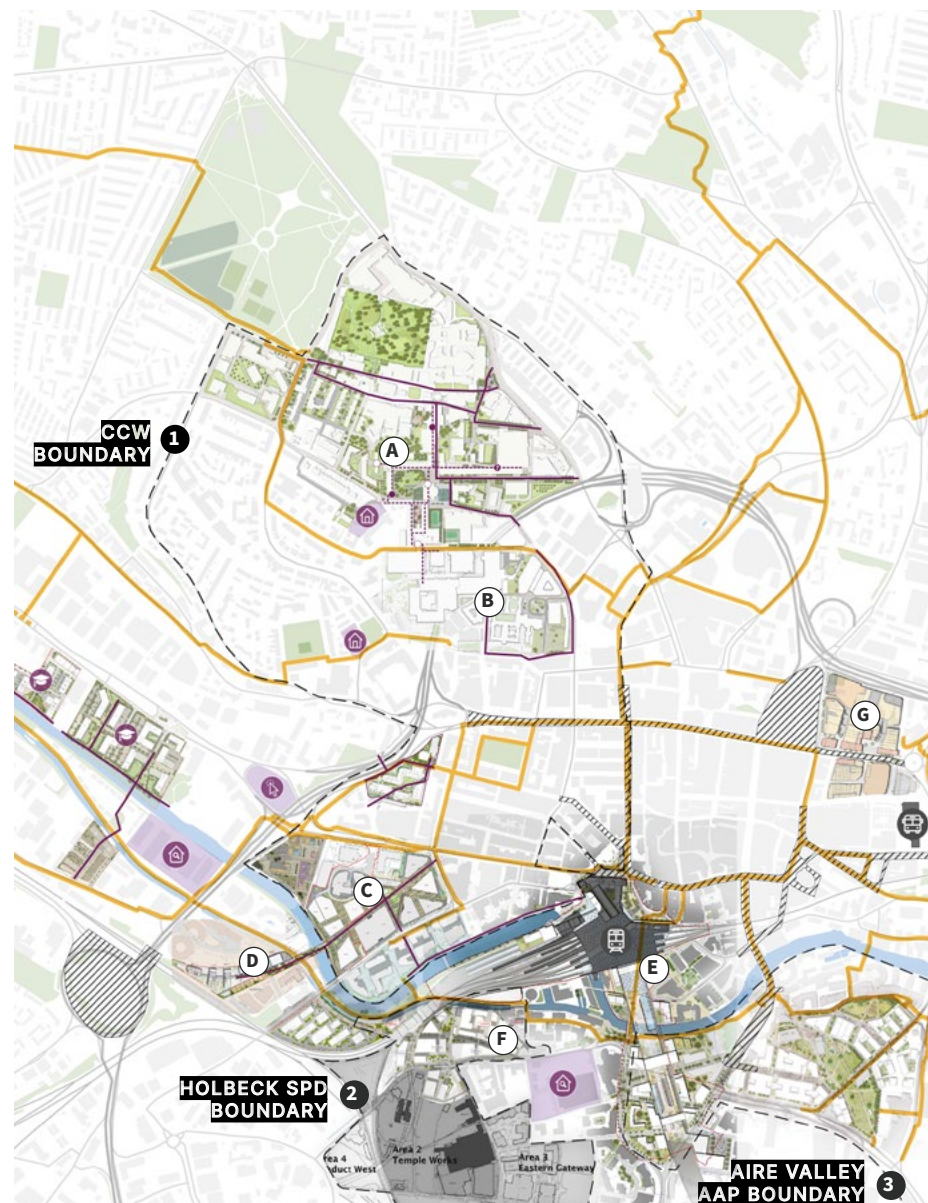
### Proposed Schemes

- A University of Leeds Campus
- B Leeds General Infirmary
- C Wellington Place
- D Monks Bridge
- E Re-purposed Leeds Station
- F Tower Works (Within wider Holbeck SPD area)
- G Eastgate (Victoria Gate Phase 2)

### Future Site Allocations (as per SAP'19)

- Residential
- Office
- Mixed Use

Emerging Future Baseline  
Accurate as per data available at time of drawing, Aug-Dec 21



## Planning Status

Whilst we can begin to stitch together the future baseline plan, it is important to understand the planning status around each emerging scheme.

The diagram below depicts the current planning status of each emerging masterplan and development site. From this we can see where there is an opportunity to influence to create a more holistic approach to development, at both site and city scales.

Whilst there are a number of estate masterplans being explored in the north, the majority of emerging and active development is concentrated around the West End and Southbank.

### Key

- 1 Leeds CCW Boundary
- 2 Holbeck SPD Boundary
- 3 Aire Valley Area Action Plan Boundary

Primary Cycle Routes (as per Leeds local and national cycle network)

Identified Primary Pedestrian Routes (as interpreted from available masterplan information)

Ongoing Public Realm Improvements

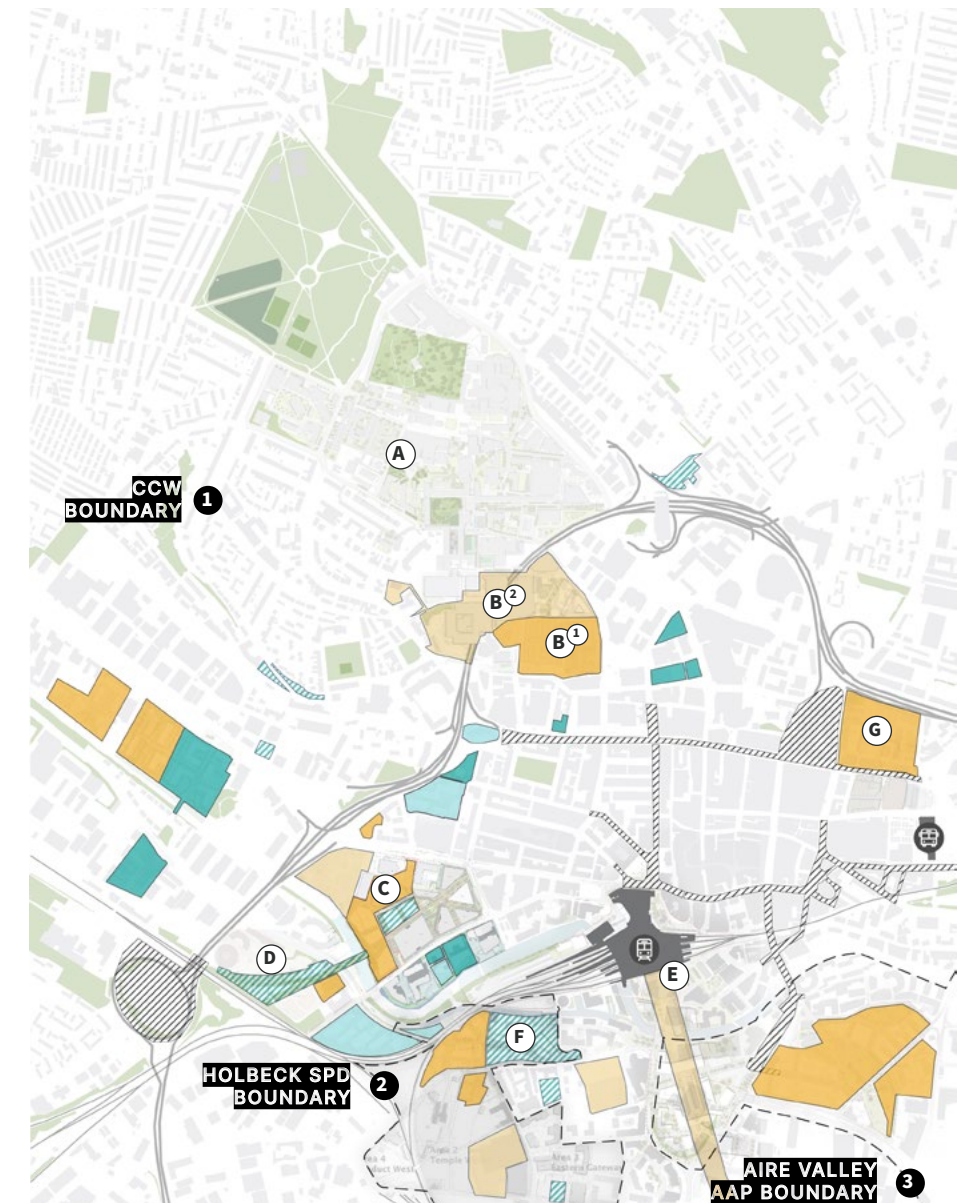
### Proposed Schemes

- A University of Leeds Campus
- B<sup>1</sup> Leeds General Infirmary (LGI)
- B<sup>2</sup> LGI Surplus Estate
- C Wellington Place
- D Monks Bridge
- E Re-purposed Leeds Station
- F Tower Works (Within wider Holbeck SPD area)
- G Eastgate (Victoria Gate Phase 2)

### Planning Status

- Under Construction
- Approved
- Submitted for Planning
- Outline Planning Application
- Future Development Sites

Emerging Future Baseline  
Planning Status  
Accurate as per data available at time of drawing, Aug-Dec 21

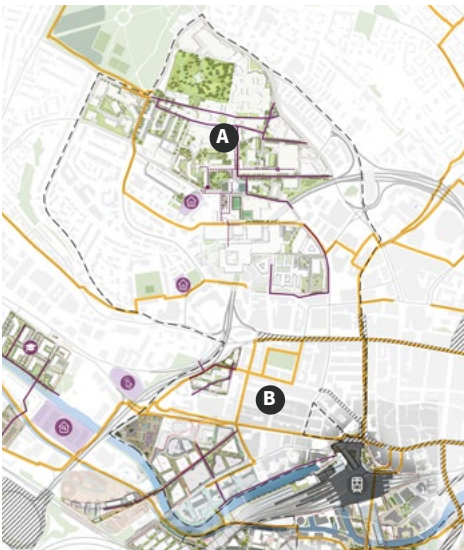




University of Leeds Campus and Leeds General Infirmary

The following diagram zooms in on the north area of the study area, to illustrate the emerging future baseline plan around the University of Leeds and the Leeds General Infirmary. The surrounding Site Allocations are tabled below as per the Local Plan 2019.

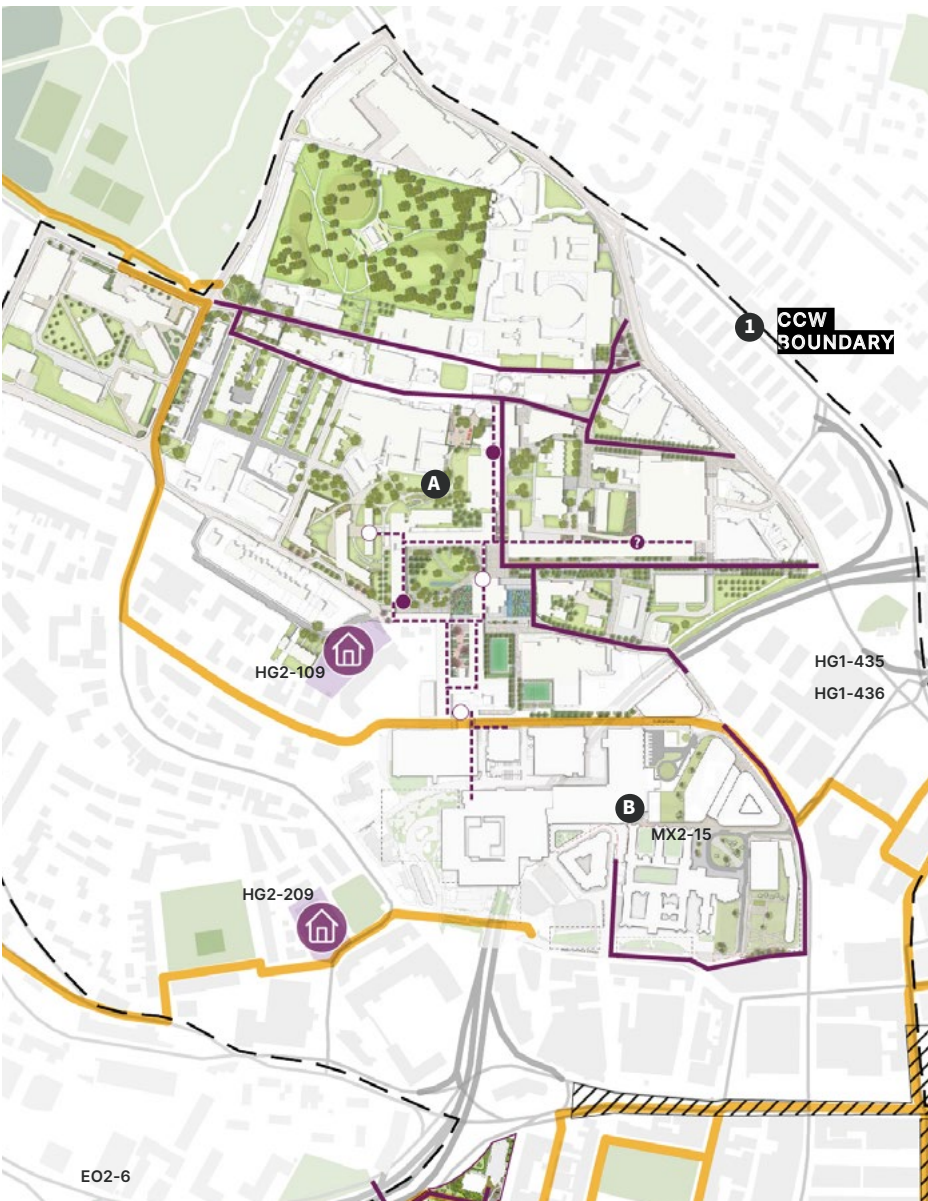
Site Ref:	Capacity	Site Area
MX2-15	372 units & 12,000 sqm office	4.25 ha
HG1-436	145 units	1.73 ha
HG1-435	125 units	1.35 ha
HG2-109	48 units	0.14 ha
HG2-209	30 units	0.32 ha
EO2-6	22,300 sqm office	0.74 ha



↑ City context

Key

- 1 Leeds CCW Boundary
- Primary Cycle Routes (as per Leeds local and national cycle network)
- Identified Primary Pedestrian Routes (as interpreted from available masterplan information)
- Ongoing Public Realm Improvements
- EC Stoner Corridor
  - Corridor
  - Direct Access to Corridor
  - Ground Floor Access to Building
- Proposed Schemes
  - A University of Leeds Campus
  - B Leeds General Infirmary
- Future Site Allocations (as per SAP'19)
  - Residential



Emerging Future Baseline:  
Study Area North  
Accurate as per data available at  
time of drawing, Aug-Dec 21

Wellington Place and Holbeck SPD

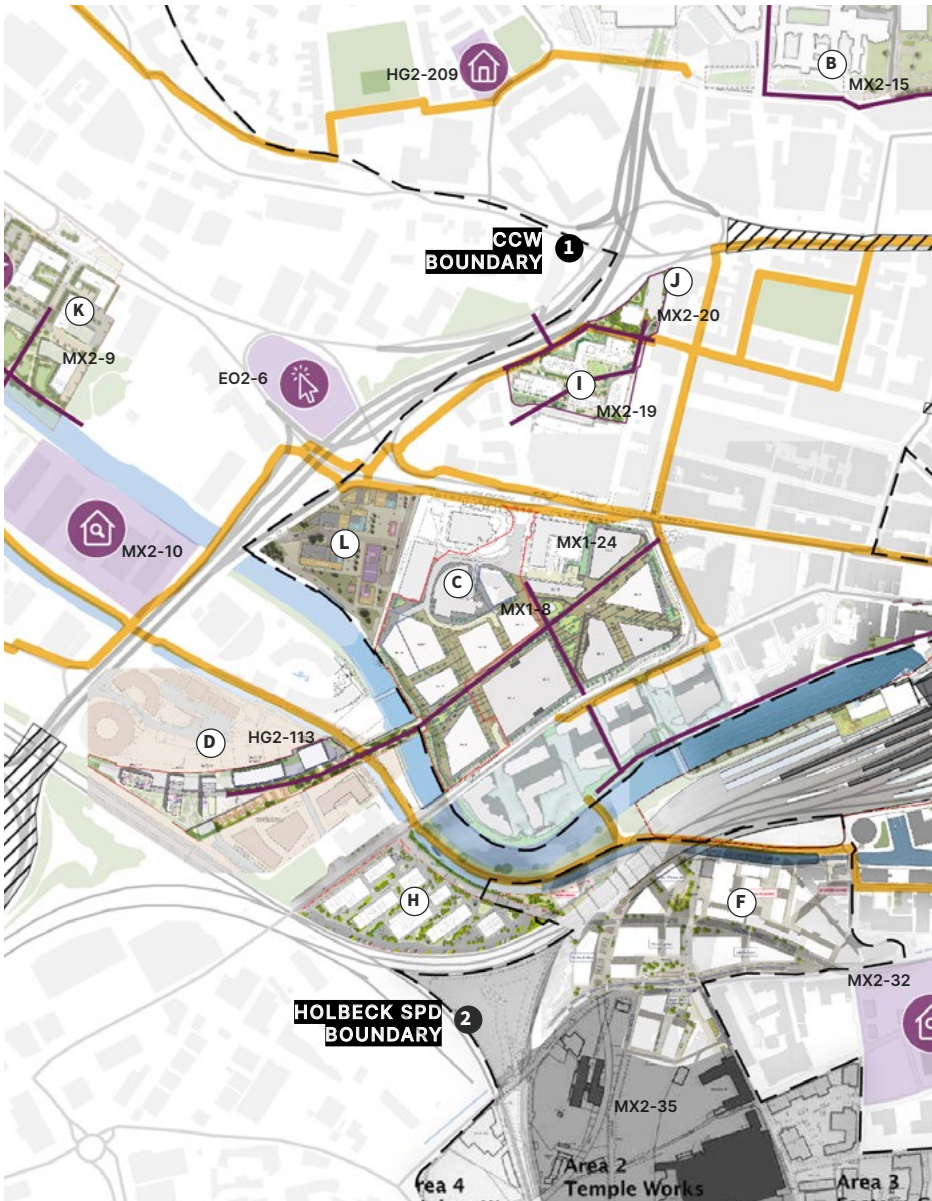
The following diagram zooms in on the south area of the study area, to illustrate the emerging future baseline plan around Park Square and Wellington Place. The surrounding Site Allocations are tabled adjacent as per the Local Plan 2019.

There is a large amount of development emerging around this area, providing great opportunity for influence to create a holistic approach to development for the area, the Innovation District and to connect to wider surrounding neighbourhoods.

Site Ref:	Capacity	Site Area
MX1-8	600 units & 121,175 sqm office	6.08 ha
MX2-15	372 units & 12,000 sqm office	4.25 ha
MX2-19	209 units & 13,243 sqm office	1.32 ha
MX1-24	204 units & 37,000 sqm office	1.85 ha
EO2-6	22,300 sqm office	0.74 ha
MX2-9	553 units & 41,000 sqm office	5.2 ha
MX2-10	325 units & 5,000 sqm office	2.48 ha
HG2-209	30 units	0.32 ha
MX2-35	1000 units & 3.1ha employment	11.37 ha
MX2-32	288 units & 20,790 sqm office	2.2 ha
MX2-20	63 units & 5,000 sqm office	0.27 ha

Key

- 1 Leeds CCW Boundary
- 2 Holbeck SPD Boundary
- Primary Cycle Routes (as per Leeds local and national cycle network)
- Identified Primary Pedestrian Routes (as interpreted from available masterplan information)
- Ongoing Public Realm Improvements
- Proposed Schemes
  - B Leeds General Infirmary
  - C Wellington Place
  - D Monk's Bridge
  - F Tower Works
  - H Greenbank/Globe Road
  - I Lisbon Street
  - J Brotherton House
  - K City Reach
  - L Former Yorkshire Post
- Future Site Allocations (as per SAP'19)
  - Residential
  - Office
  - Mixed Use



Emerging Future Baseline:  
Study Area South  
Accurate as per data available at  
time of drawing, Aug-Dec 21



# Issues and Challenges

The analysis identifies a number of issues and challenges to be addressed within the study area. These consist of:

## Land Uses

- The large estates within the study area have created a network of 'unintended' boundaries that create barriers to movement for the general public who are not associated with the institution.

- Within the 'unintended' boundaries, there are number of large footprint buildings including the Gilbert Scott building and the EC Stoner building which cause further barriers to movement.
- The nature of the Leeds General Infirmary requires high service access, creating a large zone of back of house and servicing between two campuses. ②
- Areas of high deprivation surround the study area and highlight the need for investment for improved spaces within the Innovation District and connections to surrounding neighbourhoods.



↑ 1. West Gate - Significant Conflicted Junction



↑ 2. Clarendon Way - High Service Route



↑ 3. Willow Terrace - A58 Bridge Crossing into University of Leeds



↑ 4. St Paul's Street - Car Dominated Quiet Street

## Green Space

- The green space within the study area comprises of just 6% of the total area (150ha). Of which, the majority is within the University of Leeds campus.

## Movement

- The A58 collars the city centre, creating a significant barrier to pedestrian and cycle movement. ①
- Crossing points across the A58 funnel pedestrians and cyclists, creating conflict and unsafe intersections. ③
- A number of key intersections cause conflict between

pedestrian and vehicle movement, prioritising vehicles and causing obstructions to pedestrian desire lines.

- The city topography reduces accessibility north as it becomes steep and more difficult to navigate.
- Whilst there are a number of quiet streets throughout the study area, these streets have narrow pavements and are dominated by on-street car parking and wide carriageways. ④

## Key

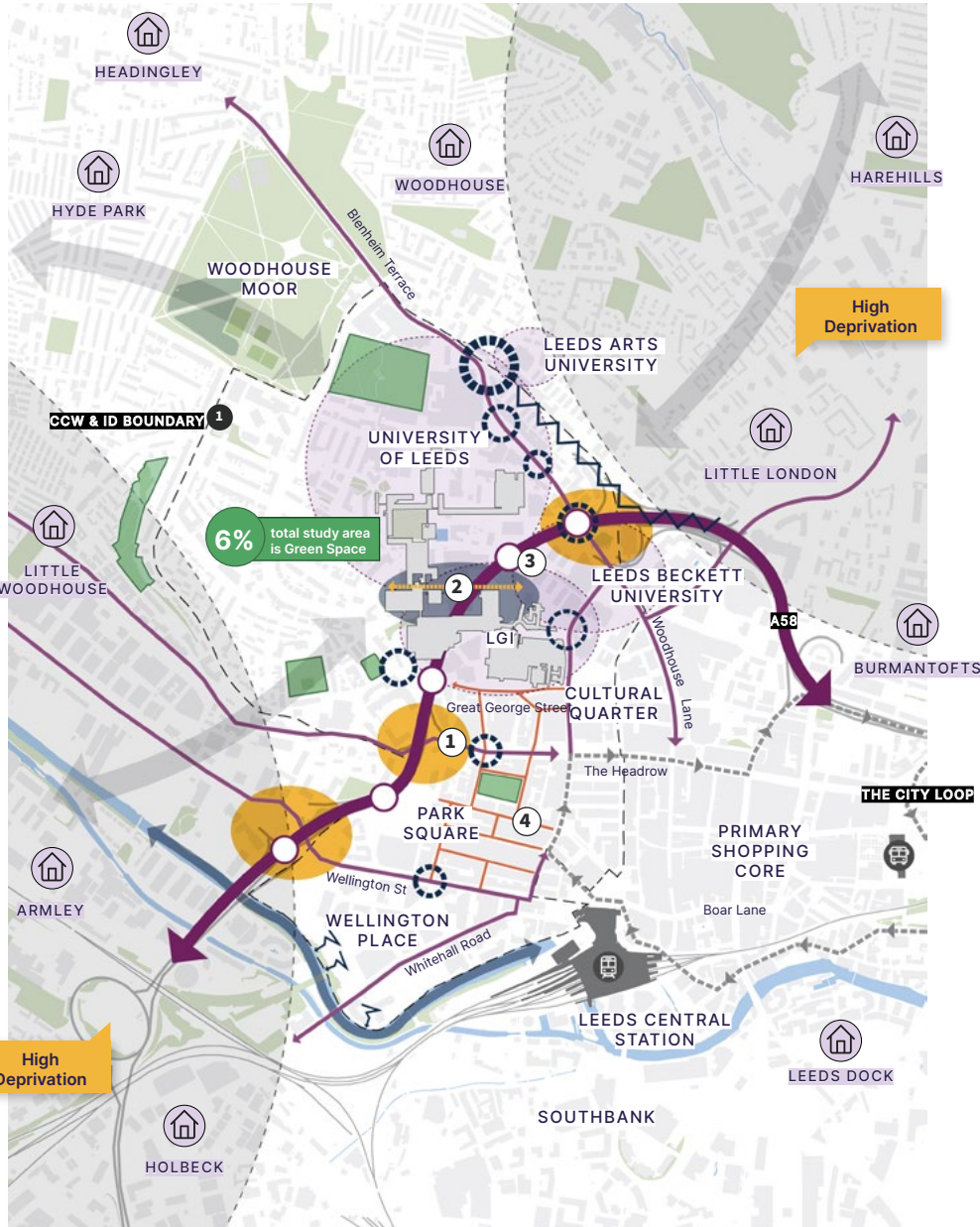
### Movement

- Leeds Inner Ring Road (A58M)
- Leeds Vehicular City Loop
- High Vehicular Movement
- Key Service Road
- Car Dominated Quiet Street
- Existing Motorway Crossing
- Significant Junction
- Conflict of Movement
- Significant Barrier to Movement
- Significant Level Change

### Land Use

- Large Building Footprint
- 'Unintended' Estate Boundaries
- High Service Area
- Green Space (within study area)
- Surrounding Areas of High Deprivation

Annotated numbers refer to figures on previous page.



Issues and Challenges



