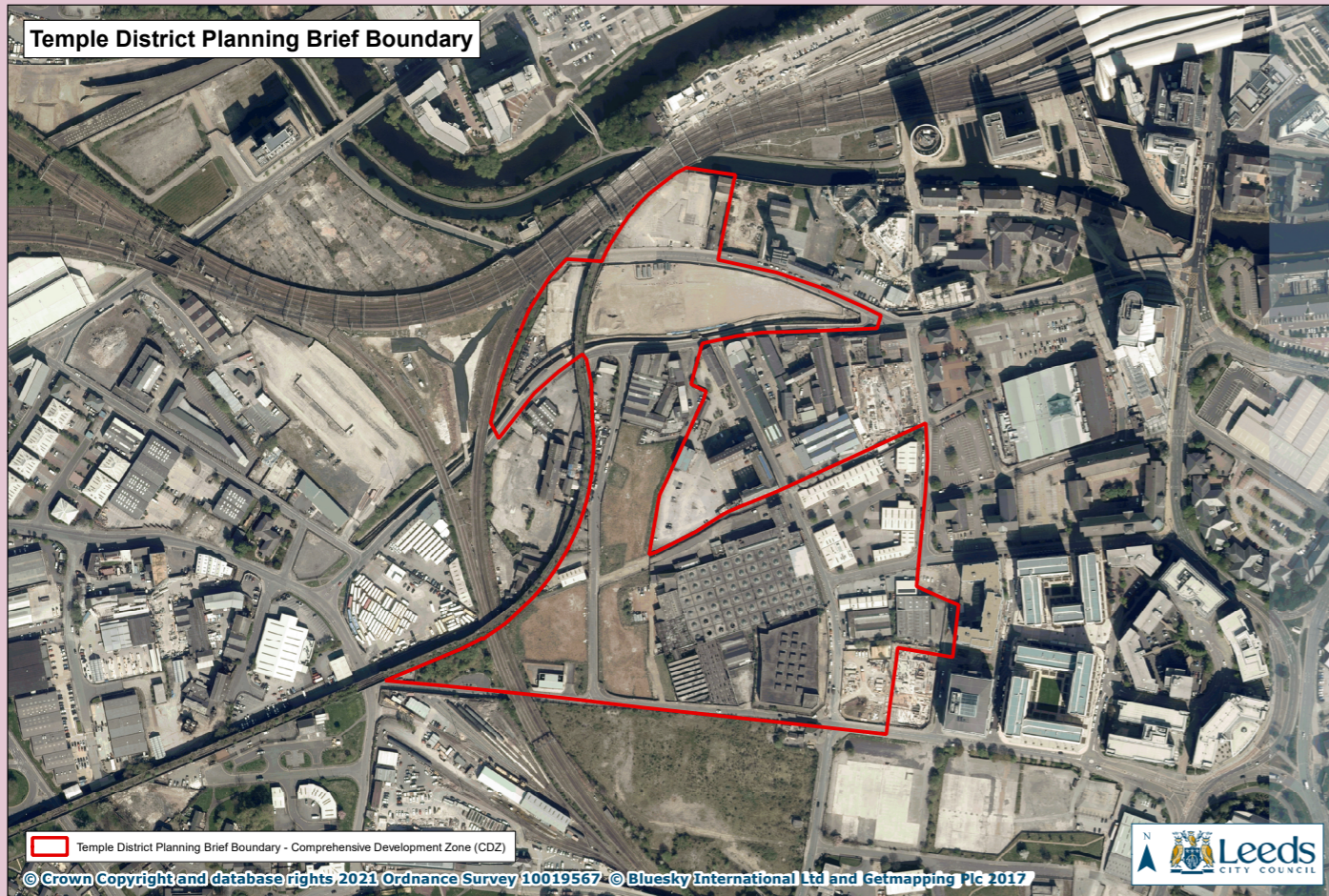




Draft Temple District **Planning Brief**

EXECUTIVE SUMMARY

Consultation - Monday 16 August to Monday 27 September 2021



Introduction

INTRODUCTION

The Temple District offers a strategic development opportunity for the creation of a vibrant and distinctive new neighbourhood at the heart of the Leeds South Bank which supports the regeneration and re-use of Grade I Listed Temple Works in an enhanced setting. The Temple District has the potential to act as an exemplar for sustainable development that contributes to the social, economic and environmental objectives for the city whilst securing the best use of a key regeneration area.

The regeneration of the Temple District has the opportunity to revitalise and re-purpose key heritage assets within a high-quality environment and to improve connections to the wider City Centre and surrounding communities. This will contribute to achieving the Council's Vision for Leeds, as well as meeting objectives within the Council's three key pillars of Inclusive Growth, Health and Wellbeing and the Climate Emergency.

Development needs to be effectively planned and designed for it to act as a catalyst for regeneration and placemaking within the area. It will support the integration of existing residential neighbourhoods through reinforcing connectivity and legibility and delivering green and blue infrastructure. This will provide sustainable and improved mobility infrastructure for pedestrians and cyclists, whilst also ensuring that measures are taken to mitigate the impacts of climate change and contribute towards biodiversity net gain.

The ambition for Temple District is:

The creation of a vibrant and distinctive new mixed-use neighbourhood which acts as an exemplar for sustainable development, enhances the setting and secures the future of an internationally-significant Listed Building, and delivers on a long-standing ambition for large-scale regeneration of the area as a focal point for Leeds South Bank



Through collating, reflecting upon, and amplifying policies within the development plan for Leeds and supplementary planning documents, the planning brief will help to ensure that development contributes to the Vision for Temple District, developed from principles in existing SPDs, which is to:

- Secure a sustainable future of Temple Works, an at-risk Grade I Listed Building of international significance currently without a use, and other key heritage assets through stabilisation, sensitive repair and the encouragement of supporting uses;
- Make the best use of and enhance the historic environment within a context of regeneration and change;
- Deliver comprehensive place-making and redevelopment of the area into a new mixed-use and sustainable community;
- Emphasise high quality, flexible, accessible, people-centred design and public realm, including open spaces which protect and enhance the area's unique historic character;
- Create new opportunities for employment and skills, making the most of digital capabilities and opportunities for creative businesses;
- Contribute to the recovery of Leeds City Centre, post COVID-19;
- Enhance connectivity and champion active travel within and around the Temple District so that it functions as an exemplar for walking and cycling in Leeds, with limited reliance on cars and enhanced connection to public transport nodes;
- Improve connectivity between the City Centre and the surrounding communities of Beeston Hill and Holbeck, ensuring that existing neighbourhoods are physically and socially connected to the redevelopment of the Temple District;
- Provide a range of housing choices, as well as affordable homes to support a mixed community;
- Integrate green and blue infrastructure into the physical landscape and maximise existing links within the site; and
- Contribute towards overall biodiversity net gain and embed sustainability principles in line with climate emergency priorities.

Securing the comprehensive re-development of the area to support bringing Temple Works back into active use, preservation of heritage assets as well as supporting delivery of new infrastructure in an integrated and timely way is the key to realising this Vision and is the focus of this Planning Brief, in line with priorities established in the Holbeck, South Bank SPD and South Bank Leeds Regeneration Framework SPD.

As part of the Vision to promote a comprehensive mixed-use development scheme which can deliver at scale to secure a future for Temple Works in line with the Vision, the Temple District Planning Brief will adopt a climate ready and nature friendly approach to placemaking. Key considerations of which are green and blue infrastructure connectivity, greenspace and open space, pedestrian and cycle accessibility, biodiversity, flood risk, drainage and sustainable design. This front-loaded and joined up strategy will enable the co-location of delivery of multi-functional infrastructure to achieve the Vision for Temple District, integrating the Council's three key pillars of Inclusive Growth, Health and Wellbeing and the Climate Emergency.

PURPOSE

The Development Plan for Leeds and existing SPDs define the broad policy context of the wider area. Whilst Temple District falls within the boundaries of the SPDs, they do not provide a distinct context or vision for the Comprehensive Development Zone (CDZ) - Temple District. Additionally, the planning and policy context for the area has developed and changed over time and the preparation of the Temple District Planning Brief provides an opportunity to update and add further context and detail, defining how existing policies relate specifically to the Temple District.

In so doing, the brief can provide clarity to developers and stakeholders with interests in the area regarding the Council's expectations for Temple District, whilst providing a steer for future development opportunities and refreshed context for delivery of regeneration in the South Bank.

Through defining the existing policy context and recognising city-wide ambitions, the Planning Brief establishes key principles for success to facilitate the comprehensive regeneration and place-making of Temple District in line with the Vision.

As well as providing guidance for development within the Comprehensive Development Zone/Temple District, this Temple District Planning Brief also highlights key considerations for development within the wider Zone of Influence for the District to provide continuity and connectivity.

Development proposals for sites surrounding the CDZ will need to demonstrate how they have taken into consideration the principles and objectives within this brief.

STATUS

The Temple District Planning Brief has been prepared by Leeds City Council as the Local Planning Authority, in consultation with key stakeholders within the area such as landowners, the community, statutory consultees, and service providers.

Once approved, this Planning Brief will play a key role in shaping future development proposals for the Temple District. The Planning Brief should be used as a supplementary planning guidance document by developers when preparing proposals for development within Temple District and is a material consideration for use by the Local Planning Authority when determining planning applications within its boundary.

WHAT'S IN THE BRIEF?

The draft Temple District Planning Brief provides development guidance under the following themes:

- I. Strategic principles for development
- II. A climate ready and nature friendly approach
- III. Green space, public realm and open space
- IV. Green and blue infrastructure
- V. Biodiversity
- VI. Drainage
- VII. Flood risk
- VIII. Sustainability built into the design
- IX. Connectivity and permeability
- X. Connectivity to local communities
- XI. Uses
- XII. Land contamination and ground conditions
- XIII. Heritage
- XIV. Scale and massing
- XV. Design and local character

CONSULTATION

Consultation on the draft Temple District Planning Brief is running between Monday 16th August and Monday 27th September.

The full draft Temple District Planning Brief is available on Leeds City Council's website at www.leeds.gov.uk/TempleDistrict

The Council is holding three webinars on the Planning Brief:

- Local businesses: Tuesday 31st August 6-7pm
- Landowners and developers: Wednesday 1st September 6-7pm
- Residents and the local community: Thursday 2nd September 6-7pm

Visit the website to sign up for a webinar.

Members of the team will also be available on Holbeck Moor on Thursday 26th August, 1pm - 3pm as part of the Holbeck Together End of Summer Party.

The Brief will be presented at the Holbeck Neighbourhood Forum Meeting on Wednesday 22nd September at 6.30pm at The Holbeck Club.

FEEDBACK

You can provide feedback by filling in the online survey, available at <https://surveys.leeds.gov.uk/s/TempleDistrict/> or by scanning the QR code below:



You can also email your feedback to localplan@leeds.gov.uk or send by post to Temple District Planning Brief, Policy and Plans Group, 9th Floor East, Merrion House, 110 Merrion Centre, Leeds LS2 8BB.

If you have any questions about the draft Temple District Planning Brief, please contact Abbie Miladinovic at localplan@leeds.gov.uk or by phone at 0113 87993.

NEXT STEPS

After the consultation period closes, the Council will review the feedback we have received and identify any changes that may be needed to the Temple District Planning Brief. It will then be approved by the Chief Planning Officer for use as supplementary planning guidance.



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