



---

## CITY PLANS PANEL

---

Meeting to be held in Civic Hall, Leeds on  
Thursday, 4th January, 2018 at 1.30 pm

---

### MEMBERSHIP

#### Councillors

P Gruen  
N Walshaw  
J McKenna  
(Chair)  
A Khan  
A Garthwaite  
B Selby  
C Macniven  
E Nash

C Campbell

R Procter  
G Latty

T Leadley

D Blackburn

---

**Agenda compiled by:**  
**John Grieve**  
**Governance Services**  
**Civic Hall**  
**Tel: 0113 37 88662**

# A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 15.2 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	
2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	

Item No	Ward	Item Not Open		Page No
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p><b>DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS</b></p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	
5			<p><b>APOLOGIES FOR ABSENCE</b></p> <p>To receive apologies for absence (If any)</p>	
6			<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p>To consider and approve the minutes of the previous meeting held on 14<sup>th</sup> December 2017.</p> <p>(Copy to follow)</p>	
7			<p><b>MATTERS ARISING FROM THE MINUTES</b></p> <p>To consider any matters arising from the minutes (If any)</p>	

Item No	Ward	Item Not Open		Page No
8	City and Hunslet		<p><b>APPLICATION NO.17/05263/FU VARIATION OF CONDITION 2 (APPROVED PLANS) OF APPROVAL 15/00415/FU TO AMEND THE APPROVED DRAWINGS TO REFLECT LAYOUT AND DESIGN CHANGES INCLUDING AN INCREASE IN UNITS TO 316 FROM 312 DWELLINGS AT LOW FOLD, SOUTH ACCOMMODATION ROAD, LEEDS LS10 1ND</b></p> <p>To consider a report by the Chief Planning Officer which sets out details of an application which seeks a variation of condition 2 (approved plans) of approval 15/00415/FU to amend the approved drawings to reflect layout and design changes including an increase in units to 316 from 312 dwellings at Low Fold, South Accommodation Road, Leeds LS10 1ND</p> <p>(Report attached)</p>	1 - 24
9			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note that the next meeting will take place on Thursday 25<sup>th</sup> January 2018 at 1.30pm in the Civic Hall, Leeds.</p>	

#### **Third Party Recording**

Recording of this meeting is allowed to enable those not present to see or hear the proceedings either as they take place (or later) and to enable the reporting of those proceedings. A copy of the recording protocol is available from the contacts named on the front of this agenda.

Use of Recordings by Third Parties– code of practice

- a) Any published recording should be accompanied by a statement of when and where the recording was made, the context of the discussion that took place, and a clear identification of the main speakers and their role or title.
- b) Those making recordings must not edit the recording in a way that could lead to misinterpretation or misrepresentation of the proceedings or comments made by attendees. In particular there should be no internal editing of published extracts; recordings may start at any point and end at any point but the material between those points must be complete.



Originator:	C. Briggs
Tel:	0113 2224409

## Report of the Chief Planning Officer

### *City Plans Panel*

Date: 4<sup>th</sup> January 2018

**Subject: Planning application reference 17/05263/FU Variation of condition 2 (approved plans) of approval 15/00415/FU to amend the approved drawings to reflect layout and design changes including an increase in units to 316 from 312 dwellings at Low Fold, South Accommodation Road, Leeds LS10 1ND**

Applicant	Date Valid	Target Date
Citu (Low Fold) LLP	30.08.2017	12.01.2018

<p><b>Electoral Wards Affected:</b> City and Hunslet</p>  <p><input type="checkbox"/> Yes    Ward Members consulted (referred to in report)</p>	<p><b>Specific Implications For:</b></p> <p>Equality and Diversity    <input type="checkbox"/></p> <p>Community Cohesion    <input type="checkbox"/></p> <p>Narrowing the Gap    <input type="checkbox"/></p>
---	---

**RECOMMENDATION:**  
**DEFER and DELEGATE to the Chief Planning Officer for approval subject to resolution of detailed highway matters, the conditions attached at appendix 1 (and any others which he might consider appropriate) and the completion of a Deed of Variation to the original Section 106 agreement. In the circumstances where the Deed of Variation has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.**

## 1.0 Introduction

1.1 This application is brought to Plans Panel because it is an amendment to a large-scale major planning permission approved in August 2015 and which is currently under construction. The scheme is delivering a mix of over 300 new family houses and flats, and will lead to the regeneration of a large brownfield site on the edge of the City Centre, in the Aire Valley regeneration area. Members should note that the principle of the development has been established by the original planning permission and therefore Government advice is that Local Planning Authorities should focus their attention on significant changes in planning policy or other material considerations since the original grant of permission and on the changes sought. Therefore the only

matters for consideration are those which are proposed to be amended by virtue of the new plans.

## **2.0 Proposal**

2.1 The application is for a variation of condition 2 (approved plans list) of planning permission 15/00415/FU to amend the approved drawings. The proposed amendments include:

- Increase in the number of dwellings from 312 to 316 – increase by 4
- Reduction in car parking from 247 to 237 – loss of 10 car parking spaces
- Change in mix of houses and flats from 150 houses (102 three bed, 48 four bed) and 162 flats (47 one bed, 115 two bed) to 121 houses (79 three bed, 42 four bed) and 191 flats (86 one-bed, 103 two-bed, 2 three-bed and 4 four-bed)
- House types are now categorised into three types:
  - type 1 – riverside
  - type 2 - mews
  - type 3 – dual aspect
- House types feature home offices or bedrooms at ground floor and living room/kitchen at upper floor to give river views to the living rooms of more houses
- Layout changes including the omission of pinch points to the mews houses
- Mews street retained as 10m wide with 3 storey houses either side.
- Planting and bench features to each house frontage to create defensible space to ground floor windows
- Block Z community facility and cycle store in timber
- More uniform arrangement, less stepping in built form and in layout.
- Increased height to apartment blocks facing East Street and South Accommodation Road to 5-10 storeys from 7-8 storeys
- Changes to the external cladding materials from Eternit fibre cement panels, natural timber cladding and red metal mesh cladding to Trespa panels, cement fibre panels and Rockpanel tiles.

2.2 The overall design principles remain as approved including:

- House footprint of c5.5m x 12m
- Low carbon Passivhaus principles
- Solar panels on roofs
- Roof gardens for all houses and for each block of flats
- Hierarchy of public space, semi-private courtyards for residents with natural surveillance and opportunities for neighbours to socialise, private rooftop terraces, and a protected waterfront biodiversity zone.
- Internal roof-lit modern back to back style housing with bedroom internal aspect and conventional bedroom aspect/outlook
- Large scale windows with feature Accoya timber detailing
- Green wall features to East Street
- All original Section 106 obligations and planning conditions are recommended to be reimposed on the new planning permission. Leeds Community Homes are the affordable housing provider. The planning application for the footbridge was approved in principle at City Plans Panel 23<sup>rd</sup> November 2017.

## **3.0 Site and Surroundings**

3.1 The approximately 6-acre/2.4 hectare brownfield vacant site sits on the eastern fringe of Leeds City Centre, within the Aire Valley regeneration area. The site is bounded by the River Aire to the south and the Inner Ring Road to the north. Beyond the road network lies traditional housing at Richmond Hill. To the south and east lie the predominantly commercial warehousing and industrial uses of the Aire Valley, such as Vickers Oils and Allied Glass. The majority of the site lies in flood risk zone 1,

but parts of the site lie in flood risk zones 2 and 3. To the north lies the Echo residential development (14 storeys). Local heritage assets include the Grade I listed St. Saviours Church, Grade II listed Boyds Mill, and the Grade II listed St. Hilda's Church. To the north west lies the Rose Wharf (Grade II listed) offices and its car park. To the south east lies a cleared site at the junction with South Accommodation Road and the A63 Pontefract Lane. Works are underway on-site to deliver the approved Low Fold development by the applicants Citu for low carbon homes and associated public realm. The houses are being developed in the Citu Works factory located close to the site on Clarence Road on the opposite side of the River Aire.

#### **4.0 Relevant Planning History**

4.1 In 2015 planning permission was granted for 312 dwellings including new open space and associated works at the Low Fold site, South Accommodation Road and East Street (ref. 15/00415/FU). A number of planning conditions have been discharged and development has commenced (refs. 16/02016/COND, 16/07662/COND and 16/01225/COND). This permission is the subject of this current application to vary the approved plans list.

4.2 Planning application reference 17/04425/FU for a bridge across the River Aire from the former Low Fold development site to the former Hydro Aluminium development site at land at Low Fold, South Accommodation Road and at Clarence Road, Hunslet, Leeds, was approved in principle by Councillors at City Plans Panel 23<sup>rd</sup> November 2017, and deferred and delegated to the Chief Planning Officer. Planning permission will be granted following the completion of the necessary associated Section 106 agreement to secure public access to the bridge.

4.3 Under reference 16/02420/FU planning permission was granted for 205 dwellings, made up of a mixture of flats, live-work units and houses, to high sustainability standards, with associated private and public space, and ancillary community, retail and café uses, at land to the east of Clarence Road. This site would also act as the landing point for the bridge from the Low Fold site, and will also be developed by applicants Citu.

#### **5.0 Public/Local Response:**

Planning application publicity consisted of:

5.1 Site Notice posted 15.09.2017.

5.2 Press Notice published 22.09.2017.

No public comments received.

5.3 City and Hunslet Ward Councillors consulted 31.08.2017.

#### **6.0 Consultations Responses:**

##### **6.1 Statutory:**

6.1.1 Leeds City Council (LCC) Transport Development Services

At the time of writing the report revised Highways comments are awaited on revised plans for the following matters:

- Parking layout
- Disabled parking
- Cycle parking
- EV charging points
- Bins

Panel will be provided with a verbal update at the meeting.

- 6.1.2 Canals and Rivers Trust  
No objection. The proposals offer an opportunity to enhance both the ecological value of the waterway, subject to the use of appropriate native species, and also provide an opportunity to enhance the appearance of the waterway, subject to the utilisation of appropriate materials and planting and subject to conditions regarding landscaping next to the waterway, measures to prevent vehicles entering the river, and details of external decks to prevent litter and debris being trapped in the event of a flood.
- 6.1.3 Environment Agency  
No objection.
- 6.1.4 Coal Authority  
No objection.
- 6.2 Non-statutory:**
- 6.2.1 LCC Flood Risk Management  
No objection
- 6.2.2 LCC Public Rights of Way  
The revised landscape masterplan shows a potential new pedestrian footbridge as well as a new cycle route sign directing cyclists along access to the new bridge crossing. There is also a potential connection to the riverside footpath proposed at the southern boundary of the site which is welcomed.
- 6.2.3 LCC Nature Conservation Officer  
No objection subject to the provisions approved under planning conditions attached to planning permission 15/00415/FU
- 6.2.4 LCC Environmental Studies  
No objection. The site is in close proximity to the A61 and exposure to high levels of road traffic noise as highlighted in the supporting noise report originally submitted which recommended a glazing and ventilation package to protect residents within dwellings and stated that external amenity areas would achieve guideline recommended levels of 50dBLAeq,16hr. A condition was attached to the original permission requiring the implementation of measures outlined in the acoustic report along with a pre-completion noise test to ensure that the mitigation has been implemented successfully. There is little change to the overall site layout that would mean that mitigation measures originally set out need changing from those already approved.
- 6.2.5 West Yorkshire Police  
No additional comments to make.

## **7.0 Relevant Planning Policies**

### **7.1 Statutory Context**

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds and this site comprises the following documents:
- The Leeds Core Strategy (Adopted November 2014)
  - Saved Unitary Development Plan Review Policies (Originally Adopted 2006), and now included as Appendix 1 of the Core Strategy
  - The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015)



- Aire Valley Leeds Area Action Plan (AVLAAP) (Adopted November 2017) and any made Neighbourhood Plan

## 7.2 **Development Plan**

The Leeds Development Plan sets out strategic level policies and detailed guidance to inform the delivery of development investment decisions and the overall future of the district. Only those policies and guidance considered to be most relevant to the proposed changes are listed below.

### 7.2.1 **Core Strategy Policies:**

Policy P10 design  
 Policy P12 landscape  
 Policy T1 transport management  
 Policy T2 accessibility requirements and new development  
 Policy EN1 carbon dioxide reduction  
 Policy EN2 sustainable design and construction  
 Policy G4 open space requirements  
 Policy G9 Biodiversity  
 Policy H3 density of development  
 Policy H4 mix of dwellings

### 7.2.2 **Leeds Unitary Development Plan Review 2006 Saved Policies**

Relevant policies include:  
 Policy GP5 all relevant planning considerations  
 Policy BD2 design and siting of new buildings  
 Policy LD1 landscaping

### 7.2.3 **Aire Valley Leeds Area Action Plan (AVLAAP)**

The site lies within the boundary covered by the Aire Valley Leeds Area Action Plan (AVLAAP) which has been adopted since the original permission was granted. The AVLAAP was adopted as a Development Plan Document at Full Council on 8<sup>th</sup> November 2017. Low Fold is allocated for housing (site AV33 – Low Fold) under Policy AVL7 of the AVLAAP.

## 7.3 **Relevant Supplementary Planning Guidance/Documents includes:**

SPD Accessible Leeds  
 SPD Street Design Guide  
 SPD Building for Tomorrow Today: Sustainable Design and Construction  
 SPG Neighbourhoods for Living  
 SPG Leeds Waterfront Strategy

## 7.4 **National Planning Policy Framework 2012 (NPPF)**

The NPPF sets out the Governments planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so. The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development to deliver homes...
- Seek high quality design and a good standard of amenity for existing and future occupants.
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land)
- Promote mixed use developments and encourage multiple benefits from the use of land in urban areas

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

The NPPF states that LPA's should recognise that residential development can play an important role in ensuring the vitality of centres (para 23).

Housing applications should be considered in the context of the presumption in favour of sustainable development (para 49).

The NPPF states that local authorities should deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (para 50).

Paragraph 61 states that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

## **7.5 Other material considerations:**

7.5.1 The Leeds Standard 2014 and the Nationally Described Housing Standards  
The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, they are currently used to help inform decisions on the acceptability of development proposals.

## **8.0 Main Issues**

The key principles of the development were established by the planning permission granted in 2015 and the overall design intent remains the same. The proposals continue to comprise a mixture of houses and flats built to high sustainable construction standards. The flats would still be located to the northern frontage with the houses within the southern part of the site. Car parking would continue to be

provided at basement level with access unchanged. There would still be provision of a generous riverside public space with a river bridge connection to the south and public routes to South Accommodation Road/East Street to the north and there would still be provision of more intimate semi-private streets/spaces on an east-west alignment.

The only matters for consideration are those which are proposed to be amended by virtue of the new plans. Therefore the impact of the proposed amendments to the approved scheme has been assessed in respect of the following key issues:

1. Urban design
2. Residential amenity and quality
3. Housing mix
4. Sustainability
5. Biodiversity
6. Highways safety
7. Section 106 obligations and CIL

## **9.0 Appraisal**

### **9.1 Urban Design**

- 9.1.1 In summary the proposed amendments to the approved plans relate to changes in layout of houses and apartment blocks, public realm and detailed house design. The amendments are a result of detailed design development in advance of the construction of the houses in the nearby Citu Works factory. Although the layout is now a more uniform arrangement, it is considered that they continue to provide a generous riverside public space and would provide an enhanced north-south connection through the site to the river bridge. The east-west mews style street has now removed living rooms from the street frontage but it is considered that on balance the combination of ground floor elevational treatment, front doors to each house, provision of home offices at ground floor, and a front garden treatment to the street, would ensure interest, activity, natural surveillance and defensible space to the routes and spaces around the development.
- 9.1.2 The addition of the community facility and cycle store (Block Z) is a positive feature which would provide an active focus to the public realm as a meeting place for residents, which in turn could help to create a sense of community.
- 9.1.3 As a result of the reconfiguration of apartment blocks T, S, R and Q (now apartment blocks T, U, V and W) the scale to East Street/South Accommodation Road has been increased, and the area of public realm within the site increased. The approved scheme stepped from 7, 8, 9 storeys along the road frontage. The scheme now steps up to 10-11 storeys along the frontage. A tree lined landscaped buffer to the street edge and green wall planting up the elevations is retained. In the context of Echo and X1 developments which are approximately 11-16 storeys in height, given the scale of these existing developments, and the generous width of South Accommodation Road along the length of the site frontage, it is considered that the proposed revised building heights would be acceptable.
- 9.1.4 Citu have provided details of the revised cladding materials and architectural detailing as follows:

Trespa Meteon Lumen New York Grey and Meteon Natural Chalkstone  
highly durable, impact resistant, resistant to UV rays and other atmospheric conditions  
– 10-year product guarantee, BBA certified, life expectancy in excess of 50 years.

Contains up to 70% wood based natural fibres and is available with FSC and PEFC certification. Environmental Profile Certificate and Environmental Product Declaration certified.

#### Cembrit Diamond slate interlocking tiles

Fibre cement roofing tile suitable for wall applications highly durable due to highly engineered fibre reinforcement, impact and stain resistant, resistant to algae growth, rain, heat and direct sunlight resistant, 30 years product guarantee, 10 year colour guaranties, BBA certified, life expectancy of 50 years +. Produced/ Manufactured in a factory which complies with environmental management standard of ISO 14001:2004, Green Guide A+ rating, Environmental Product Declaration.

#### Rockpanel Natural

The applicant states that the product is easy to clean, any scratches that appear will weather and merge into the rest of the material, with durability compared to the performance of stone. The boards are not sensitive to moisture or temperature, and therefore expansion and shrinkage of the material is not an issue. Life expectancy of 50 years +, 10 years guaranty, Composed of compressed mineral wool (Rockwool with high recycled content) with no manmade coatings. Rockpanel boards are 100% recyclable at life end of the product, BRE EPD certification, ISO 14001:2006 Environmental Management System certified, fully recyclable, waste can be taken away by Rockpanel and recycled back into the raw material.

#### Accoya timber

Used on feature timber window reveals.

The proposed depth of window reveals (97mm) and Accoya treated timber framing to window reveals (50mm) are considered appropriate to give sufficient variety and interest to the proposed elevations. The applicant has been requested to consider alternatives to face fixing the Trespa panels which undermines their 'solid' appearance. Subject to this officers consider that the proposed materials would provide an acceptable visual treatment.

- 9.1.4 Overall it is considered that proposed changes would retain the design quality of the original scheme and that the proposed layout, scale and architectural details and materials would be appropriate to the context of the site, and its emerging and existing character along a major road corridor, the waterfront, and at the northern end, in the setting of heritage assets and the nearby conservation area. It is considered that the proposal meets the design and townscape requirements of Core Strategy Policies P10 and P12.

## **9.2 Residential amenity and quality**

- 9.2.1 The internal layouts of the three house types have been reconfigured as follows:

### House Type 1 Riverside houses

A reduction of circulation space has enabled 22% of the gross floor area to be usable living spaces across the house type. Natural light is now shared across the house equally with an increased sized south facing roof-light to the back of the house. Previously the voids were staggered and less effective than an unobstructed uniform position for the full height of the house. As a result of the reduction of circulation space a new room has been added at ground floor to be either used as a bedroom or study facing the top-lit space. The triple height light void which concludes in the living space to the back of the house. The layout of the living and dining spaces are no longer separated, and have increased width from 2.8m wide to 4m. The kitchen in the previous design was separated and pushed to the rear of the 1st Floor which had less

natural light. The kitchen now sits central in a large, open-plan living room on the ground floor with direct access to a front private sitting space via the dining space. This re-design has been re-configured to offer a better balance of natural light, circulation and functions.

#### House Type 2 Mews houses

The re-design and approach to House Type 2 is similar to House Type 1, with a rationalisation of space improving the floor area by reducing circulation space there's an increase in the usable, living space of 12%. Natural light would be increased across the house by an increased sized roof-light to the rear of the house as per House Type 1. The main change in this house type is the movement of the living spaces to the upper floors to utilise the views and natural light whilst also optimising the design in terms of passive house principles. With the reconfiguration of spaces and the stepping back of the 2nd Floor the living space is now dual aspect offering views over the river and the central community 'spine' space. The reconfiguration increases this house type to a 3-double bedroom and an additional multi-purpose room on the ground floor which would offer natural surveillance to the community 'spine' space. The 2nd floor living space would now be connected to a private rooftop garden which would be accessed through a glazed, mechanically opening roof-light via an open-sided stair which would bring in additional light in to an open living space. Previously the layout of the living and dining spaces were restricted by stairs at 2.8m wide, and this would be increased to 5.5m-4.5m. In the amended proposal, the kitchen would be located on the 2nd floor living space and would look over the community 'spine' space. There is an alternative version of House Type 2 depending on the location in the block, if the house is in a gable end location it would have windows on the ground floor.

#### House Type 3 Dual aspect houses

The most 'conventional' house type with its dual aspect on each floor, however as per House Types 1 and 2 there has been a rationalisation of circulation space with an increase in usable floor area of 10%. The living spaces have also been moved to the upper floors to utilise the views and natural light as well as optimising the design to perform to passive house standards. This house type remains a 3-double bedroom property with the additional of a study or snug located on the ground floor, in order to encourage activity on the ground floor to face on to the community 'spine' space where the front door is located. The living space is also connected to a private rooftop garden accessed through a glazed and mechanically opening roof-light accessed up an open sided stair as per House Type 2.

- 9.2. In summary, the internal re-planning of the dwellings and repositioning of the rooftop internal lightwells results in less circulation space, more room space, bedrooms with a mixture of conventional outlook, lightwell outlook or restricted outlook to flank gables. It is considered that on balance the proposed amendments to internal layout would result in satisfactory amenities for future residents in terms of the proposed internal space, daylight, outlook, privacy, circulation and juxtaposition of living functions, as required by Saved UDPR Policy GP5.

### **9.3 Housing mix**

- 9.3.1 The proposal includes a slight increase in the number of residential units from 312 to 316. In principle this is considered acceptable in the context of the extant planning permission and the adopted site allocation in the AVLAAP. It is noted that the proposals will change the mix of housing types and sizes compared to the existing scheme. Core Strategy Policy H4 and Table H4 sets out a preferred mix of dwellings in terms of type and size. The revised scheme proposes 39% houses and 61% flats representing a reduction in the number of houses and falls below the minimum of 50%

houses set out in Table H4. However, as with the previous comments on the approved scheme, it is noted that about 10% of the site lies within the city centre boundary where a minimum mix of dwelling types is not required and therefore the proposed mix remains appropriate. In terms of dwelling size, the proposed mix is as follows: 1 bed (27%); 2 bed (33%); 3 bed (26%) and 4 bed (14%). These proportions all fall within the minimum and maximum proportions of each dwelling size specified in Table H4 of the Core Strategy.

## **9.4 Sustainability**

9.4.1. Citu are targeting a fabric-first approach using passive house principles to ensure that a reduction in energy demand and carbon emissions are built into the dwellings and that this lasts for the lifetime of the development. Core Strategy Policies EN1 and EN2 set the Council's expectations for sustainable construction, predicted low and zero carbon energy usage and reduction in carbon emissions from new buildings.

9.4.2 Policy EN1 requires that residential buildings achieve 20% better than the carbon emissions reduction target in the 2013 Building Regulations. The proposed houses at this development would achieve between 57-59% better than the CO2 emissions target required by 2013 Building Regulations.

9.4.3 Policy EN1 also states that major developments should achieve 10% of their predicted energy use from low or zero carbon sources. On-site renewable energy in the form of electricity generated from the roof-mounted solar panels is 10.5%.

9.4.4 The proposal would therefore exceed the Development Plan policy (EN1 and EN2) requirements for building sustainability, carbon emissions reduction and energy use.

## **9.5 Highways Matters**

9.5.1 The proposed access remains as the approved scheme as a signalised junction with East Street/South Accommodation Road. Although the overall number of dwellings has increased slightly, the likely transport impact of the scheme on the wider highway network and transportation issues generally would be unchanged. Detailed amendments are proposed to the internal layout of the site in respect of:

- Parking layout
- Disabled parking
- Cycle parking
- EV charging points
- Bins

Comments are awaited from Highway services on the acceptability of these and subject to this it is considered that the proposal would be in accordance with Core Strategy Policy T2 and Saved UDPR Policy GP5.

## **9.6 Biodiversity**

9.6.1 In relation to the comments from the Canal and Rivers Trust, conditions have been approved for the original consent relating to a biodiversity management plan, otter holt and planting measures along the river bank and the approved details have been incorporated on the proposed amendment plans. It is proposed to secure these detailed requirements by relevant conditions on the new planning permission. The amended scheme represents no change to the tree survey previously undertaken and submitted. Full details of hard and soft landscaping plans would also be controlled by condition prior to implementation. Therefore the proposal would meet the requirements of Core Strategy Policy G9.

## 9.7 **Section 106 Obligations and CIL**

9.7.1 At the 11<sup>th</sup> June 2015 City Plans Panel meeting, Members agreed the original application subject to the following planning obligations:

- affordable housing – the provision of 5% of the total units as affordable housing on site (16 units mix of one and two-bed flats) plus the delivery of a publicly accessible pedestrian and cycle bridge across the River Aire. In the event the bridge did not proceed, the full 5% of affordable housing to be provided on site in accordance with adopted planning policy (pro-rata mix of 1, 2, 3 and 4 bed flats and houses) and the provision of necessary additional highway improvement works
- travel plan monitoring fee £3650
- provision of two car club bays and £25,000 car club trial provision
- public access throughout the site
- co-operation with local jobs and skills initiatives
- management fee £750
- parking survey of an area 800m from the site access road prior to development and resurvey upon completion of development and provision of additional parking mitigation measures if required

The proposed changes do not result in a requirement to change these obligations. Notwithstanding the small increase in the number of overall residential units the affordable housing requirement at 5% of the total units remains 16 units as originally agreed. Therefore agreed measures would be carried forward onto this application through a Deed of Variation to include the new planning permission reference.

9.7.2 The proposal would be subject to the Community Infrastructure Levy (CIL) and has been calculated at the time of recommendation of this application as £181,685.81. The CIL calculation for the mix of houses and flats as originally proposed was £147,465.

## 10.0 **Conclusion**

10.1 The proposed amendments to the scheme support this significant regeneration opportunity, which contributes to the delivery of the Council's adopted place-making vision for the transformation of the Aire Valley. Citu's climate innovation district will be a high quality sustainable development which will bring with it a large number of new homes, jobs and opportunities for investment and innovation. The scheme provides a range of house types and sizes suitable for residents of all ages, provide jobs, with reduced carbon emissions compared to conventional housing. The redevelopment of the site would also enhance the character of the surrounding area, by regenerating a large and prominently located under-utilised brownfield site with significant new low carbon housing and public realm. This proposal to amend the approved plans is considered to be in accordance with the Development Plan and national planning policy as described above. Therefore, it is considered that the proposal is acceptable subject to the Deed of Variation to the Section 106 agreement and the conditions attached to the original planning permission 15/00415/FU.

## **Background Papers**

Application files 15/00415/FU, 17/05263/FU, 16/02016/COND, 16/07662/COND and 16/01225/COND

## **Appendix 1 - Draft Conditions for application reference 17/05263/FU**

- 1) The development hereby permitted shall be begun before 4<sup>th</sup> August 2018.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall commence until details of a phasing plan have been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall include associated highways works, car and cycle parking provision, any affordable housing provision on-site, and landscaping works within a given phase where relevant. Details for condition shall then be submitted for each phase as per the phasing plan. Any subsequent changes to the phasing schedule shall be submitted in writing to and approved by the Local Planning Authority. The scheme shall be built out in accordance with the approved phasing plan.

In order to accord with the provisions of the Leeds Core Strategy, Saved Policies of the Leeds Unitary Development Plan Review, and Leeds Natural Resources and Waste DPD in the interests of amenity, visual amenity, the provision of affordable housing, pedestrian connectivity, highways safety, flood risk, and sustainable development, and in order that the Local Planning Authority is informed of the phasing in order that the relevant sections of the conditions may be discharged.

- 4) No construction of external walling or roofing shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. This shall include a large sample panel of all external facing materials and glazing types to be used. The external cladding and glazing materials shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

In the interests of visual amenity in order to accord with Leeds UDP Review Policies GP5 and BD2, Leeds Core Strategy Policy P10 and the NPPF.

- 5) Notwithstanding details shown on the plans hereby approved, no external walling or roofing shall be constructed within a phase until typical 1:20/1:50 scale elevations/section/plan working drawings showing the following details junctions between materials including rooftop parapets, soffits, shutters, framing, window and door openings and all junctions of materials,



for that phase have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the details thereby approved and retained as such thereafter.

In the interests of visual amenity in order to accord with Leeds UDP Review Policies GP5 and BD2, Leeds Core Strategy Policy P10 and the NPPF.

- 6) No external surfacing works shall take place until details and samples of all external surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved prior to occupation of the building.

In the interests of visual amenity, in accordance with Leeds UDPR Policies GP5 and LD1, Leeds Core Strategy Policy P10 and the NPPF

- 7) External surfacing or landscaping works shall not commence within a phase until full details of both hard and soft landscape works as shown on LAAND drawing 14-19-SD-100 Revision 04 including an implementation programme for that phase have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include
- (a) proposed finished levels and/or contours,
  - (b) boundary details and means of enclosure,
  - (c) car parking layouts,
  - (d) other vehicle and pedestrian access and circulation areas,
  - (e) hard surfacing areas,
  - (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),
  - (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).
  - (h) lighting
- Soft landscape works shall include
- (i) planting plans
  - (j) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
  - (k) schedules of plants noting species, planting sizes and proposed numbers/densities.
  - (l) tree pits and soil volumes

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds UDP Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the NPPF.

- 8) If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds UDP Review (2006) policies GP5 and LD1, the Leeds Natural Resources and Waste DPD, and the NPPF.

- 9) a) No retained tree/hedge/bush shall be cut down, uprooted or destroyed nor any tree be pruned, topped or lopped or suffer root severance other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any approved pruning, topping or lopping shall be carried out in accordance with current British Standards and any tree survey approved by the Local Planning Authority.
- b) If any retained tree/hedge/bush is removed, uprooted or destroyed or dies the Local Planning Authority shall be notified forthwith in writing. Another tree/hedge/bush of an agreed size and species shall be planted at the same place and at such time, as may be specified in writing by the Local Planning Authority.

Retained tree/hedge/bush refers to vegetation which is to be retained, as shown on the approved plans and particulars, and the condition shall have effect until the expiration of five years from the last date of occupation.

To ensure the continuity of amenity afforded by existing vegetation in accordance with adopted Leeds UDP Review (2006) policies GP5, N23 and LD1.

- 10) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with adopted Leeds Core Strategy policy P12, Saved Leeds UDP Review (2006) policies GP5 and LD1, the Leeds Natural Resources and Waste DPD, and the NPPF.

- 11) Each phase of the development shall not be occupied until all areas shown on the approved plans to be used by vehicles for that phase have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway in accordance with adopted Leeds Core Strategy Policy T2 and Street Design Guide SPD (2009).

- 12) Prior to the installation of cycle/motorcycle facilities for each phase, full details of long and short stay cycle/motorcycle parking and facilities for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each phase shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided for that phase. The facilities shall thereafter be retained for the lifetime of the development.

In order to meet the aims of adopted Leeds UDP Review (2006) policies T7A, and T7B, Leeds Core Strategy Policy T1, the Travel Plans SPD and the NPPF.

- 13) Prior to the installation of residential bin stores for each phase, full details (including siting, materials and means of enclosure) of the proposed residential bin store(s) for that phase shall be submitted to and approved in writing by the Local Planning Authority. Each phase shall not be brought into use until the bin store(s) thereby approved have been provided for that phase. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

To ensure that adequate provision for bin storage is made and in the interests of visual and residential amenity, in accordance with Leeds UDPR Policy GP5, Leeds Core Strategy Policies T2 and P10 and the NPPF.

- 14) Prior to the installation of basement car park access controls for each phase, details of the access controls to the basement car park for that phase shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of the development and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of pedestrian and vehicular safety, in accordance with Leeds UDPR Policy GP5 and Leeds Core Strategy Policy T2

- 15) Prior to the first occupation of each phase of the development hereby approved, details including the locations of the proposed electric vehicle charging points for that phase shall be submitted to and approved in writing by the Local Planning Authority. The charging points shall be provided in accordance with the approved details for use prior to first occupation of each phase, and retained as such thereafter.

In the interests of encouraging more sustainable forms of travel, in accordance with the NPPF, Leeds Natural Resources and Waste DPD, Leeds Travel Plans SPD, Leeds UDPR Policies GP5 and Leeds Core Strategy Policy T2

- 16) No development shall take place within a phase until details for the provision of relevant off-site highways works for each phase as shown on Optima drawing no. 14087/GA/01 Revision E have been submitted to and approved in writing by the Local Planning Authority for inclusion in the section 278 Highways Agreement or to be secured by such other procedure as may be agreed between the applicants and the Local Planning Authority.

In the interests of pedestrian and vehicular safety, in order to accord with the NPPF and Core Strategy Policy T2.

- 17) Prior to the first occupation of the development hereby approved, details of a car park and servicing management plan shall be submitted to and approved in writing by the Local Planning Authority. Car parking spaces shall only be allocated to and/or used by residents of this site or their visitors. The car park and servicing shall be operated in accordance with the approved management plan thereafter.

In the interests of sustainable development, and vehicular and pedestrian safety, in accordance with Leeds Core Strategy Policies T1 and T2, and the NPPF.

- 18) Development within a phase shall not commence until a scheme detailing separate surface water and foul drainage works has been submitted to and approved in writing by the Local Planning Authority for that phase. This shall include drainage plans and summary of calculations and investigations. The works shall be implemented in accordance with the approved scheme before each phase of the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with Leeds UDP Review (2006) Policy GP5 the Council's Minimum Development Control Standards for Flood Risk, Leeds Core Strategy Policy EN5, the Leeds Natural Resources and Waste DPD and the NPPF.

- 19) Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works for each phase and no buildings shall be occupied or brought into use within a phase prior to completion of the approved foul drainage works for each phase.

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal, in accordance with the Leeds NRWDPD and the NPPF.

- 20) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA). The mitigation measures shall be fully implemented prior to occupation of each phase and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

To reduce the risk of flooding to the proposed development and future occupants, in accordance with the NPPF.

- 21) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development within a phase shall not commence until a Remediation Statement for that phase demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. In the event that the site investigations confirm the need for remedial works to treat areas of unrecorded shallow coal mine workings to ensure the safety and stability of the proposed development, any necessary remedial works shall be undertaken prior to commencement of the development of the relevant phase.

The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to protect the environment including the waterway and make the site 'suitable for use' in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 22) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to protect the waterway and make the site suitable for use in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 23) Remediation works shall be carried out in accordance with the approved Remediation Statement for each phase. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme for each phase. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 24) Prior to the commencement of development of each phase an updated Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority, which will include a detailed scheme comprising (i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit); (ii) a Site Waste Management Plan (SWMP); (iii) Details of photovoltaic cells; (iv) an energy plan showing the percentage of on-site energy that will be produced by the selected Low and Zero Carbon (LZC) technologies and that it produces a minimum of 10% of total demand and a carbon reduction target and plan showing a minimum of 20% reduction against building regulations; and (v) a construction design stage assessment that the buildings will meet the Fabric Energy Efficiency (FEE) criteria specified in the Citu/ID Planning Sustainability Statement dated April 2015.

The development of each phase shall be carried out in accordance with the detailed scheme for that phase, and

(a) Within 6 months of the first occupation of each phase a post-construction review statement for that phase shall be submitted to and agreed in writing by the Local Planning Authority

(b) The development and buildings comprised therein shall be maintained thereafter and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the adoption of appropriate sustainable design principles in accordance with Leeds Core Strategy Policies EN1 and EN2, Leeds SPD Sustainable Design and Construction, and the NPPF.

- 25) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

In the interests of amenity and visual amenity, in accordance with Leeds UDPR Policies GP5, BD2 and BD4, Leeds Core Strategy policy P10 and the NPPF.

- 26) The noise rating level from fixed plant items shall not exceed the prevailing background (LA90) noise level minus 5 dB at nearby noise sensitive receptors, when assessed in accordance with BS 4142:1997.

In the interests of residential amenity, in accordance with Leeds Core Strategy, Leeds Saved UDPR Policy GP5 and the NPPF

- 27) No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage;
- d) details and location of contractor and sub-contractor parking
- e) a local resident and business communications strategy for the duration of the works

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of highways safety and residential amenity in accordance with Saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 28) No building operation shall take place before 08.00 hours on weekdays and 09.00 hours on Saturdays nor after 18.30 hours on weekdays and 13.00 on Saturdays, with no works on Sundays or Bank Holidays, unless agreed in writing with the Planning Local Authority.

In the interests of residential amenity, in accordance with Leeds Core Strategy, Leeds UDPR Saved Policy GP5 and the NPPF

- 29) Notwithstanding details shown on the plans hereby approved, exact details of the vehicular and pedestrian access gradients shall be submitted to and agreed in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter. The gradient of all pedestrian ramps shall meet BS8300:2009+A1:2010.

In the interests of pedestrian and vehicular safety and accessibility in accordance with Leeds Core Strategy policies T2 and P10 and the adopted Street Design Guide SPD (2009).

- 30) No development shall take place within a phase until details of the foundations have first been submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

To protect the structural stability of the Aire & Calder Navigation infrastructure which could be adversely affected by the development.

- 31) Prior to the commencement of the relevant phase of the development a method statement for the control and eradication of invasive plant species shall be submitted to and approved in writing by the Local Planning Authority. The agreed plan shall thereafter be implemented for each phase.

In order to control the spread of invasive plant species.

- 32) Prior to the commencement of development a Biodiversity Enhancement & Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of the following:
- a) Description and evaluation of features to be managed and enhanced – to include all the land shown as Ecology Area, Riverside Terrace and Riparian Planting on the Landscape Masterplan drawing 14-19-SD-100 Rev 4 dated 16/01/15, and provision of bat roosting features and bird-nesting features
  - b) Extent and location/area of proposed enhancement works on appropriate scale maps and plans
  - c) Ecological trends and constraints on site that might influence management
  - d) Aims and Objectives of management – to include providing an unlit area of river frontage to reduce impacts on bats, eradication of non-native invasive species, no public access in the Ecology Area, and a reed/wetland fringe along the river frontage consisting of emergent and marginal native species
  - e) Appropriate management options for achieving Aims and Objectives
  - f) Prescriptions for management Actions
  - g) Preparation of a work schedule (including an annual plan capable of being rolled forward over a 5 year period)
  - h) Details of the specialist ecological body or organisation responsible for implementation of the Plan
  - i) Ongoing monitoring and remedial measures
  - j) An annual progress report sent to the LPA reporting on progress of the work schedule and recommendation for the next 12 month period

The Plan shall include details of the legal and funding mechanisms by which the long-term implementation of the Plan will be secured by the developer with the specialist ecological management company responsible for its



delivery. The Plan shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the Objectives of the originally approved scheme. The approved Plan will be implemented in accordance with the approved details.

To ensure the enhancement of biodiversity in accordance with Core Strategy Policy G8 and G9, and the NPPF.

- 33) Prior to the commencement of development a Construction Environmental Management Plan (CEMP:Biodiversity) shall be submitted to and approved in writing by the LPA. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities
  - b) Identification of “biodiversity protection zones”
  - c) Measures to avoid or reduce impacts during construction – with specific measures to minimise adverse impacts on bats and otters
  - d) Measures to control and eradicate invasive species
  - e) Location and timings of sensitive works to avoid harm to biodiversity features, including nesting birds and a pre-start otter survey
  - f) The times during construction when specialist ecologists need to be present on site to oversee works
  - g) Responsible persons and lines of communication
  - h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the LPA.

To ensure the protection of existing biodiversity features in accordance with Core Strategy Policy G8 and the NPPF, and In order to safeguard the sensitive habitats along the River Aire in accordance with saved policies N8 and N50 of the Leeds UDP Review (2006)

- 34) Prior to the commencement of development a Plan will be agreed with the Local Planning Authority for an Otter Holt at a location within the Ecology Area as shown on the Landscape Masterplan drawing 14-19-SD-100 Rev 4 dated 16/01/15, together with a timescale for being built. The Otter Holt will be constructed as agreed and monitored annually for 3 years from its construction by an appropriately qualified ecologist and a report sent to the LPA with levels of use and recommendations made for any remedial or enhancement measures that are then to be addressed in full within 12 months of the recommendations. The Otter Holt will be retained thereafter.

To provide biodiversity enhancements (for a European Protected Species) as per the NPPF para. 109.

- 35) Unless otherwise approved in writing by the local planning authority, no construction of buildings or other structures shall take place until measures to divert or otherwise formally close the sewers and water mains that are laid

within the site have been implemented in accordance with details that have been submitted to and approved by the local Planning Authority.

In the interest of satisfactory and sustainable drainage and to maintain the public water supply

- 36) Prior to the commencement of development full details of the compensatory storage for each of the two phases (as shown on the Weetwood Development Phasing plan) shall be submitted and agreed in writing by the Local Planning Authority. The flood storage measures shall be fully implemented prior to the first occupation of the phase to which they relate.

In the interests of reducing flood risk, in accordance with the NPPF

- 37) The development shall be carried out in accordance with the recommendations specified in the approved Environmental Noise Solutions Ltd (ENS) noise report NIA/5611/14/5420 dated 18 December 2014. The approved measures shall be retained as such thereafter.

In the interests of residential amenity, in accordance with Saved UDPR Policy GP5 and the NPPF.

- 38) Any soil or soil forming materials brought to site for use in garden areas, soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

**GENERAL NOTES**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS, AND/OR PREPARATION OF ANY SHOP DRAWINGS. SIZES OF AND DIMENSIONS TO ANY STRUCTURAL ELEMENTS ARE INDICATIVE ONLY. SEE STRUCTURAL ENGINEERS DRAWINGS FOR ACTUAL SIZES / DIMENSIONS. SIZES OF AND DIMENSIONS OF ANY SERVICE ELEMENTS ARE INDICATIVE ONLY. SEE SERVICE ENGINEERS DRAWINGS FOR ACTUAL SIZES AND DIMENSIONS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS DRAWINGS, SPECIFICATIONS AND OTHER CONSULTANTS' INFORMATION.

DO NOT SCALE FROM THIS DRAWING



<b>S73</b>		
CID		
Climate Innovation District		
<b>CIDU</b> <b>white</b>		
<input checked="" type="checkbox"/> A	White Arkitekt AB	tel. 020 389 70812
project number	drawn by	project architect
9152380100	MC	OO
date	approved by	contractor name
26/07/17	GD	SO
<b>Proposed Site Plan</b>		
A1	1500	drawing number
A3	1:1000	0100

