

Section A: Scheme Summary – GPF OBC

Name of Scheme:	GPF 319 Footbridge
PMO Scheme Code:	GPF 319
Lead Organisation:	Applicant
Senior Responsible Officer:	Kate Thompson
Lead Promoter Contact:	Chris Brunold
Case Officer:	Chris Moses
Applicable Funding Stream(s) – Grant or Loan:	£1m initially sought as loan from Growing Places Fund (GPF).
Growth Fund Priority Area (if applicable):	Southbank regeneration is a priority regeneration area in Leeds.
Approvals to Date:	None.
Forecasted Full Approval Date (Decision Point 5):	April 2018
Forecasted Completion Date (Decision Point 6):	October 2018
Total Scheme Cost (£):	£1.5m
Combined Authority Funding (£):	£1m Growing Places Fund
Total other public sector investment (£):	None
Total other private sector investment (£):	£500k
Is this a standalone Project?	There is an existing GPF contribution to a revolving Investment Fund loan that will enable development of the wider site.
Is this a Programme?	No
Is this Project part of an agreed Programme?	LEP Loan - from the Growing Places Fund

Current Assurance Process Activity:



Scheme Description:

The applicant are an innovative property developer with a high motivation to deliver and demonstrate developments that meet zero carbon aspirations and accelerate the mainstreaming of modular construction with high environmental performance. They are also highly committed to high quality place making and delivering public realm incorporating green infrastructure. Their development of mixed residential apartments and workspace at 'Hunslet' won many awards when it opened.

The Climate Innovation District is a 13 acre site that sits adjacent to Leeds Dock, on Clarence Road and South Accommodation Road. The £125m the applicant's development, which forms part of the city's major South Bank Leeds regeneration plans, will incorporate more than 520 new low carbon homes and areas of public realm adjacent to the river

The footbridge will provide key infrastructure connecting the two parts of the applicant's developments on the two sides of the river. It will which will be accessible to cyclists and pedestrians. The bridge will also will create a new active travel route offering people that live or work or study within a 0.7mile radius of the bridge a green pleasant alternative to existing pavements adjacent to the busy A61 and South Accommodation Road river crossing. The bridge will connect the communities on the north side of the river to the Trans Pennine Trail on the south side of the Aire. This trail then connects with the Sustrans Cycle network and wider cycle route provision radiating from the centre of leads.

The bridge design is inspired by folded origami paper and combines a subtly creative shape with an understated weathered steel appearance to blend with the industrial heritage of the area. A hardwood rail with concealed LED lighting. The design includes future proofing features such as large conduits within the bridge deck to convey infrastructure that could include broadband and future extension of the District Heat Network. The bridge has ramped and stepped access at both footings making it fully accessible.

The Bridge has been to planning committee and full planning permission was granted via Report of the Chief Planning Officer dated 23 November 2017.

Wide consultation has included ongoing dialogue over a two year design period and input from:

- Leeds City Council's Development Team
- Leeds City Council's Highways Department
- Canal River Trust
- Leeds Cycle Forum
- Leeds Civic Trust

The intention is to deliver a key piece of infrastructure and connection not only for the the applicants development but for the surrounding communities to open up the riverside as an

asset and as a means for people to improve their lifestyle choices and enjoyment of the outdoors.

Business Case Summary:

Strategic Case	This project will provides a bridge and connectivity for pedestrians and cyclists across the River Aire at the centre of a regeneration area. The bridge will also be an asset to the wider communities of Richmond Hill and Cross Green. The bridge will contribute to riverside access, wellbeing and reduced car use. The Leeds South Bank is a priority regeneration area for Leeds City Council to enable investment, sustainable living, learning, creativity and leisure. The proposed footbridge will provide direct connectivity to this area.
Commercial Case	The future benefits of the bridge in terms of alternative and active travel routes are significant given the needs of surrounding communities and the high density of education and other mixed leisure and employment within walking distance of the bridge. Similar bridge projects in other cities indicate the commercial benefit to businesses and leisure destinations is will result.
Economic Case	Modelling potential usage of the bridge has suggested the time saving of the shorter journey times to reach destinations on the other side of the river creates economic gains. The options on building a bridge have been considered against a set of common Critical Success Factors. The bridge would be built with a loan which will be repaid with interest, rather than through a grant.
Financial Case	The loan application has been considered through the Growing Places Fund. The applicant will contribute to the cost of the project from its reserves and the loan will be repaid with interest over three years through proceeds from house sales. Security for the loan will be taken in the form of a legal charge over land.
Management Case	The Company have consulted widely with appropriate stakeholders, responded to feedback and harnessed the professional knowledge and specialists needed to design the project successfully. It is their first bridge project and so advice and close involvement with the appointment of principal contractor is planned.