



**Client:** Southern Grove  
Mabgate Limited

**Location:** Leeds

**Sectors:** Mixed Use

**Services:** Transport Planning,  
Travel Planning, Delivery and  
Servicing Plan

**Project overview:** Supporting  
developer's commitment to zero  
car parking and balancing  
competing demands of  
politicians with relevant  
planning policy context

**Added value:**

- Retail, commercial and  
leisure space created
- Significant reduction in  
traffic compared to earlier  
proposals

## Mabgate, Argyle Road and Macauley Street, Leeds

**A mixed-use student accommodation development will provide more than 1,200 bedrooms to the immediate north of Leeds city centre and deliver over 8,000 square feet of retail, commercial and leisure space. The application was supported with transport and travel planning advice by the Motion team, who successfully advanced arguments which culminated in reduced levels of car parking as a means to encourage sustainable patterns of movement.**

Approximately 600 cycle spaces will be provided on site, which are considered more than sufficient to meet the demands of the development. Future Generation will fund a signalised pedestrian crossing to the north of the site, which will provide improved footways towards the University Hospital, where it is anticipated a number of future students will be based.

The site had previously been granted outline consent for 425 apartments. The previous residential scheme relied upon a car park with 238 spaces. In comparison to the earlier proposals, the new accommodation will result in a significant reduction in traffic on the surrounding road network during weekday peak hours, as students will adhere to a no-car policy.



84 North Street  
Guildford  
Surrey GU1 4AU  
T: 01483 531300

Golden Cross House  
8 Duncannon Street  
London WC2N 4JF  
T: 020 8065 5208

9 Greyfriars Road  
Reading  
Berkshire RG1 1NU  
T: 0118 206 2930

