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## Report of the Chief Planning Officer

### ***SOUTH AND WEST PLANS PANEL***

Date: 4<sup>th</sup> September 2014

**Subject: APPLICATION NUMBER 14/02073/OT: Outline planning application for amendments to the layout of extant planning permission 12/01236/FU to provide 50 Townhouses, 31 Apartments and 1 dwelling at Rose Court Lodge former Leeds Girls High School, Headingley Lane, Headingley**

<b>APPLICANT</b>	<b>DATE VALID</b>	<b>TARGET DATE</b>
Stonebridge Homes	15.04.2014	15.07.2014

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#### **Electoral Wards Affected:**

Headingley & Hyde Park and  
Woodhouse

Yes

Ward Members consulted  
(referred to in report)

#### **Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

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#### **RECOMMENDATION:**

**DEFER AND DELEGATE approval to the Chief Planning Officer subject to the completion of a Section 106 Agreement to be completed within 3 months of the date of resolution unless otherwise agreed in writing by the Chief Planning Officer and to cover: Affordable Housing (5% if built in accordance with interim policy), On site greenspace laying out and 10 year maintenance and off site contribution for equipped children's play provision (£39,033.04), education contribution (primary £151,588.00 and Secondary £91,366.00) Public Transport Infrastructure contribution (£63,298), Travel planning measures (£39,425 for bus only metrocards or for other measures) and monitoring fee (£2500) and a bus stop contribution (£6000.00).**

#### Conditions:

1. Outline Planning Permission granted for 3 years
2. Reserved matters to be submitted to cover External appearance and Landscaping. Development to commencement within 2 years of the date of approval of the last Reserved Matter.
3. Phasing plan and details including affordable housing plan and a timetable for implementation including restricting the rate of new build occupation to completion of the conversion of the Listed Building Rose Court.
5. Approved plans list including Design Code.

6. Development to be carried out in accordance with the design code guidance.
7. Sample of materials, walls, roofing, windows, doors, surfacing to be submitted and approved.
8. Natural slate to be used on all roofs and no uPVC to be used on any doors, or windows notwithstanding the information in the approved design code.
9. Boundary treatments to be approved. No close board fencing to be used on properties visible from public areas.
10. Survey of gate piers, steps and railings, and other features of interest and scheme for the retention and restoration of these to be submitted and implemented and the removal of existing timber fencing on Victoria Road frontage.
11. Levels plan to be submitted and approved showing existing and proposed and off site datum points; plus no change of levels within Root Protection Areas of all trees shown to be retained on the approved plans.
12. Landscaping scheme to be submitted to and approved in writing and then implemented in accordance with approved details and maintained thereafter.
13. Replacement tree planting scheme to be submitted and approved in writing including maintenance and management.
14. Protection of existing hedges, trees and shrubs not to be felled. No trees that are otherwise healthy to be felled along Headingley Lane except in the event of NGT being approved.
15. No change of levels within Root Protection Areas for lifetime of construction phase
16. Tree survey updated and approved prior to commencement of development
17. Pre-start meeting to agree protective fencing for tree scheme.
18. No mechanical dig technique scheme for western access road and around block 10 and block 9 and to be submitted and approved prior to commencement of development.
19. Submission of desk study, site investigation and remediation statements
20. Any unexpected contamination or where development cannot proceed in accordance with approved Remediation Statement notify LPA.
21. Works shall be carried out in accordance with approved Remediation Statement and the developer shall confirm on completion of works that the development has been carried out in accordance with the approved Remediation Statements.
22. Prior to the commencement of development details shall be submitted to and approved in writing by the LPA of bat roosting and bird nesting (for species such as House Sparrow, Starling, Swift, Swallow and House Marten) opportunities to be provided within buildings and elsewhere on-site. The agreed Plan shall thereafter be implemented.
23. No site clearance, demolition or removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing with the LPA.
24. Replacement planting if trees die within 5 years of planting.
25. Demolition and construction including deliveries to and from the site should be restricted to 0800 hours until 1800 hours Monday to Friday and 0900 hours until 1300 on Saturdays with no operations on Sundays or Bank Holidays.
26. Development shall not commence until a scheme detailing surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.
27. Means of vehicular access to and from the site shall be as shown on the approved plan.
28. The vehicular access gradient shall not exceed 1 in 40 (2.5%) for the first 15m and 1 in 20 (5%) thereafter, unless otherwise agreed in writing by the Local Planning Authority. The gradient of the pedestrian access shall not exceed 1 in 20 (5%).
29. The gradient of all drives shall not exceed 1 in 12.5 (8%).
30. Development shall not commence until details of the proposed method of closing off and making good all existing redundant accesses to the development site have been

submitted to and approved in writing by the local planning authority. The approved works shall be completed before the development is occupied.

31. No vehicular access shall be taken from Headingley Lane.

32. Garages to be retained for the storage of motor vehicles

33. Details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the LPA.

34. All areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway.

35. Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.

36. Development shall not commence until details of works comprising:

(i) a 'Residents Only' permit parking scheme on the highways within the development site;

(ii) the laying out of 2 'Car Club' parking spaces on the internal estate road and;

(iii) any necessary waiting restrictions on Victoria Road and Headingley Lane within the vicinity of the site, have been submitted to and approved in writing by the Local Planning Authority. The approved works shall be fully implemented prior to the occupation of 10% of the dwellings.

37. The Area of on site public open space shall be laid out in accordance with the approved plan and the connections to the off site highway network shall be completed in accordance with a scheme to be approved by the LPA detailing the timing of implementation.

38. Removal of domestic PD Rights.

## **1.0 INTRODUCTION:**

1.1 This application is brought to Panel for a determination. The application is in Outline with Access, siting and Scale applied for. The external appearance and Landscaping are matters reserved. Members will recall discussing this application in May 2014 when a Position Statement was presented. The amended Masterplan for the site is a consequence of additional widening of Headingley Lane proposed by the NGT scheme. The extant planning permission is based on NGT 'Design Freeze 6' plans which were the most update plans at that time. Since then as a result of consultation and further consideration of all road users there has been a requirement to amend the NGT design to accommodate wider footways and provide better cycling facilities. This change is shown in the 'Design Freeze 7' plans which were submitted with the Transport and Works Act application in September 2013. Also submitted as part of this application were Conservation Area Consent Applications to fully demolish the Lodge House and partially demolish the Stable Block, along with the setting back of the stone wall. A Listed Building Consent application was submitted to set back the wall in the vicinity of Rose Court. These applications have been called in by the Secretary of State and are being considered concurrently with the main TWA Order and deemed planning consent application.

1.2 Members of this Panel will recall they broadly welcomed the changes to the masterplan that provided more family dwellings with enlarged private gardens and reduced the number of apartments. The current outline planning application seeks consent for alterations to the approved layout of extant planning consent 12/01236/FU to allow a scheme to come forward that would work alongside the proposed NGT route that is currently the subject of a Transport and Works Act Order.

- 1.3 Leeds City Council and Metro are jointly promoting the Transport and Works Act Order for the implementation of the New Generation Transport (“the NGT”) system. The NGT system will take the form of a guided trolley bus that will provide a rapid transit system that will run from Holt Park to the North of the city centre, through Headingley and the city centre and will terminate at the south of the city at a new park and ride off junction 7 of the M621/M1. The proposed works along Headingley Lane will have a consequential impact upon the former Leeds Girls’ High School Site and would prevent the extant consents being brought forward as currently approved. An application for the TWAO was made to the Secretary of State in September 2013 and a Public Inquiry is ongoing.
- 1.4 In order to facilitate the construction of the NGT route the existing boundary wall along the north of the site will be realigned to the south which will have an impact upon the extant 2012 planning consent. In addition to the position of a new wall, a 2 metre maintenance zone will be required immediately adjacent to the wall. Should the works take place as currently proposed, this would prevent the extant permission being implemented in accordance with the approved layout. The current application therefore requires the demolition of the existing stone stables building and the red brick lodge house located in the north west corner of the site. Several high quality trees located against the boundary with Headingley Lane are also required to be removed to facilitate the NGT route.

## **2.0 PROPOSAL:**

- 2.1 The main changes between the current application and the previous application which was approved in 2012 are:
- 2.2 The current application would see the existing stone two storey stable block located behind the Main School building demolished. The existing two storey brick lodge house located adjacent to the Headingley Lane access would also be demolished. The proposed 4 storey extension to the rear of the Main School Building has been omitted. The proposed two storey ‘garden’ house building located in the South East corner of the site in the sunken Rose Garden has also been omitted.
- 2.3 The façade of the main school building will be retained and 19 new apartments will be constructed behind the retained shell of the building. Only the southern elevation and flanks will be retained with a new build rear elevation and internal layout.
- 2.4 The proposed units in the Lodge and stable block will be relocated within a new block running parallel to the north elevation of the main school building, which are identified as blocks 1 and 4 on the indicative masterplan.
- 2.5 It is proposed to rotate block 8 by 90° so that the ridge of the buildings runs north to south rather than east to west.
- 2.6 The application now proposes the following mix of dwellings:
- 50 Townhouses;
  - 19 Apartments; and
  - 1 dwelling at Rose Court Lodge.
- 2.7 In total there would be 94 units built on site if the current application and the 12 apartments in Rose Court are combined. The current application involves less flats and more houses. Overall there are 12 fewer apartments and 1 less dwellinghouse proposed on site than was approved in 2012.

2.8 There will be no alterations to the scheme to the south of the main school building as this area is not affected by the proposed NGT route.

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

3.1 The main school site is a 2.44 hectare site located off Headingley Lane. The site is triangular in shape with Headingley Lane to the north east, Victoria Road to the south and Headingley Business Park to the west. The site is within the Headingley Conservation Area and there are two listed buildings within the school site: Rose Court and the Lodge building (outside the planning application site)

3.2 The site is located in a predominantly residential area with densely populated areas directly to the north east, south and south west. To the west of the site is Headingley Business Park and to the south east, Hyde Park.

3.3 The main school building is a 3 - 4 storey red brick building which has undergone a number of structural alterations and extensions to facilitate the growth of the school. The building is located on the north western part of the site facing Victoria Road to the south. Views of the building from Headingley Lane are obscured due to the topography and boundary treatment, whilst views from the south are interrupted by mature trees. The building is not listed but is a good quality building in the conservation area that makes a positive contribution towards the local character and appearance of this part of the Headingley Conservation Area.

3.4 Within the site are Rose Court and Rose Court Lodge, both listed buildings located to the eastern end of the site. Rose Court is set to the north eastern part of the site with landscaping to the front, whilst the Lodge is located in the south east corner of the site, adjacent to Victoria Road. Both buildings are built out of natural stone and have timber framed windows and doors and natural slate roofs.

3.5 The site also includes amenity areas constituting open space and tennis courts to the front of the main school building and car parking to the south of the site. The site also includes a large variety of mature trees both within the site and on the boundaries.

3.6 The site currently has two main access points, from Victoria Road to the south east corner of the site, adjacent to the Lodge and one to the North West directly onto Headingley Lane.

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

4.1 The following planning history on the site is considered relevant:-

08/04220/LI & 08/04219/FU - Listed Building application for alterations and change of use of Rose Court to form 12 flats. Approved 2010.

July 2011: A public Inquiry was held following the refusal of Outline planning permission for residential development and also refusal of the change of use and extension of the Main school buildings and conversion of the stable block to apartments and dwellings. In total 5 applications were heard at appeal. 3 were

allowed and 2 were dismissed. The Conversion of Rose Court and associated Listed Building application along with the Conservation Area Consent application were all allowed. The Outline application and the change of use of the Main School Building were both dismissed. The Appeal established the established the principle of development on the former tennis courts and netball pitches.

12/01236/FU - Outline planning application including layout, scale and means of access for 48 dwellings (C3 Use Class) and full application for conversion and extension of the main school building and stable block to form 36 dwellings (C3 Use Class). Approved 2012.

14/02915/LI Listed Building Application for the conversion of Rose Court to form 12No. apartments & 14/02914/FU- Conversion of Rose Court to form 12No. apartments. Recommended for approval under delegated powers subject to the completion of a Section 106 agreement.

## **5.0 HISTORY OF NEGOTIATIONS:**

5.1 The landowner had previously held community consultation events on the 2012 approved application. There has been no formal community consultation on the current application but the landowner has met with officers prior to the submission of the application to discuss the changes required in order to accommodate the extra land required by NGT.

## **6.0 PUBLIC/LOCAL RESPONSE AND CONSULTATIONS:**

6.1 The application has been advertised via a site notice and an advert in the local newspaper. There have been no representations received to the publicity of this application.

6.2 Environment Agency: No objection subject to a LCC Drainage being satisfied with the drainage proposals.

6.3 Mains Drainage: No objection subject to conditions to deal with surface water drainage to take account of the present requirements of the council and the guidelines of the SUDS Manual C697.

6.4 Highways: The proposals involve amendments to a previously approved layout in order to accommodate the revised requirements of the proposed NGT route. The changes result in a revised mix of house types involving a reworking of the layout along the northern edge of the site. The revised plans dated 7th August 2014 address Highways outstanding concerns, blocks 7 and 8 have been separated to 10m as requested and the parking space on the southern side of block 8 has been rotated to be parallel to the block.

6.5 Sport England: As this application only seeks to amend the layout of extant permission 12/01236/FU, Sport England has no comments to make.

## **7.0 PLANNING POLICIES:**

7.1 The Development Plan for Leeds currently comprises the Leeds Unitary Development Plan Review (July 2006), policies as saved by direction of the Secretary of State, dated September 2007.

## 7.2 Within the adopted UDP Review (Sept 2006):

- SA1 Securing the highest environmental quality.
- SP3: New development should be concentrated within or adjoining the main urban areas and should be well served by public transport.
- GP5: General planning considerations.
- GP7: Guides the use of planning obligations.
- GP9: Promotes community involvement during the pre-application stages.
- BD5: Consideration to be given to amenity in design of new buildings.
- H1: Provision for completion of the annual average housing requirement identified in the Regional Spatial Strategy.
- H3: Delivery of housing land release.
- H4: Residential development on non-allocated sites.
- H11, H12 and H13 Affordable Housing.
- H15, Area of Housing Mix
- LD1: Criteria for landscape design.
- N2 and N4: Provision of green space in relation to new residential developments
- N3; Priority given to improving greenspace within the priority residential areas identified.
- N6 Protected Playing Pitches.
- N12: Development proposals to respect fundamental priorities for urban design.
- N13: Building design to be of high quality and have regard to the character and appearance of their surroundings.
- N14 to N22: Listed buildings and conservation areas.
- N19, Conservation Area assessment
- N23: Incidental open space around new built development.
- N38B and N39A: set out the requirement for a Flood Risk Assessment.
- T2: Seeks to ensure that developments will not create or materially add to problems of safety, environment or efficiency on the highway network.
- T15: Improving vehicle accessibility.
- T24: Requires parking provision to reflect detailed guidelines.

## 7.3 Supplementary Planning Guidance

- SPG3: Affordable Housing;
- SPG4: Greenspace Relating to New Housing Development;
- SPG11:Section 106 Contributions for School Provision;
- SPG13: Neighbourhoods for Living;
- SPD Public transport improvements and developer contributions;
- Street design guide SPD, and
- Travel plans SPD (Draft).
- Headingley and Hyde Park NDS
- Headingley Hill, Hyde Park and Woodhouse Conservation Area Appraisal which states as the opportunities for enhancement:

'The key opportunity for enhancement is the reuse of the Leeds Girls High School site by the retention of the original main school building and other 'positive' buildings and features and the removal of unsympathetic 20th century buildings. The restoration of the garden setting of Rose Court, sympathetic new build in a landscape setting retaining existing trees and open views to Victoria Road and Cuthbert Broderick's United Reformed Church on Headingley Lane, together with

public access linking Headingley Lane with Victoria Road, should be key elements of any proposed scheme’.

#### 7.4 Government Guidance

The National Planning Policy Framework was issued at the end of March 2012 and is now a material planning consideration. The NPPF sets out up to date national policy guidance which is focused on helping achieve sustainable development. There is a presumption in favour of sustainable development. The basis for decision making remains that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 204 refers to the CIL tests which all Planning Obligations should be assessed against. Paragraph 56 refers 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. Paragraph 131 refers to the requirement of Local Planning Authorities to 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.

7.5 Paragraphs 69 and 74 deal with matters relating to health and well being and existing recreation facilities. Paragraph 74 states that: Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Paragraph 75 promotes creating new accesses and rights of way and also seeks to enhance existing rights of way.

#### **Emerging Core Strategy**

7.6 The Main Modifications Publication draft of the emerging Core Strategy has completed a period of public consultation. The Examination in Public hearings into Gypsy and Traveler’s accommodation and Affordable Housing was held in May 2014. Given the position of the emerging Core Strategy in the adoption process significant weight can be attached to the relevant policies identified below.

7.7 Draft Policy P11 refers to the need to preserve and enhance the historic environment. Enabling development may be supported in the vicinity of Listed Buildings and in Conservation Area where linked to the refurbishment or repair of heritage assets. This could be secured by planning condition or planning obligation.

7.8 Draft Policy H2: New Housing Development on Non Allocated sites will be acceptable subject to sustainability criteria



- 7.9 Draft Policy H3: Housing Density should be 40 dwellings per hectare, however in Conservation Areas consideration will be given to prevailing character and appearance.
- 7.10 Draft Policy H4: Housing Mix. Developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location.
- 7.11 Draft Policy H5: Affordable Housing.

## **8.0 MAIN ISSUE:**

- 8.1 Principle of the development
- 8.2 Masterplan Layout Changes;
- 8.3 The impact on the character and appearance of the conservation and the setting of the listed building Rose Court;
- 8.4 Residential amenity considerations
- 8.5 Impact upon highway network
- 8.6 Greenspace /Landscaping
- 8.7 The S106 package; and
- 8.8 Conclusion

## **9.0 APPRAISAL:**

### **Principle of the development**

- 9.1 The context for establishing the principle of the development was set out in detail during the previous planning applications and the principle was established when the application 12/01236/FU was granted Outline planning permission for the redevelopment of the site. This application is for amendments to the 2012 approved scheme. The changes to the 2012 masterplan only relate to land north of the Main School building. There are no changes to the masterplan on the land designated as protected playing pitches. Accordingly this appraisal only relates to the changes that are proposed.
- 9.2 The application site lies within the Headingley Conservation Area and has an N6 designation within the UDP Review (2006).

### **Masterplan Layout Changes**

- 9.3 Overall the masterplan is considered to have developed to a form that is acceptable. The changes are required in order to facilitate the NGT land requirements. The removal of 12 flats and the creation of more townhouses which are suitable for family occupation is considered a positive outcome.

### **The impact on the character and appearance of the conservation and the setting of the listed building Rose Court**

- 9.4 The development has been assessed against the criteria of the National Planning Policy Framework Paragraph 131 which refers to the requirement of Local Planning Authorities to 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.

9.5 There is a legal requirement to pay special regard to the desirability of preserving or enhancing the character and appearance of a Conservation Area. The demolition of the entrance lodge and the coach house fronting onto Headingley Hill is harmful to the Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area, but the harm is “less than substantial”. This is due to the buildings not being of the highest quality and also due to the buildings being located behind the existing boundary wall and set down from wider views. Where development will lead to less than substantial harm to the significance of a designated asset, the NPPF requires that this harm should be weighed against the public benefit of the proposal, including the securing the optimum viable use. The amended proposal will allow widening of Headingley Lane to enable a cycle lane to be incorporated into the NGT scheme which will deliver public benefit which will outweigh the harm to the conservation area. Widening on the south side is preferable to widening on the north side which will have a greater impact on the conservation area and listed buildings. The planning application to effectively renew the planning permission to convert Rose Court into 12 apartments has been recommended for approval under delegated powers as there are no changes to the previous permission for Rose Court. A planning condition has now been proposed in to accord with Policy N14 of the adopted Leeds UDP and also in light of the emergence of Policy P11 of the draft Core Strategy to restrict the rate of new build occupation to ensure that the conversion works to the listed building are complete. This is in order to safeguard long term interest of the listed building. The applicant own both the Main School site and Rose Court and are committed to bringing this site forward in a holistic manner. A Planning Condition to cover the phasing of the development will provide clarity as to the build out phasing of the site including when Rose Court will be brought forward for conversion to apartments.

### **Residential amenity considerations**

9.6 The proposed changes to the masterplan will result in more family suitable housing. The houses have larger gardens than those of the 2012 approved scheme which is an improvement over the extant masterplan. The relationship of the majority of the new build blocks to each other is considered acceptable and will maintain sufficient space about the dwellings to provide a good level of light and outlook and privacy. Only block 8 will have a reduced level of privacy in comparison to its neighbours, this is due to its relationship to the side of Rose Court. The distance from the rear of block 8 to the proposed apartments in Rose Court is likely to lead to some potential over looking and a reduction in levels of privacy for future occupiers. Although this relationship is a departure from the guidance in Neighbourhoods for Living, in this instance there are acceptable reasons for this departure, namely providing a good masterplan layout to improve the garden areas for the houses over the extant 2012 permission. The future occupiers will also be aware of the relationship of the houses to Rose Court prior to purchasing their properties. It is also proposed to ensure that obscure glazing is used in the windows on the side elevation of Rose Court, whether in part or for the whole window opening to reduce the perception of overlooking. The detail of the layout of the houses is a Reserved Matter but it is considered overall there is sufficient space and outlook to achieve a good level of light and amenity for the future occupiers. The occupiers of the flats within the Main School building will also have a good level of light and outlook along with access to on site on space areas.

## **Impact upon the highway network**

- 9.7 The site is in a highly sustainable location, a low level of car parking ratio has already been established by the previous 2012 approved scheme. The applicant has amended the plans to ensure that the car parking spaces allocated to each of the units is fit for purpose and the manoeuvring space required to gain entry to each space has been checked and is acceptable.
- 9.8 The proposed internal footpaths and cycle routes are considered positive and should create a site that is integrated within the existing community and should promote sustainable forms of travel and add to local permeability.

## **Greenspace /Landscaping:**

- 9.9 The proposed layout is designed to create two areas of public open space within the site that can be enjoyed by both future occupiers and existing local residents. The larger area in front of the listed building Rose Court helps contribute to its setting and retains the sylvan setting which the Planning Inspector referred to in his report. The areas are both sufficient in quality and size to accord with the policy requirements for delivering public open space within residential development sites and is envisaged they will make a positive contribution to the character and appearance of this part of the Headingley Conservation Area. There are no changes to this element of the scheme from that already approved by the 2012 planning permission. The application assumes that NGT Trolley bus will be implemented. This is by no means certain. There is a public inquiry underway at present which will decide the fate of the Trolley Bus scheme. It will be some time before the outcome is known. At the Panel in May Members discussed the impacts on the existing trees arising from the development. The masterplan has been revised to remove one unit from the end of block 4 closest to tree T74 in order to provide sufficient separation distance to this tree which will be retained unless NGT is delivered. Blocks 6 and 7 were also revised to improve the relationship to T75 also adjacent to Headingley Lane in order to ensure this tree could be retained unless NGT was delivered. In total there are 7 high quality trees visible from Headingley Lane that are required to be felled to make way for NGT, it is considered that a planning condition can suitably cover this eventuality and ensure the trees are protected during construction and once the development is occupied until a time that NGT gets approval.

## **The proposed Section 106 package will include:**

- 9.10 Affordable Housing: 5% of the total number of dwellings with a mix of property types and size subject to the development commencing in accordance with the interim affordable housing policy otherwise the development will provide affordable housing in line with the policy requirements at that time. All affordable housing should be sub-market tenure. On the previous application Members supported in principle that the Affordable housing contribution could be taken as a commuted sum and spent off-site to buy vacant HMOs in the locality and return them to affordable housing.
- 9.11 A package of travel planning measures similar in scope to those agreed during the 2012 application are likely to be agreed as part of this scheme. They included, bus stop improvements and a contribution towards public transport infrastructure. There will be Education contributions for primary and secondary school.

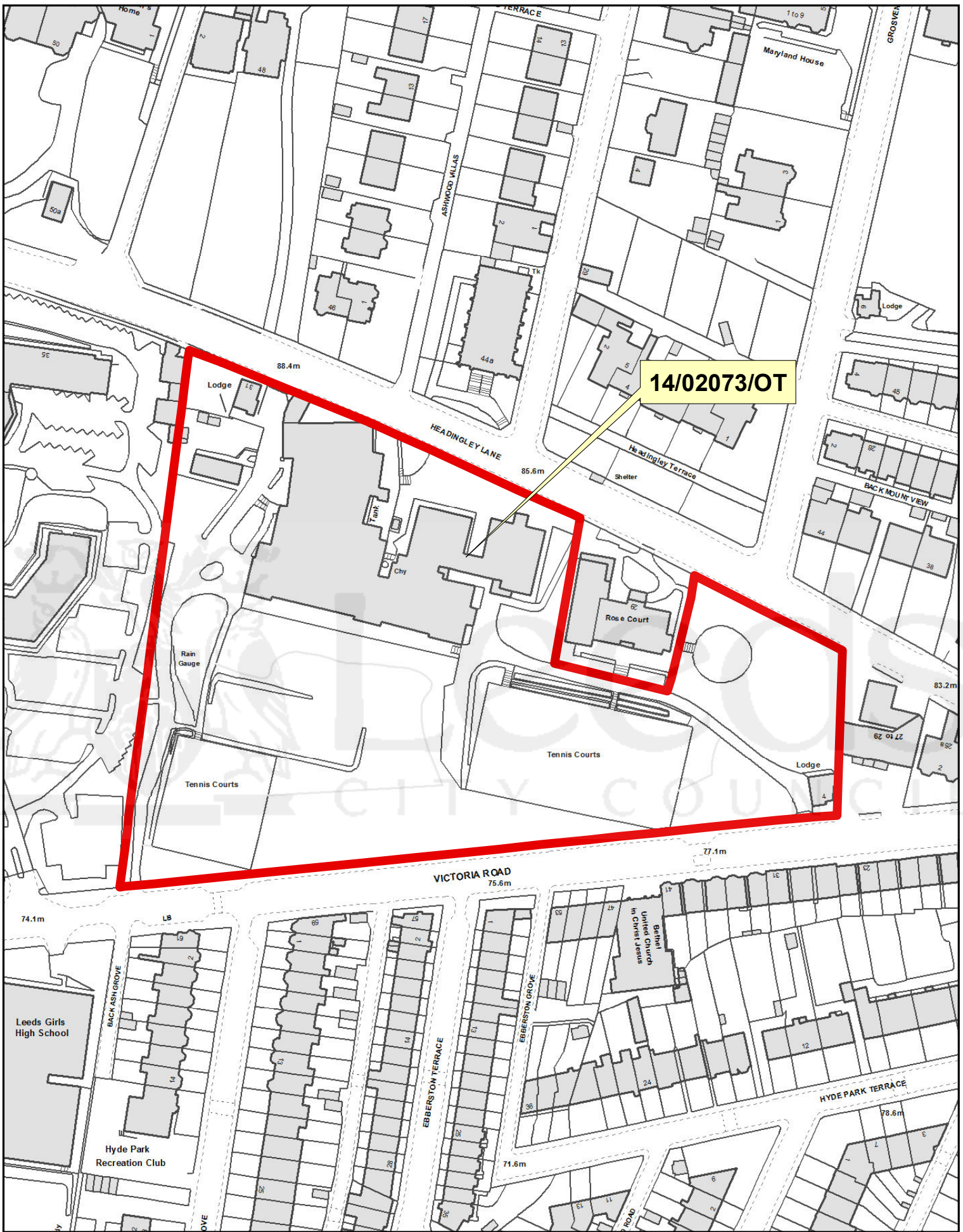
- 9.12 There will be a contribution towards equipped children's play provision. The contribution towards school places has been calculated and provided in the recommendation box.

### **Conclusion**

- 9.13 Overall the revised masterplan is considered to be a well designed and considered redevelopment of the site. The increase in the number of family houses and the improvement to the garden sizes of these units is an improvement from the 2012 masterplan. The retention of the facade of the Main School building and its conversion and extension to form 19 flats represents a positive benefit to the character and appearance of this part of the Headingley Conservation Area. The demolition of the two existing buildings to facilitate NGT is on balance acceptable and the harm arising from their demolition is outweighed by the wider benefits of bring forward NGT and also the wider site's redevelopment. The good trees along Headingley Lane will have to be removed should NGT be approved but until that is determined a planning condition will ensure they are retained which will ensure they continue to make a positive contribution to the character of the area and the street scene. Overall having special regard to the desirability of preserving or enhancing the heritage asset including the setting of the listed building, Rose Court, this scheme is considered to achieve that outcome. Once complete and the site appropriately landscaped the scheme should provide a positive enhancement to the character and appearance of the Headingley Conservation Area.

### **Background Papers:**

Site 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

