



## Report of the Chief Planning Officer

### Plans Panel West

Date: 30<sup>th</sup> January 2014

**Subject: POSITION STATEMENT: APPLICATION NUMBER 13/05526/FU: Installation of four floodlights, sub station and associated infrastructure to cricket ground**

**At: Headingley Stadium, St Michaels Lane, Leeds**

APPLICANT	DATE VALID	TARGET DATE
Yorkshire County Cricket Club	02.01.2014	27.02.2014

#### Electoral Wards Affected:

Headingley and Kirkstall

Yes

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: For Members to note the content of the report and to provide comment/feedback on the questions raised at section 9 of this report paragraph, 9.28.**

### INTRODUCTION:

- 1.1 This report is brought to South and West Plans Panel for information. This planning application relates only to the Cricket Ground part of Headingley Stadium, which is conjoined with the Rugby Stadium by the Main Rugby Stand.
- 1.2 Yorkshire County Cricket Club is financially dependent upon the staging of international cricket, as domestic cricket currently only breaks even. The Club currently has the benefit of a Staging Agreement with the English and Wales Cricket Board ("ECB") until 2019 which guarantees eight unbroken years of one England Test Match and one England One Day International (ODI) each season. However, beyond 2019 the Club must plan to secure its future as an international cricket venue. In addition to new Test Match venues (Hampshire CCC's Ageas Bowl; Durham CCC's Riverside Ground; and Glamorgan's SWALEC Stadium), existing Test Match venues have undergone, or are currently undergoing, significant ground improvements,

including the installation of permanent floodlights. Edgbaston, Lords, Old Trafford, The Oval, SWALEC Stadium, Aegaeus Bowl and Trent Bridge all benefit from permanent floodlighting.

- 1.3 Headingley is one of the few remaining venues, which does not have the benefit of permanent floodlighting - the installation of which is soon to be a mandatory International Cricket Council ("ICC") requirement for grounds staging international matches. The use of temporary lights at cricket grounds is no longer pursued by the ECB due to the superior performance for the broadcaster and players from permanent floodlights since their existence has become more prevalent around the UK. Therefore the provision of permanent floodlighting is essential to ensure that International cricket, including Test Cricket continues at Headingley.
- 1.4 This report seeks to outline the emerging issues associated with the development, namely the impact of the floodlights on local resident and the effect upon the character and appearance of the adjacent Headingley Conservation Area. The report also seeks to outline the benefits associated with the development.

## **2.0 PROPOSAL:**

- 2.1 The proposal seeks planning permission for the erection of 4 floodlights and an electricity sub station.
- 2.2 The overall height of each flood light would be 58metres. The column would be 50metres in height and the lighting element would be 8metres in height. The floodlight frames would be 14.5metres in width and would be illuminated to a level of 640 Lux each. The mast structure will be formed of steel construction with a galvanised finish. The mast foundations will be formed of reinforced concrete construction of a sufficient depth to resist the applied dead and wind loading.
- 2.3 The four masts would be located to the rear of the north stand, the bin store location of the east stand, the south end of the western terrace at the rear of the stand and immediately to the west of the Carnegie pavilion.
- 2.4 The existing infrastructure at the ground is insufficient to power the 640 luminaires proposed in this scheme as such there is a requirement for the installation of a new sub-station. It is proposed to locate this adjacent to the existing sub-station on the east of the ground behind the northern stand where there are currently parking spaces provided. This would be of similar size and form to the existing substation which is a single storey building.
- 2.5 The floodlights would be used between 15-20 per season for one day games, test matches, day night T20 games and to allow County Championship matches to play in bad light conditions. The floodlights would only be used for cricket match purposes. The lights would only be on full power until 10.00pm at the latest and then at reduced power (i.e. around 20%) until 10.45pm at the latest.
- 2.6 The applicant states there may be occasion, and only where a match is being broadcast on television, where the match start time is delayed and will therefore finish later than scheduled. This will most commonly be due to adverse weather conditions leading up to the start of the match. In these situations, an exceptional curfew (i.e. up to one hour later than the normal curfew) may need to operate but would be limited to no more than six times per season.

- 2.7 The Club has an opportunity to secure some funding from the ECB towards the cost of installing permanent floodlighting, however additional funding will be required. Should the planning application be approved and the funding secured, the Club would seek to install the lights as soon as possible with the aim to have the lights in place by the start of the 2015 season. However, should it take a longer period to secure the additional funding for the lights the Club is seeking approval for a five year period.

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 Headingley Cricket Ground is bound by mixed residential properties on Kirkstall Lane to the north, Cardigan Road to the east, St. Michaels Lane to the south-west, and Greysields Avenue to the west. The Cricket ground adjoins the rugby stadium and they share a stand. The rugby stadium has 4 permanent flood lights, dating back from the 1960s. They are estimated to be 30metres in height. Further clarification on their height is being sought and the progress on this will be brought to Panel.
- 3.2 Headingley town centre is located along North Lane to the north-east of the Ground. The site is adjacent to the Headingley Conservation Area and is also washed over by the Area of Housing Mix UDP designation. The ground is also designated within the UDP as Protected Playing Pitches under Policy N6.

### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 26/156/00/RM - Alterations & extension to pavilion new east stand new shop terracing and new raised roof to north/south stand. Approved 30.10.2000
- 4.2 26/12/01/FU - 4 storey stand with practice area bar restaurant and 36 bedroom/box hotel. Approved 01.05.2001
- 4.3 26/19/02/FU - New terracing to cricket ground. Approved 06.06.2002
- 4.4 08/02354/FU - Demolish existing winter shed stand, media centre and boundary wall to Kirkstall Lane, replace with 5 storey building for university teaching space and admin offices, new cricket facilities including changing and officials rooms, hospitality facilities, new media centre, replacement spectator seating and admin offices, associated landscaping and car parking off St Michael's Lane. Approved 16.03.2009
- 4.5 26/185/95: Outline application for new cricket and rugby stands and facilities – including a redevelopment of the existing winter shed and media centre. (Access and Siting approved) August 2000.

### **5 HISTORY OF NEGOTIATIONS:**

- 5.1 The applicant undertook a period of community consultation prior to the submission of the application. The applicant presented the scheme to affected ward councillors and then held two community drop in exhibitions for local residents to attend. The applicants statement of community involvement notes that 27 residents attended the drop in sessions. The statement notes that there was broad support to retain international cricket at Headingley and that the majority of respondent were in favour of the flood lights but there was some concerns over the size, siting and whether the flood lights could be mounted on telescopic columns.
- 5.2 Some Panel Members may recall that in June 2012 West Panel undertook a site visit to Trent Bridge to view Nottinghamshire CCC permanent flood lights in operations.

## **6 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application has been publicised by Site Notices and an advert has also been placed in the press. Thus far there have been 3 letters of objection received and 1 letter of support. The following matters have been raised:
- The floodlights are contrary to the Headingley and Hyde Park NDS paragraphs 15.2 and 15.4.4 of the NDS.
  - The floodlights would add to the over dominance of the stadium already on the locality
  - The value of floodlighting to the cricket ground is appreciated
  - The stadium is already out of character with the surrounding area.
  - The floodlights are too high
  - Retractable floodlights should be used
  - Welcome to Yorkshire have written in to support the application. They reference the importance of the economic impacts of the development and the importance of the stadium to attracting tourism.

## **CONSULTATION RESPONSES:**

- 6.2 The consultation phase of the application expires on the 29<sup>th</sup> January. It is likely that a verbal update on any matters arising will be presented to Panel.

### Statutory Consultees

### Non Statutory Consultee

Leeds Bradford International Airport: State the proposals are unlikely to conflict with aviation interests

National Air Traffic Service has no objection to the application.

## **7 PLANNING POLICIES:**

- 7.1 The Development Plan for the area consists of the adopted Unitary Development Plan Review (2006), the Natural Resources and Waste DPD (2012) along with relevant supplementary planning guidance and documents. The Local Plan ( Core Strategy and Site Allocations Plan) will eventually replace the UDP – the Core Strategy has been submitted to the Secretary of State and is currently undergoing Examination.

### **Development Plan:**

- 7.2 The most relevant Policies in the adopted Leeds Unitary Development Plan are listed below.

Leeds Unitary Development Plan (Review 2006)

- GP5: General planning considerations.
- GP11: Development to meet sustainable development principles.

- SP3: New development should be concentrated within or adjoining the main urban areas and should be well served by public transport.
- N6: Protected Playing Pitches
- N12: Development proposals to respect fundamental priorities for urban design.
- T2: Seeks to ensure that developments will not create or materially add to problems of safety, environment or efficiency on the highway network.
- T24: Requires parking provision to reflect detailed guidelines.
- LD1: Criteria for landscape design.
- Policy N19: refers to all new buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of that area.
- Policy SA2: Encourages development in locations that will reduce the need for travel, promotes the use of public transport and other sustainable modes of transport.
- Policy SA6 – seeks to encourage the provision of facilities for leisure activities and promote tourist visits to Leeds.

### **Supplementary Planning Guidance**

- Neighbourhoods for Living.
- Headingley and Hyde Park Neighbourhoods Design Statement SPD
- The Vision for Leeds II (2004-2020)  
This document provides the strategic vision for Leeds and sets out the aspirations of the Leeds Initiative for the City. Two of the central aims are to move Leeds up a league as a city and make Leeds a major European City.

### **Emerging Core Strategy**

- 7.3 Leeds City Council submitted its Core Strategy to the Secretary of State on the 29th April 2013. The document has now completed its hearing stages of the Examination and will now undergo a series of proposed modifications. Formal adoption of the document is anticipated in 2014.
- 7.4 The Core Strategy Submission document makes clear (paragraph 3.36) that professional sport, including cricket continues to be a source of local pride and gives the city an international profile.
- 7.5 Draft Spatial Policy 8 (Economic Development Priorities) gives support to Leeds' local economies by continuing to grow opportunities in the leisure and tourism sector. Paragraph 4.7.9 of the Submission Core Strategy (April 2013) also goes on to state that: "In principle the Council support improvement at its major sporting venues, such as Headingley Carnegie Stadium."

### **National planning policy**

- 7.6 National Planning Policy Framework: Paragraphs 56 and 57 refer to the impact of good design as being a key aspect of sustainable development. Paragraph 58 bullet point 3 refers to the desire to optimise the potential of the site to accommodate development.
- 7.7 Paragraph 65 states LPA's should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

7.8 Paragraph 66 states Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

7.9 Paragraph 131 states In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

## **8 MAIN ISSUES:**

- Principle of the development
- Mast Design and Siting
- Impact on the setting of Headingley Conservation Area
- Impact on neighbours from the siting of the columns and the effect of the floodlights when in use.
- Highways Issues
- Other Issues including benefits

## **9 APPRAISAL:**

### Principle of the development

9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The site is designated within the UDP as being Protected Playing Pitches, Policy N6. The proposed floodlighting scheme does not interfere with the defined boundaries of this protected pitch. The proposal seeks to enhance existing sporting facilities and in this context is in accordance with the aims of Policy N6 and also supported by the relevant paragraphs of the NPPF. Provision of permanent floodlighting for the cricket club will support the protection of the playing field and sporting use of the stadium as a whole. Adopted UDP Policy SA6 seeks to encourage the provision of facilities for leisure activities and promote tourist visits to Leeds in ways which secure positive benefit for all sections of the community. The proposed permanent floodlighting scheme which could help ensure that international and Test Match cricket is retained at Headingley would be in accordance with the aims of this strategic policy. In this context the proposed permanent floodlight scheme also meets the aims of The Vision For Leeds (2004-2020).

### Mast Specifications

9.2 The ECB and ICC recommendations state that a minimum of six masts should be installed to prevent harsh shadows & improve uniformity. The ECB have placed constraints on the location of the masts, which state that no masts can be located within 15 degrees of the wicket. Yorkshire County Cricket Club have stated the masts must be located on land owned by the Club itself. This effectively disqualified

the optimum layout for a six floodlight configuration, due to the availability of land in optimum locations.

- 9.3 Therefore, a four mast solution has been developed by the applicant in an attempt to balance the requirements of the Club and the recommendations of the ECB and the ICC, both of whom accept four mast solutions where a six mast solution cannot be progressed. An engineered lighting scheme has had to be developed to prove that the four mast configuration can achieve the recommended lighting levels.
- 9.4 The ECB guidelines for flood lighting of cricket pitches specify that the height to the underside of the headframe should be greater than or equal to 25 degrees above the horizon when measured from the centre of the pitch to minimise glare for the players. In order to achieve this requirement, the mast height has been set at 50m above ground level to the underside of headframe, 58m above ground level to the top of the headframe. The applicants state the mast height has also been chosen to reduce light spill. Lower masts would result in greater spill light due to shallower luminaire aiming angles.
- 9.5 The applicant states the headframe design has been developed based on existing design at other stadiums, namely Lord's Cricket Ground, and the requirement to provide a lateral distribution of luminaires to achieve the lighting levels required. The concave design allows light to be spread laterally, which is especially important for a four mast solution.
- 9.6 The applicants have explored alternative options including telescopic columns and cranked columns, similar to those at Lords, The Oval and Edgbaston cricket grounds however, due to the costs associated with these options they are not considered viable by the applicant. The applicant has stated that the proposed fixed floodlights are likely to cost in the region of £1.8m for all 4 masts. 4 Telescopic floodlights would be in the region of £3m. The applicants also state this option would require significantly larger ground space to accommodate the foundations to support the structures which due to the locations available around the stadium for the columns cannot reasonably be accommodated. The telescopic masts would also require larger lighting elements than currently proposed. When retracted these lighting elements would likely generate their own impacts in relation to possible overbearing and dominance on neighbours and would also be significantly more visible in the street scene. Further information on the viability of different types of floodlights is being explored by the applicant and a verbal update will be brought to Panel on its progress.
- 9.7 The applicant has provided the following response in relation to the consideration of utilising Cranked masts similar to those used at Edgbaston in Birmingham:

*“The current design proposal utilises the most efficient structural solution: 1500mm diameter vertical fixed masts and relatively shallow foundations formed of a mass concrete footing or mini-piles. The incorporation of a cranked mast solution would increase the stresses on the structural masts and foundations by a factor of approximately 50%, which in turn would lead to a corresponding increase in the mast diameter and foundation size. This presents implications regarding siting of the masts and overall project cost. Both of these factors, especially siting of masts has to be given careful consideration on a constrained site such as Headingley. The mast at the North East of the site has been located such that access and structural modifications to the north stand are kept to an absolute minimum whilst achieving a location that is acceptable from a complaint lighting design perspective. A larger diameter floodlight mast and associated foundation would not be feasible in or near*

*this location without significant structural alterations to the north stand and undertaking necessary earthworks adjacent to the boundary under the north stand. These considerations are also applicable to the mast adjacent to the East stand, which is located in a small pocket of land currently used as a bin store; the south west mast which is located within the Rugby circulation route; and the North West mast which already takes up much needed parking adjacent to the pavilion”.*

#### Impact on the setting of Headingley Conservation Area

9.8 The proposal borders the Headingley Conservation Area. As such the proposal should preserve or enhance the setting to this part of the conservation area. Officers consider that the proposal represents a functional response to the ECB and ICC requirements for permanent floodlighting. Given the increase in height above the existing buildings in the locality (approximately 34.5m higher than the Carnegie Pavilion which is about 23.5m high from the pitch facing elevation) the proposal will be a significant feature within the street scene and adjoining the surrounding Conservation Area. The CGI images provided by the applicant show that the proposed floodlights will be very visible up North Lane from within the defined town centre both when in use and during daylight. The proposal will change the skyline around the ground and therefore will have an impact on the setting of the Headingley Conservation Area.

9.9 The columns are slim line in appearance and are likely to be assimilated into the townscape over time and they will relate to their host site which is a major international sporting arena. The rugby ground already has permanent floodlighting dating back to around the 1960s. This sets a precedent for the imposition of permanent floodlighting in Headingley. The height of the floodlight columns will mean that the 14.5m wide lighting element of the floodlight would not interfere with the street scene which could happen with a retractable floodlight column, however 58m height floodlights will be out of scale the locality, although not necessarily out of scale with the Stadium. The NPPF advises LPA's not to refuse applications because of concerns with the incompatibility of existing townscapes as long as the proposal is well designed (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

#### Impact on the nearby residents from the floodlights

9.10 The impact on the neighbouring residents from the proposed development could arise from the size and siting of the columns ie over bearing and dominance. Secondly, when the lights are in operation nearby residents may be affected by light spillage from the columns, especially those who adjoin the cricket ground next to the proposed floodlights. The third impact on neighbouring residents may result in the extra amount of night time activity from spectators leaving the ground.

9.11 To reduce obtrusive light from the floodlighting the applicants state that the design follows the recommendations suggested in:

- Institute of Lighting Engineers (ILE) - Guidance Notes for the Reduction of Obtrusive Lights
- England and Wales Cricket Board (ECB) – Guidance for Floodlighting at Cricket Grounds

9.12 The applicant state that the proposed scheme has applied the following principles to minimise the impact of light spill:

- Designing a lighting scheme that does not exceed light levels to satisfactorily undertake the task involved
- Reducing many of the negative effects of lighting through proper design and planning.
- Adjusting light fittings to direct the light to where it is required. Light will be directed downwards to illuminate its target, not upwards. In most cases lowering the angle of the beam will stop light projecting to the sky.
- Minimising glare by aiming the main beam of all floodlights lights, the higher the column the lower the tilt of the main beam angle will be.
- The use of shields, reflectors and baffles to help reduce light spill to a minimum. Lighting will be specifically designed so that once installed will minimise the spread of light above the horizontal.

9.13 However, the applicant has identified that due to the high light levels required for the cricket pitch, some of the target obtrusive levels suggested in these documents may not be achieved. The drawings supplied by the applicant illustrate the level of light spill predicted during de-rigging of broadcaster equipment. This is expected between 10:00pm and 10:45pm during televised events. After that time the floodlights will be turned off. The spill light has been illustrated to be limited to 10 Lux in the immediate vicinity of the ground in locations along Cardigan Road, Turnways, Kirkstall Lane and Greysbiels Avenue which is the same Lux level as street lighting.

9.14 The Light Spill Vertical and Horizontal drawings supplied illustrate the level of light spill predicted during normal operation (ie during match time). The cricket matches played would occur in the summer when ambient lighting levels would exceed the amount of spill light for all but the last one to two hours of play. The spill light is limited to 25 Lux horizontally and 50 Lux vertically in the immediate vicinity of the ground in locations along Cardigan Road, Turnways, Kirkstall Lane and Greysbiels Avenue. These values are almost within ECB guidelines, but it is anticipated by the applicant that this detailed design will further reduce the spill lighting below that which is indicated in the preliminary spill lighting drawings submitted. In addition the lighting information submitted by the applicant does not show the situation with the existing street lights in operation. When the street lights are in operation the effect of the floodlights would be reduced in terms of the perception of light spillage. Typically, an urban area such as this part of Headingley would be limited to 25 Lux pre-curfew for street lighting. The design exceeds this level in isolated locations during normal operation and would only be experienced after sunset. As the majority of matches played that would require use of the lights would occur in the summer when ambient lighting levels would exceed the amount of spill light for all but the last one or two hours of play. Further investigations on the extent of any light spill is currently being undertaken and officers will bring a verbal update to Panel.

9.15 As has been identified by the applicants the optimum number of flood light columns would be 6 but due to the constraints identified a 4 column proposal has been applied for. The location of the columns has been selected to provide the best lighting solution for the cricket ground. A five mast solution was considered by the applicants but they state this offered minimal improvement in lighting levels. A four mast solution is most financially viable for the Club. Land constraints and the proximity of housing have also determined mast locations and consequently their distance from the centre of the pitch. In all mast locations, the distance from the centre of the pitch was such that the masts would need to be 50m to meet ECB Guidelines.

- 9.16 The four masts would be located to the rear of the north stand, the bin store location of the east stand, the south end of the western terrace at the rear of the stand and immediately to the west of the Carnegie pavilion. Taking each one in turn and assessing its impact on neighbours amenity.
- 9.17 The floodlight proposed adjacent to the East Stand is set away from St Michaels Lane. The Cricket ground gate house separates the location of the mast from St Michaels Lane and partially obscures the lower section of the column. This column is not envisaged to cause any demonstrable harm to the living conditions of residents of St Michaels Lane or Cardigan Road in relation to over bearing or dominance or significant light spill.
- 9.18 The floodlight column located next to the Carnegie Pavilion will have the most impact on the Conservation Area but is not envisaged to result in significant light spill to the properties on Kirkstall Lane that face the floodlight. This column is also sited next to a large building which helps mitigate the overall impact of the column in relation to any concerns over dominance or over bearing considerations.
- 9.19 The floodlight column located mid way between the Carnegie Pavilion and the East Stand at the rear of the properties on St Michaels Lane will have the greatest impact on the outlook of the residents in the dwellings located on Cardigan Road. The properties in question are 20 and 22 Cardigan Road which directly face the column and to a lesser extent 18 and 24 Cardigan Road that will have angled views from their rear elevations. These properties are sub divided into flats. The rear curtilage of the properties is given over to hard standing for car parking. These properties may experience a degree of a loss of outlook and may also suffer some over bearing and dominance from this column. Properties along Cardigan Road adjoining the ground from the junction with Kirkstall Lane down to the junction with St Michaels Lane are likely to also experience the greatest amount of light spillage from the operation of the floodlight.
- 9.20 The column proposed between the Western Terrace and the western end of the shared cricket and rugby North/South stand would have a limited impact on the outlook of residents on the Turnways and Greysheils Avenue that adjoin the ground. In particular, 31 Greysheils Avenue that due to their siting would face the proposed column. Though it is noted there is a significant boundary treatment between the properties and the proposed column that helps reduce the overall impact of the column on the residents. The residents on the Turnways that are closest to this part of the ground would benefit in part from the screening afforded by the two storey building located between the rugby and cricket grounds.
- 9.21 It is acknowledged that the installation of permanent floodlighting will result in a change to the outlook of neighbouring residents and that some residents will suffer a loss of outlook as a result. It is also noted that the use of permanent floodlights is due to become a requirement of the ECB and the ICC and requires this development in order to maintain international cricket at Headingley. Furthermore it is noted that the current situation of the use of temporary mobile floodlights does result in significant light spill and disturbance to neighbouring residents when in operation. In considering the benefits of permanent flood lighting the light spillage for neighbours should be significantly reduced over the current arrangements of temporary mobile floodlights.

#### Highways Issues

- 9.22 The Local Highway Authority is yet to comment upon the planning application. The Applicant has reviewed the existing Stadium Travel Plan and obligations under the

Section 106 Agreement for Major Match days at the Stadium. The Section 106 Agreement states at paragraph 14.6 that only one major event (described in the Agreement as an event at which attendance is anticipated to be in excess of 5,000) can take place at any time at Headingley Stadium. The applicants state that they do not intend to amend this agreement. There will not be a situation therefore whereby a floodlit cricket match clashes with an event at the Rugby Ground.

- 9.23 The applicant has stated that the floodlights would not be used more than 20 times per seasons. It is not envisaged that the introduction of permanent floodlights will result in any significant changes to the amount of late night activity at the ground or in relation to the departure of spectators from the ground.

#### Other Issues including the benefits of the scheme

- 9.24 The site is an international sporting arena that has been a part of Headingley for over 110 years. Evidence has been submitted by the applicants to demonstrate the benefits that retaining international cricket at Headingley brings to the City and to the wider Region.

- 9.25 As well as the economic benefits the Ground brings to the City and wider region, the Cricket Ground also provides is also a key cultural asset to the City. For example, an economic impact assessment carried out by Amion Consulting for Yorkshire Forward on the ODI between England and Pakistan on 12 September 2010 concluded that:

- of the 15,669 spectators that attended the game, 11,968 were visitors to Leeds and 4,833 were additional visitors to the region;
- the total additional visitor expenditure generated by the ODI is estimated to have amounted to £792k at the Leeds level and £470k at the regional level;
- a further £488k and £211k at the Leeds and regional level respectively was associated with additional organisational spend, giving a combined additional spend of £1.226m within Leeds and £640k within Yorkshire; and
- the net additional employment impact was estimated to be 16 person years of employment at the Leeds level and 15 person years at the regional level.

#### **CONCLUSION:**

- 9.26 The benefits to the City and the Region of retaining international cricket are well established and acknowledged. The current UDP strategic policy SA6 and the emerging Core Strategy support the retention and enhancement of the City's major sports arena's and promoting tourists to Leeds.

- 9.27 It is considered the scheme needs to be thoroughly appraised in relation to the effect on the living conditions of existing residents by reason of the size, siting and light spill associated with the floodlights and in order to preserve or enhance the setting of the adjacent Headingley Conservation Area. Further investigations are being undertaken to explore the costs and implications of telescopic and cranked floodlight columns and technical guidance will be provided on the lighting specifications and reports submitted with the application.

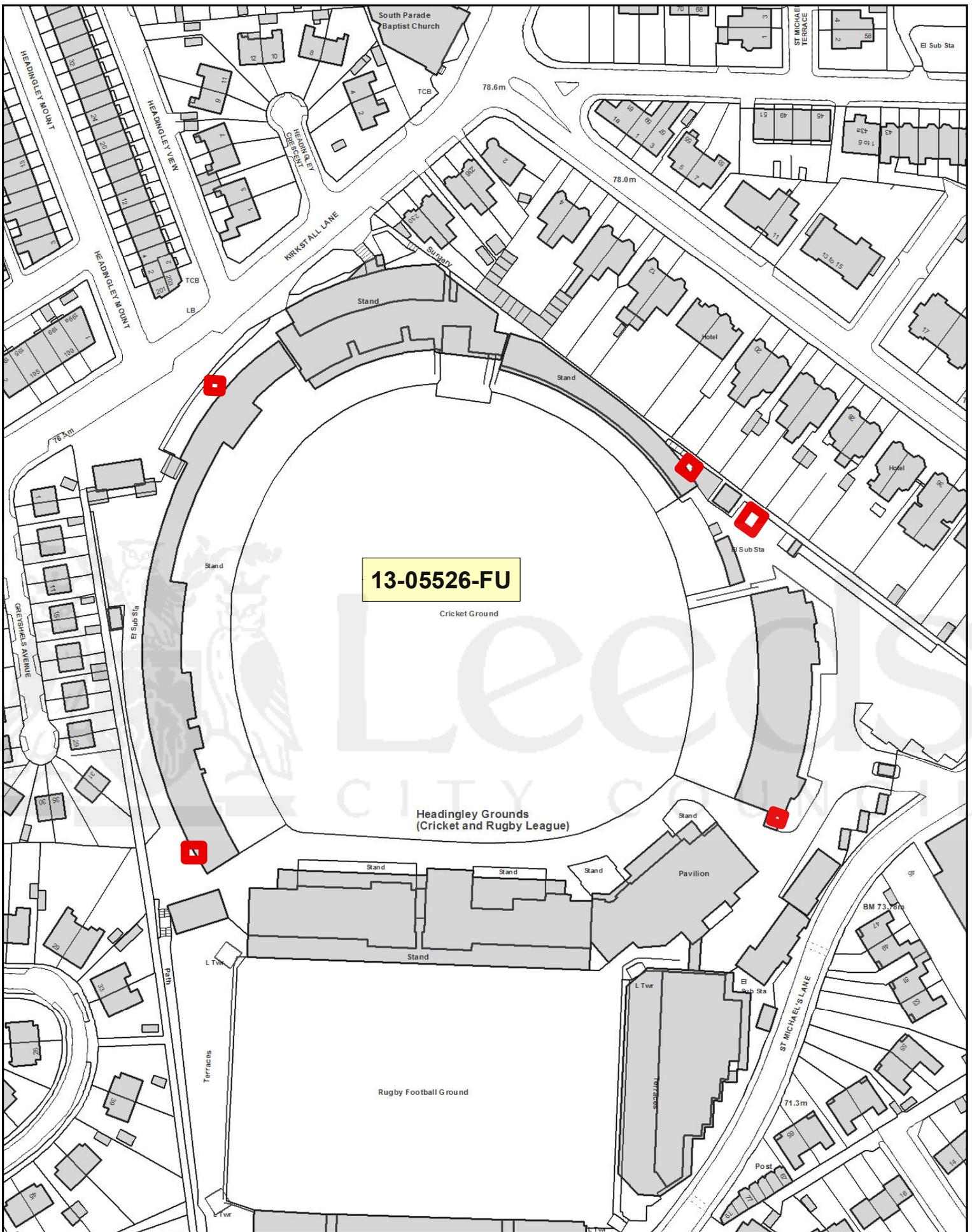
- 9.28 Members are asked to provide comments to the following question:**

- 1. Members are asked to comment on the importance of retaining international and Test Match cricket at Headingley.**

2. **Members are asked to comment on the use of fixed floodlight columns rather than telescopic or cranked columns.**
3. **Members views on the impact on the setting of the adjacent Conservation Area are requested.**
4. **Do Members require any further information to assess the application.**

**Background Papers:**

Application and history files.



# SOUTH AND WEST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

