



A Quod project sheet

# Carlton Hill, Leeds

## Role

Quod's Leeds team was instructed by Pickard Properties Ltd to provide planning services to secure full planning permission for 604 units of Purpose Built Student Accommodation at the Existing Carlton Hill Student Residences.

Planning permission was granted in July 2020.

Quod advised on planning strategy, and managed the application and the project team through pre-application, community engagement, and post-submission negotiations with the LPA (Leeds City Council).

The site, comprises low-rise, student accommodation on the edge of Leeds City Centre within the University 'district' of the City. The existing buildings were unsuitable for modern student demands (such as the quality of accommodation and services, and the quantity of the units to accommodate new intakes).

The architect, Halliday Clark Architects, designed a unique and contemporary scheme to satisfy the requirements of Unipol and University of Leeds, which focused heavily on promoting student wellbeing and affordability.

The scheme involves the redevelopment of the site for building of between 6 – 15 storeys, with extensive indoor and outdoor amenity space (sky gardens, roof terraces, social and leisure areas and landscaped courtyard), the creation of public realm and enhancement of existing landscaping.

### Pre-application and Community Engagement

Quod led the pre-application process and took discussions to a positive conclusion, gaining the support of Planning Officers, and Members at Plans Panel.

Quod's advice and strategy through the pre-application process resulted in the majority of key considerations resolved at an early stage.

## Description

Submission of Planning Application for the Redevelopment of Existing Accommodation for 604 Purpose Built Student Units, with associated landscaping, public realm and amenity space

## Client

Pickard Properties

## Planning Authority

Leeds City Council;

## Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

## Project Type

Infrastructure	
Major Mixed Use	
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



## **Determination**

Through the application's determination, Quod led the project team through negotiations with technical and environmental stakeholders, managing the Project Team to ensure that as matters arose, they were dealt with immediately.

Quod defined the planning strategy for development, which involved demonstrating and evidence basing the multiple planning benefits.

Despite the complicating impacts of COVID-19 on the operation of the planning system, Quod delivered planning consent on programme, and negotiated limited and favourable conditions (and legal obligations) to ensure delivery by 2023.

Due to the quality of the scheme, its technical and environmental appropriateness, there was very limited public interest, and balanced support. This, and the planning strategy progressed through the process, led to LCC approving the scheme under officer's delegated powers.

## **Summary**

Quod secured planning consent for the erection of a 15-storey building for 604 student bedspaces on the edge of Leeds City Centre.

Adopting a high quality design, with extensive indoor and outdoor amenity space, the scheme paid particular regard to student welfare and wellbeing.

Quod defined the strategy and planning case for the development, evidenced the public benefits and sustainability of the scheme through the planning process, and managed the application through to a timely and 'value added' consent, which was approved via delegated powers.