



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 6th October 2016

Subject:

APPLICATION 16/02582/FU - Demolition of existing North/South Stand and South Stand and construction of a replacement North/South Stand and South Stand, turnstiles and regularisation of car parking at Headingley Carnegie Stadium, St. Michaels Lane, Headingley

APPLICATION 16/02583/OT - Outline application for residential development up to 39 dwellings including access at Land North of Weetwood Avenue, Weetwood

APPLICATION 16/02584/OT - Outline planning permission for residential development seeking consent for up to 150 dwellings including access at Land South of Thorpe Lane, Tingley

APPLICANT

Leeds Cricket Football and
Athletic Company Ltd.

DATE VALID

4th May 2016

TARGET DATE

14th October 2016

Electoral Wards Affected:

Ardsley and Robin Hood
Headingley
Weetwood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT

Members are requested to note this report on the proposal and give views in relation to the questions posed in the conclusion to aid progression of the application

1.0 INTRODUCTION:

1.1 Following the submission of a pre-application presentation to City Plans Panel on 3rd March 2016 three planning applications have been submitted to the Council relating to proposals to redevelop Headingley Stadium alongside proposals to develop two

sites in Tingley and Weetwood respectively for housing in order to part fund the stadium works.

- 1.2 The three applications are brought to Plans Panel as a position statement for discussion in relation to the three individual schemes proposed. This includes the detailed proposals for the stadium and the emerging proposals for the proposed housing developments at Tingley and Weetwood. The position statement does not seek to gain members views at this stage on the principle of the cross funding case put forward by the applicant which links the three sites, as these matters are the subject of on-going discussions with the Council's legal advisors.

2.0 BACKGROUND:

- 2.1 Headingley Stadium is one of the premier sporting complexes in Leeds and Yorkshire. The Stadium is an international sporting arena that has been a part of Headingley for over 110 years. It is the home of Yorkshire County Cricket, Leeds Rhinos Rugby League Club and Yorkshire Carnegie Rugby Union Team. As well as being the home venue for the cricket and rugby teams, it also acts as an international venue for both cricket and rugby league, which in turn provides a significant profile for the city.

- 2.2 There are two separate adjoining grounds on the site; the cricket ground to the north and the rugby ground to the south. The grounds are held and managed separately under the ownership of the rugby and cricket clubs, with some of the hospitality and catering provided by the rugby in the cricket ground by agreement.

- 2.3 Both the cricket and rugby clubs have a desire and need to improve their grounds.

Cricket

- 2.4 Headingley Stadium has been a long-standing venue for international cricket in terms of both test matches and one day internationals. The stadium has hosted test cricket since 1899 and has a capacity of 17,500. It is one of nine cricket grounds that are currently used for hosting international cricket through a staging agreement. These are:-

- Lord's Cricket Ground - London
- The Oval Cricket Ground – London
- Old Trafford Cricket Ground – Manchester
- County Cricket Ground Edgbaston – Birmingham
- Headingley Stadium – Leeds
- Trent Bridge – Nottingham
- County Ground Riverside – Chester-Le-Street Durham
- The Rose Bowl – Southampton
- SWALEC Stadium - Cardiff

- 2.5 The current staging agreement, regulated by the English Cricket Board (ECB), expires in 2019. The current staging agreement is for Yorkshire County Cricket Club (YCCC), as a Category A venue, to hold one Test per year until 2019 and at least one, one-day international per year.

- 2.6 At the end of December 2005 the Council provided a £9m loan to YCCC to enable the club to purchase the freehold of the Headingley Cricket Ground and secure user rights for the North-South stand. Ownership of the ground was one of the pre-

conditions imposed by the ECB as part of a staging agreement which guaranteed test match at Headingley until the end of the 2019 season. Security for the loan was provided through the grant conditions imposed by the Council on YCCC and by the Council taking a position on the YCCC Board. This loan was repaid in December 2015 and the Council's position on the Board was relinquished at that point.

- 2.7 At the end of 2019 the existing staging agreements with all of the current test grounds will run out and a decision will be made by the ECB in the next 12 months as to which grounds will be awarded a new staging agreement from 2020 to 2022. The ECB has stated that there will be fewer grounds awarded staging agreements with the number reducing from nine to six.
- 2.8 In December 2014, YCCC submitted a bid for the 2019 Cricket World Cup which will be hosted in England. They were successful in their bid to host four one day matches, namely one England, two Pakistan and one Sri Lanka match.
- 2.9 Both the award of the World Cup Matches in 2019 and YCCC being considered for a new staging agreement for 2020-2022 and beyond are conditional on Headingley Stadium meeting the minimum standard as detailed in the ECB's Minimum Standards Document for model test match grounds.
- 2.10 To gain a clearer understanding of the ECB's approach in relation to the award of a new staging agreement from 2020-2022 and to understand YCCC's chances of success, officers from the Council met with a representative of the ECB in May this year. Despite Yorkshire's standing in the game and the improvements made to other parts of the ground, the North-South stand at Headingley Stadium has deteriorated to a point where it is barely fit for purpose according to the ECB, and falls somewhat short of the standard at other Category A venues and the ECB's minimum standards for Model Test Match Grounds. Other venues around the country have made greater progress in facility development and have overtaken Headingley when it comes to facilities appropriate for hosting major cricket matches.
- 2.11 The ECB's view is that *"Headingley Cricket Ground has a long tradition of hosting international cricket and Yorkshire has a proud history of producing iconic players through its extensive network of clubs. Yorkshire is also delivering important projects in the local community and is synonymous with cricket. Yorkshire is therefore strategically important to cricket in England and Wales with the old adage of 'when Yorkshire is strong, England is strong' being most apt. Whilst the ECB is delighted with the role Yorkshire CCC is currently playing on and off the field, its facilities in the North/South stand are in need of significant upgrading if Headingley is to retain Category A status in the medium to long-term and reach parity with the other Category A venues across the country"*.
- 2.12 It is safe to say therefore that without the redevelopment of the North-South Stand, Headingley Stadium is unlikely to retain its Category A venue status and there is a clear risk that it may not be awarded a new staging agreement for 2020-2022. In addition, the four 2019 Cricket World Cup matches, conditional on significant improvements being implemented on the North-South stand in advance of the tournament, will be in jeopardy.
- 2.13 In July 2016 the Council's Executive Board resolved to award a grant of £4m to YCCC to be used exclusively towards the redevelopment of the North-South Stand at Headingley Stadium to ensure the hosting of four 2019 Cricket World Cup matches and the retention of YCCC Category A status including the award of a new

staging agreement from 2020-2022 subject to a number of conditions, including that planning permission be granted for the redevelopment of the stand.

Rugby

- 2.14 From a rugby perspective the club need to address ground safety issues in their South Stand, which currently operates at a reduced capacity. In addition, the club needs to modernise its facilities, including its North Stand so that the stadium continues to provide the appropriate level of facilities that compares favourably with alternative venues. It is the case that a number of rugby league clubs have moved to new stadiums in recent years including, Warrington, St Helens Salford, Wigan and Huddersfield, which means that the Headingley Stadium is becoming a less attractive proposition for international events.

Economic Benefits of Sport in Leeds and the City Region

- 2.15 Leeds has long had a well-earned reputation for hosting world class sporting events. From the Tour de France, Rugby League and Rugby Union World Cups to the recent World Triathlon as well as Ashes Tests at Headingley Stadium. The visitor economy is very important to the City and hosting major events is part of the Council's strategy to position the City and the City Region on a global stage. The Leeds City Regions recent Strategic Economic Plan highlights the scope to improve major cultural visitor attractions such as Headingley Stadium, which will contribute towards the City's bid to be submitted for the 2023 European Capital of Culture.

- 2.16 Major sporting events deliver significant economic benefit to the City and City Region. Headingley is the only sporting venue in the City Region with a regular international profile.

- 2.17 There are substantial economic benefits international cricket brings to the region. In 2009, the total number of visiting spectators to the Test Match was 44,018 to Leeds and 28,320 to Yorkshire. The estimated economic benefit assessment from these figures is:

- £4.8m of additional visitor spend in Leeds;
- £2.4m of organisation spend;
- £1.1m ticket revenue for a 5 day test match;
- £75k retail spend on merchandise;
- £300k hospitality spend;
- £900k spent on catering.

- 2.18 The redevelopment of the stadium would also create/ retain the following employment benefits:

- During construction of the stands 175 full time construction jobs would be created nationally with 60 coming from the Leeds City Region and 38 from Leeds directly;
- 8 construction apprenticeships would be created during the works;
- During a test match the average number of staff working at Headingley is 653;
- The redevelopment of the stadium and retention of international cricket would create 30 new full time employment posts across services such as administration, events, housekeeping, food and drink service and stewarding.

- 2.19 Economic modelling shows that the investment in Headingley Stadium to develop the North-South stand could increase the economic benefits realised to:

- £5.75m of additional visitor spend within Leeds by 2020;
- £5.3m additional visitor spend in Yorkshire by 2020;
- 175 full time construction jobs nationally during construction;
- £1.5m ticket revenue for a 5 day test match.

2.20 In addition the estimated global TV audience for the 2015 Cricket World Cup of 354 million should not be overlooked. International cricket also has the ability to draw significant crowds, with the potential attendance for the entire 2019 World Cup tournament estimated at almost 1 million supporters. According to Ernst and Young, Leeds has the potential to realise approximately £20.5 million in economic benefit through tourism spending, as a result of hosting 4 Cricket World Cup matches at Headingley Stadium in 2019.

3.0 SITE AND SURROUNDINGS:

Headingley Stadium

3.1 The Headingley Stadium complex currently accommodates two separate adjoining grounds on the site; the cricket ground to the north and the rugby ground to the south. The current planning application relates to the replacement of the shared North-South Stand between the two grounds and also the replacement of the South Stand at the rugby ground.

3.2 The existing shared North-South Stand was built in the 1930's and has been renovated several times since then notably in 1990 when seats were installed on the south side facing the rugby ground in what was formerly the standing paddock and the internal changing room facilities were modernised. There are around 3600 seats on two tiers on the north side facing the cricket pitch and there are around 5300 seats on the south side facing the rugby pitch.

3.3 The existing rugby South Stand is a single storey terrace building located off St Michael's Lane. The rugby ground recently completed the redevelopment of the Carnegie stand at the eastern edge of the ground facing St Michael's Lane. The ground itself is located within the urban area and within a predominantly residential area. Although the south stand is separated slightly from the neighbouring residential properties, due to the siting of the parking area adjacent to the road, the siting of the stand and shape of the site result in the eastern-most corner of the existing stand being on the boundary with St Michael's Lane. The rugby stand is located on higher ground level than the adjacent properties on St Michael's Lane by 1.5m. The Headingley Conservation Area boundary is situated to the East of the cricket ground following a line along the rear of the properties fronting Cardigan Road.

3.4 The existing South Stand is in a poor state of repair and has, due to safety reasons seen its capacity reduced. It has a safety certificate for its current capacity of 6,000 which is due for renewal next year. The rugby club have previously invested substantial funds in repairing the existing terrace stand just to maintain it at its current reduced capacity. It is recognised that the existing stand is in need of being replaced to afford spectators, fans and the ground with facilities that modern sporting stadia require. In addition the design and appearance of the existing stand is rather poor, particularly when it is viewed next to the East stand.

Tingley

3.5 The site is located to the north of Bradford Road (A650) and is bordered to the east by Thorpe Lane (A654), to the north by Old Thorpe Lane and to the west by Chapel

Street. The site extends to 5.97 hectares and currently consists of fields used as grazing land which are split by Spink Well Lane which runs through the centre of the site from south to north. The site includes hedging, shrubs and trees located along some sections of its boundaries and slopes from south to north. Immediately to the south of the site is a football pitch used by Woodkirk Valley Football Club and a field under separate ownership to that of the applicant.

- 3.6 Chapel Street and the streets to the west of the site are residential streets consisting of relatively dense housing. These streets offer little in the way of any off-street car parking and as such the majority of residents park their cars on street often leading to parking congestion.
- 3.7 To the north of the site beyond Old Thorpe Lane is an Equestrian Centre and a residential property. Beyond these sites is the M62 motorway. To the east of the site beyond Thorpe Lane is agricultural land.
- 3.8 Residential properties are situated to both the north and south of Bradford Road to the south of the site with Blackgates Primary School being situated to the south side of Bradford Road. The road signal junction linking Bradford Road, Thorpe Lane and Smithy Lane which falls to the south east of the site is identified as part of the Draft Site Allocations Plan (SAP) as requiring intervention.
- 3.9 The site is designated as Green Belt and is owned by the applicant. The site falls within Flood Zone 1. The site is part of a larger proposed phase 3 housing allocation in the Draft SAP. The Draft SAP also proposes to remove the site from the Green Belt.

Weetwood

- 3.10 The site is located off Weetwood Avenue in Weetwood Ward. The site extends to 3.9 hectares and is broadly split into two parcels of land which are split by a deciduous tree line which runs from north to south and a change in levels with the western part of the site being higher than the eastern part.
- 3.11 The western part of the site measures approximately one third of the total site area and includes a car park leading to a public footpath which links Weetwood Avenue to footpaths beyond the northern boundary of the site. The eastern part of the site measures approximately two thirds of the total site area, formerly accommodated a sports ground used for football, cricket and later by Leeds Rugby as a training ground. The sites are designated as protected playing pitches, however these uses have long since ceased and the site is now overgrown. The site includes number of mature and semi-mature trees with particularly strong tree lines present along large stretches of the site boundaries.
- 3.12 The site is bordered by residential areas in Weetwood Avenue and Beckside Gardens to the south and Weetwood Crescent and Hollin View to the west. To the east of the site is Meanwood Park with Hollins Wood to the north with Meanwood Valley being designated as a Site of Ecological and Geological Interest. Within Meanwood Park, adjacent to the north east of the site, is an American Garden with historical links to the Oates family.
- 3.13 The site is designated as Green Belt and is owned by the applicant. The site falls within Flood Zone 1. The site falls within the Weetwood Conservation Area, abuts the Meanwood Conservation Area to the east and falls adjacent to the Far Headingley Conservation Area to the south and west. The site is also designated as

part of an urban green corridor. The site is a proposed phase 2 housing allocation in the Draft SAP. The Draft SAP also proposes to remove the site from the Green Belt.

4.0 PROPOSAL:

4.1 The proposals are the subject of three separate but linked planning applications. The three applications are linked by virtue of the cross funding case put forward by the applicant that the stadium redevelopment will be part funded through the sale of the two housing sites if planning permission were to be granted.

Headingley Stadium

4.2 The proposal is a full planning application for the replacement of the existing North/South Stand (Main Stand) which is the shared Main Stand for the cricket and rugby grounds and the replacement of the South Stand to the rugby ground.

North/South Stand

4.3 This replacement stand is broadly sited on the footprint of the existing stand in the centre of the wider stadium complex. The stand will result in an increase in height over the existing stand of approximately 10 metres incorporating five levels of accommodation. Seating and spectator circulation space are provided at ground and first floor for both the cricket and rugby and fifth floor level for cricket. Corporate and broadcasting facilities located at third and fourth floor levels. The Stand will increase the capacity of the cricket stand from 1,787 to 4,219, an increase of 2,432 and decrease the capacity of rugby stand from 5,235 to 3,825, a decrease of 1,410. The stand is dual facing with the rugby ground element designed to reflect the scale of the existing rugby stands. The cricket ground element is more individual in design with a light weight 'floating' canopy roof being the main defining design element of the Stand.

South Stand

4.4 As with the North/South Stand, the replacement South Stand is broadly sited on the footprint of the existing stand. The replacement stand will result in an increase in height of approximately 5 metres over the existing stand incorporating ground floor level changing facilities and spectator standing and an upper tier of seating. The capacity of the stand increases from 7,030 to 7,721, an increase of 691. Turnstiles are to be located to the south of the site providing spectator access to the South Stand, off St Michaels Lane. The existing parking area to the south of the site is to be laid out as a formal car park. This will result in a decrease in on-site parking from 120 to 64. The stand will have chamfered side elevation to provide greater separation to the closest residential properties on St Michael Lane. A materials palette of brick and composite and clear panelling is proposed.

Tingley

4.5 The proposal at Tingley is an outline application for up to 150 dwellings including the detailed matter of access. The detailed matters of appearance, landscaping, layout and scale are reserved and would need to be the subject of a future reserved matters application.

4.6 The indicative layout shows a scheme of 150 dwellings served by two vehicular access points from Old Thorpe Lane to the north. The indicative scheme shows an area of public open space (POS) measuring 8,200m² centred around Spink Well Lane which dissects the site from north to south. Alongside this the applicant is proposing to provide an off-site contribution of £245,436.04 to be used towards open/green space in the locality. The site will include a soft landscaping buffer

around the northern and eastern edges of the site which will include the retention of the existing boundary hedge.

4.7 The housing would be two storeys in scale and would include a mix of 2, 3, 4 and 5 bed dwellings all of which would be served by two off-street car parking spaces. The scheme would provide for 23 affordable units in line with the relevant policy requirement.

4.8 The indicative scheme has been revised from that originally submitted to reduce the total number of dwellings from 170 to 150 and enlarge the proposed area of POS.

Weetwood

4.9 The proposal at Weetwood is an outline application for up to 39 dwellings including the detailed matter of access. The detailed matters of appearance, landscaping, layout and scale are reserved and would need to be the subject of a future reserved matters application.

4.10 The indicative layout shows a scheme of 39 dwellings served from a single vehicular access point on Weetwood Avenue. The indicative scheme shows 6 dwellings infilling an existing plot fronting Weetwood Avenue with the remainder of the dwellings proposed to the eastern part of the site. The indicative scheme shows an area of POS to the western part of the site measuring 10,400m². The POS will house the existing public right of way through the western part of the site. The site will include a soft landscaping buffer including a footpath along the eastern boundary of the site.

4.11 As is noted above the matters of appearance and scale are reserved but the applicant has indicated the design of the new dwellings would respect the character of the Weetwood Conservation Area in terms of materials and scale – i.e. two storey dwellings of traditional materials. No information has been provided in relation to the number of bedrooms including in individual dwellings but the indicative layout shows 6 terraced properties fronting Weetwood Avenue with the remainder of the housing being large detached properties. The indicative layout shows that all the dwellings would have a minimum of two off-street car parking spaces.

4.12 The proposal would include the removal of a number of trees and other vegetation from the site, although the majority of mature trees on site, which are predominantly located around the site boundaries and to the east of the existing public right of way running from south to north through the site, would be retained.

4.13 The indicative scheme has been revised from that originally submitted to reduce the total number of dwellings from 45 to 39 by removing a proposed flat block in the north west part of the site. The scheme would provide 6 affordable units in accordance with the relevant policy requirement.

5.0 RELEVANT PLANNING HISTORY:

5.1 Headingley Stadium

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.**

26/12/01/FU: 4 storey stand with practice area bar restaurant and 36 bedroom/box hotel. **Approved 01.05.2001.**

26/19/02/FU: New terracing to cricket ground. **Approved 06.06.2002.**

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.**

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.**

11/02021/FU: Demolition of existing South Stand and replacement of new covered spectator terrace with associated facilities, Leeds Rugby Club, St Michaels Lane. **Approved 2012** and permission implemented but the new stand has not been built.

5.2 Tingley and Weetwood
None

6.0 PRE-APPLICATION PRESENTATION

City Plans Panel March 2016

6.1 The applicant presented the proposal at a meeting of the City Plans Panel on 3rd March 2016 under the following pre-application references:

PREAPP/14/00627 – Demolition of existing North-South and South Stands and erection of replacement stands.

PREAPP/14/00660 – Residential development for circa 40 dwellings.

PREAPP/16/00661 – Residential development for circa 170 dwellings.

6.2 Members of the Panel heard from representatives of the developer and also the Weetwood Residents Association at the meeting. Representations from local ward members were also heard at the meeting.

6.3 At the Plans Panel meeting Members discussed the following:

- The history behind Leeds Rugby's ownership of the Tingley and Weetwood sites, the prices paid for the sites and the current values;
- The possibility for value engineering to reduce the costs of developing the stands;
- Traffic in the area on match days and that work would be required to be done to mitigate against the effect of this;
- Noise on matchdays was considered and it was noted that the new stands would be designed to reduce the impact of crowd noise;
- Timings of the development and the reliance on the sale of the land at Tingley and Weetwood for housing in order to progress the stands. Furthermore it was confirmed that additional funding would also need to be found to complete the stands but that all money from the sale of the two residential sites would be used for the stands;
- The number of applications was discussed, Members commented that they would have preferred one application to encompass the re-development of the North / South Stand and the South Stand;

- Members commented that further work would need to be done in relation to the applications to build houses at Tingley and Weetwood and that the development at Tingley was too dense;
- Members noted that if the North/South Stand was re-developed there would still be no guarantee of international cricket after the 2019 staging agreement ends between Yorkshire CCC and the ECB;
- It was noted that the clubs undertake charitable work and that the stadium is an asset to Leeds. However Members commented that there were no obvious benefits to the residents of Tingley and Weetwood who would lose green belt land and gain more houses putting pressure on roads, schools and health centres; and
- It was confirmed that Leeds Rugby and Yorkshire CC had no other saleable assets.

6.4 Members further commented that they wanted to see world class sporting facilities in Leeds. However they felt this was an enabling application being used to contribute to facilities in Headingley and that the people of Tingley and Weetwood would feel little benefit and lose important green belt. Members recognised that these two sites were in the Draft Site Allocation Plan but not in phase 1 but that they were still greenbelt land. Besides this Members felt that much more work would need to be done to improve the layout of the residential developments.

6.5 Members responded to the questions featured with the pre-application report with the following comments:

- Members wished to see Headingley re-developed and were supportive of this taking place. However the Panel had concerns about bringing forward development of the green belt at Weetwood and Tingley ahead of the conclusion of the site allocations process.
- Members felt that they did not have enough information to comment on the design of the residential sites or Headingley Stadium. They did feel that there were too many dwellings on the Tingley site, that the apartments in the Weetwood scheme should be removed and that careful consideration would need to be given to the relationship of the new south rugby stand to dwellings on St Michaels Lane.
- Members were concerned about the loss of the urban green corridor at Weetwood and the impact this could have on the Conservation area.
- Members felt careful consideration needs to be given to the highways surrounding the stadium but also the impact to highways, especially, Junction 28 of the M62, by building new houses at Tingley and Weetwood
- The other issues members wished to raise at this stage were the importance of local people benefitting from any development and also that flooding would need to be considered at the Tingley site. Finally Members considered that legal advice should be sought in relation to the “enabling development” issue with regards to both the Weetwood and Tingley sites

7.0 COMMUNITY CONSULTATION

7.1 The applicant has looked to engage with the local community and stakeholders at the pre-application stage. Local Ward Members in Headingley, Ardsley and Robin Hood and Weetwood were sent correspondence with information relating to the submissions in the Autumn of 2015 with offers of meetings taken up by some Ward Members.

7.2 A total of four community events were held across the three wards (two in Headingley, one each in Ardsley and Robin Hood and Weetwood wards) at local venues in February 2016. These events were advertised by local letters drops. Further presentations were made to the Weetwood Resident's Association and the Tingley TARA residents groups at their respective meetings also in February 2016 and the applicant issued press releases in the local press and on their website.

8.0 PUBLIC/LOCAL RESPONSE:

8.1 The planning applications have been publicised by means of site notice and in the local press. The following responses have been received in relation to the three applications.

Headingley

8.2 Councillor Walshaw has commented on the application. He has no objections to the principle of two new stands with their design considered acceptable. Consideration needs to be given to the impact the operation of the Stadia will have on the local community.

8.3 73 letters of representation have been received, 68 in support of the development with 5 raising objections.

8.4 The letters of support can be summarised as the agreement for the need to improve the facilities at Headingley Stadium to ensure the Rugby and Cricket Clubs have world class facilities for spectators and broadcasters and in doing so ensuring international cricket is retained at Headingley.

8.5 The concerns raised in the letters of objection can be summarised as follows:

- The proposed height of the south stand is too high and will tower over the houses on St Michael's Lane.
- The stand's sound system needs to reduce the amount of noise leakage from the Stadium.
- Light pollution from the Stadium needs to be reduced.
- A match day management plan for vehicle and pedestrians to reduce impacts on St Michael's Lane.
- The noise and disruption from construction needs to be managed.
- The wider appearance of the Stadium should be improved.
- The South Stand should be retained as a terraced stand.

Tingley

8.6 Ardsley and Robin Hood Ward Members Councillor Jack Dunn, Councillor Karen Renshaw and Councillor Lisa Mulherin have objected to the application. Andrea Jenkyns MP has objected to the application. The Tingley TARA Residents Association has objected to the application. The Campaign for the Protection of Rural England (West Yorkshire) has objected to the application.

8.7 A total of 162 local residents have written in objection to the application. In addition to this a petition with 34 signatures has been signed by local residents in objection to the application. 6 objections have also been received from outside of the local area.

8.8 The comments in objection which are considered to be relevant material planning considerations can be summarised as follows:

- The site falls within the Green Belt, the application is not for one of the uses which are supported in the Green Belt through national or local planning policy, and the case put forward does not represent very special circumstances which would outweigh the harm to the Green Belt;
- Tingley will not feel any benefits of the stadium redevelopment only the impacts of the housing development proposed;
- The proposal represents enabling development which should not be supported due to the weak links between the Headingley and Tingley sites;
- The proposal at Tingley should be considered on its own merits independently of the other linked applications;
- The proposed linking of the applications by way of a section 106 agreement would fail to meet the relevant CIL regulations and the guidance included within the NPPF as the benefits of the proposed development are not necessary to make the development acceptable, not directly related to the development and not fairly or reasonably related in scale or kind to the development. As such the s106 funding offer is not a relevant material planning consideration in relation to the determination of the Tingley application;
- The club has not put forward a comprehensive or transparent justification as to why the sale of the housing site is the only option to part fund the stadium redevelopment;
- The existing stadium already appears to meet much of the ECB requirements for hosting international cricket;
- The wider economic benefits of the stadium redevelopment have been grossly exaggerated;
- The sale of the land at Tingley would only provide a fraction of the total amount required to fund the stadium redevelopment;
- The site is greenfield land and brownfield sites should be developed first;
- There is no requirement for housing land to be released and the housing targets for Leeds are vastly inflated;
- Tingley is losing its green spaces and the development will erode the character of the area;
- The development is overdevelopment and an attempt by the development to cram as many houses as possible on the site with providing proper car parking provision and private and public open space for future residents;
- The proposed housing will be unsympathetic to the character of the area;
- The site is an important habitat for wildlife including protected species such as badgers and bats;
- The site has been subject to flooding and future development could lead to flooding of the adjacent football pitch;
- Local roads are unsuitable to accommodate the volume of vehicular and pedestrian traffic which would be generated by the scheme with significant widening works being required to Old Thorpe Lane;
- Rat running through residential streets to the west of the application site is already a problem and this would be exacerbated by the development leading to further highway safety concerns;
- The local highway infrastructure, in particular the road signal junction linking Bradford Road, Thorpe Lane and Smithy Lane already experiences significant congestion which would be exacerbated by the development and this leads to significant highway safety concerns;
- The bus services in the area are poor and this encourages greater car use;

- There is a shortage of school places and other community facilities and infrastructure in the area already;
- The proposal will impact on the viability of the equestrian centre to the north of the application site which uses the site to graze horses;
- The proposal is premature and should not be considered before the adoption of the Council's Site Allocations DPD;
- The proposed houses will overlook and overshadow neighbouring properties and gardens and impact on neighbouring outlook and light;
- The proposed development will lead to noise and air quality pollution for existing residents with the surveys carried out being deficient in a number of areas;
- The proposal will lead to an increase in crime in the area;
- The archaeological impacts of the development have not been properly assessed.
- The publicity campaign conducted by the developer has been misleading with little information provided on the impacts of the development on the local community whilst canvassing support for the applications;
- The rugby club have ignored the wishes of their own fans by proposing further corporate hospitality which is out of reach of the ordinary supporter; and,
- Even if the Cricket Club miss out on the World Cup and staging agreement there will be further opportunities to put the ground forward for similar events in the future; and,
- The community benefits offered to the local community are poor and would provide no benefit to the future occupiers of the housing developments by virtue of the offer only being in place for 3 years. Further to this local children gain much greater benefits from the site as it is at present, including viewing local wildlife, than would be gained through the limited number of visits to local schools and clubs.

8.9 1 local resident has written in support of the application. 111 written representations of support have also been received from outside the local area.

8.10 The comments in support which are considered to be relevant material planning considerations can be summarised as follows:

- The stadium redevelopment will secure the sporting legacy of Leeds Rhinos, Yorkshire Carnegie and Yorkshire Cricket;
- The retention of test match cricket at the stadium is important for Leeds and the international profile of the city;
- The proposal will have wider economic benefits for Leeds;
- A failure to support the proposals would impact on Leeds competitiveness with other cities in the region and nationally;
- The cricket and rugby clubs are heavily involved in the local community;
- There is a national and local need for housing;
- The area is in need of new affordable homes; and,
- The site is low quality green space.

Weetwood

8.11 Weetwood Ward Members Councillor Jonathan Bentley and Judith Chapman have objected to the application. Kirkstall Ward Member Councillor John Illingworth and Moortown Ward Member Councillor Alex Sobel has also objected to the application. The Weetwood Residents Association (supported by the Far Headingley Village Society, the Meanwood Valley Partnership, the Beckett's Park Residents Association, the Churchwood and Drummonds Residents Group, the West Park

Residents Association, the Adel Neighbourhood Forum and the South Headingley Community Association) has objected to the application. The Adel Neighbourhood Forum and South Headingley Community Association have also submitted separate written objections. The Cookridge Gardens Estate Association has objected to the application. The Leeds Civic Trust has objected to the application.

8.12 A total of 436 local residents have written in objection to the application. 64 objections have also been received from outside of the local area. Petitions including 670 signatures have also been submitted in objection to the proposal.

8.13 The comments in objection which are considered to be relevant material planning considerations can be summarised as follows:

- The site falls within the Green Belt, the application is not for one of the uses which are supported in the Green Belt through national or local planning policy, and the case put forward does not represent very special circumstances which would outweigh the harm to the Green Belt;
- The proposal represents enabling development which should not be supported due to the lack of geographical or functional links between the Headingley and Weetwood sites;
- The claimed economic benefits are speculative and have not been substantiated and as such do not represent very special circumstances;
- The continuation of rugby at Headingley is not under threat and should therefore be afforded no weight as part of any very special circumstances argument;
- Weetwood will not feel any benefits of the stadium redevelopment only the impacts of the housing development proposed;
- There is no guarantee that test match cricket status will be retained at Headingley even if the development goes ahead;
- The proposal at Weetwood should be considered on its own merits independently of the other linked applications;
- The club has not put forward a comprehensive or transparent justification as to why the sale of the housing site is the only option to part fund the stadium redevelopment;
- The club has not put forward a financial appraisal to justify the development. Further to this information in the public domain suggests that the clubs have significant assets which could be used to fund the development;
- The application is premature by way of the submission being made before the outcome of the Site Allocations DPD process is known.
- The significance of the open space is highlighted in the community produced Far Headingley, Weetwood and West Park Neighbourhood Design Statement SPD;
- The application does not propose an appropriate mix of housing that would be affordable to the local community;
- The application does not proposed an appropriate density of housing to respect the local character;
- The proposed number of houses is in excess of even that suggested in the draft Site Allocations DPD which is already contested by local residents;
- The site is well used by local residents for recreation and walking;
- The site has important ecological value for wildlife and flora including protected species and is situated next to a Site of Ecological and Geological Interest. The site also falls within a designated Urban Green Corridor which provides green relief as part of the Meanwood Valley Trail. The supporting information to address these issues is inadequate;

- The proposal would lead to the loss of important trees and the lopping of others;
- The site is an important green lung in the city and is important to combat climate change;
- The site makes an important positive contribution to the Weetwood and Meanwood Conservation Areas and is an important open space in respect of local character particularly when seen from Meanwood Park. The proposal would be harmful in these respects and contrary to national and local planning policy;
- The site would be harmful to the setting of the American Garden and the listed structure contained within it;
- Meanwood Park is an important visitor destination and the development would be harmful to the setting of the park;
- The proposal does not put forward any meaningful mitigation measures to limit any impact on the park or Conservation Areas. The buffer proposed to the north and east in the way of rear gardens is inadequate and is likely to be eroded by residents in the future;
- The site is a protected playing pitch and by deliberately letting the site fall out of use this could set a harmful precedent;
- The applicants assertion that there are only limited views of the site are untrue;
- The proposal is likely to lead to flooding in the area with drainage issues already existing on Weetwood Avenue and surrounding streets with impacts also likely in relation to the wider area;
- Increased surface water run-off would impact on the adjacent beck;
- There is a shortage of school places and other community facilities and infrastructure in the area already;
- The proposal would negatively impact on local highway infrastructure and add to congestion in the area including along major commuter routes;
- The site is detached from local public transport links;
- There are lots of brownfield sites which should be developed for housing;
- The loss of the site has health implications for existing users of the site and through pollution brought by the new development;
- The proposal provides for very little public open space;
- North West Leeds has a severe shortage of green open space;
- The proposal would be harmful to the residential amenity of existing residents through overlooking, a loss of outlook, light pollution and additional noise and disturbance;
- There is a risk that some properties could be bought by student landlords further adding to the problems relating to housing mix in the wider area;
- The site should be used for alternative leisure uses which also have significant economic benefits to the city;
- The construction phase of the development will lead to irreversible harm to the wildlife at the site;
- The opportunities for involvement of local children in cricket come at considerable cost and this should not be put forward as a community benefit; and,
- The publicity campaign conducted by the developer has been misleading with little information provided on the impacts of the development on the local community whilst canvassing support for the applications. The Weetwood Residents Association in particular has noted that correspondence sent from the applicant to its members failed to mention the two housing sites were in Green Belt;

- Little weight should be attached to the sites current designation in the Council's Draft Site Allocations SPD due to the status of this document. It is also noted that significant objections exist in relation to this designation;
- The community benefits offered to the local community are poor and do little to add to the community provision which should already be in place. Further to this local children gain much greater benefits from the site as it is at present, including viewing local wildlife, than would be gained through the limited number of visits to local schools and clubs.

8.14 2 local residents have written in support of the application. 114 written representations of support have also been received from outside the local area.

8.15 The comments in support which are considered to be relevant material planning considerations can be summarised as follows:

- The stadium redevelopment will secure the sporting legacy of Leeds Rhinos, Yorkshire Carnegie and Yorkshire Cricket;
- The retention of test match cricket at the stadium is important for Leeds and the international profile of the city;
- The proposal will have wider economic benefits for Leeds;
- A failure to support the proposals would impact on Leeds competitiveness with other cities in the region and nationally;
- The cricket and rugby clubs are heavily involved in the local community;
- There is a national and local need for housing;
- The area is in need of new affordable homes; and,
- The site is low quality green space.

9.0 CONSULTATION RESPONSES:

Headingley

9.1 Coal Authority – No objections.

Sport England – No objections.

Yorkshire Water – No objections subject to conditions.

LCC Highways – No objections subject to conditions.

LCC Contaminated Land – No objections subject to conditions.

LCC Transport Development Services – No objection subject to conditions.

LCC Neighbourhoods and Housing (Air Quality) – No objections subject to 1 electric charging point per 10 parking spaces being provided.

LCC Flood Risk Management – No objections subject to conditions.

LCC Public Rights of Way – No objections.

LCC Landscape Officer – No objections subject to conditions.

Tingley

9.2 West Yorkshire Archaeological Advisory Service (WYAAS) - No objections subject to appropriate conditions.

Yorkshire Water - No objections subject to appropriate conditions.

Highways England - No objections raised but concerns have been raised in relation to the Transport Assessment submitted.

Coal Authority - No objections subject to appropriate conditions.

West Yorkshire Combined Authority - No objections subject to appropriate conditions and s106 contributions.

LCC Highways - Objection. Concerns relating to Transport Assessment submitted, rat running and need for traffic calming measures in neighbouring streets, impact on the signal junction on A650. Discussions with the applicant are ongoing in an attempt to resolve these matters.

LCC Planning Policy - Concerns regarding the proposal to make up for an underprovision of on-site public open space with an off-site contribution being in conflict with Core Strategy policy G4. If such an approach were to be accepted an off-site contribution would be required to be tied to a specific project.

LCC Air Quality Management Team - No objections subject to appropriate conditions.

LCC Contaminated Land - No objections subject to appropriate conditions.

LCC Ecology - No objections subject to appropriate conditions.

LCC Travelwise - No objections subject to appropriate conditions and s106 contributions.

LCC Drainage/ Flood Risk - No objections subject to appropriate conditions.

LCC Environmental Protection - No objections subject to appropriate conditions.

Weetwood

9.3 Sport England - No objections.

Historic England - Objection. The proposed development of up to 39 dwellings would fundamentally and permanently alter the undeveloped character of the site, harming the appreciation of the early origins of the area which are a key aspect of the significance of the place. The density and suburban nature of the development would harm the character and appearance of both the Weetwood and Meanwood Conservation Areas. Any harm to designated heritage assets requires a 'clear and convincing justification' in accordance with paragraph 132 of the NPPF. Historic England cannot support the proposals and recommend that the application is refused unless the Council are satisfied that there is a clear and convincing justification for the harm the proposals would cause and that this harm is outweighed by the public benefits of the scheme in accordance with paragraphs 132 and 134 of the National Planning Policy Framework. This assessment should be undertaken in accordance with s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Coal Authority - No objections subject to appropriate conditions.

Yorkshire Water - No objections subject to appropriate conditions.

LCC Conservation – Objection. The removal of the flat block is welcome but does little to reduce the harm to the historic environment. The existing site makes a positive contribution to the Weetwood Conservation Area, Meanwood Conservation Area and the adjacent American Garden with listed column and the proposed development would have a harmful impact on all of these heritage assets. Whilst, on balance, the proposal would preserve the character and appearance of the Weetwood Conservation Area when considered as a whole and would have a sufficiently limited impact so as to not affect the setting of the American Garden and listed column, the proposal would fail to preserve the character of the Meanwood Conservation Area when considered as a whole. In particular the contribution of the existing site to the Meanwood Conservation Area is significant through both views through the existing boundary planting to the eastern edge of the applicant site and longer views over the top of the boundary planting from Meanwood Park. Further mitigation, in the form of a revised layout and house sizes, would be required in order to address these impacts.

LCC Landscape - Concerns in relation to visual impact on Meanwood Park, the loss of recreational and historic value of footpaths to be retained through introduction of suburbanising development, the proposed drainage works and the potential impact on trees, and the impacts on trees in various locations.

LCC Ecology - Objection. The proposal would be harmful to biodiversity and ecology and would have a negative impact on the Leeds Habitat Network. The negative impact could only be addressed with the introduction of a significant buffer zone along the northern and eastern boundary of the site alongside the agreement of a suitable management plan.

LCC Highways - No objections to the principle of development but concerns have been expressed in relation to the length of the cul-de-sac proposed.

LCC Drainage/ Flood Risk - Objections. Concerns in relation to surface water drainage strategy and proposed foul water pumping station. Discussions with the applicant are on going to address these concerns.

LCC Public Rights of Way - No objections subject to appropriate footpath improvements.

LCC Contaminated Land No objections subject to appropriate conditions.

10.0 PLANNING POLICIES:

- 10.1 As required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 this application has to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan currently comprises the adopted Local Development Framework Core Strategy (2014), those policies saved from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Local Plan.

The Local Development Framework **Core Strategy** was adopted by the Council on 12th November 2014. The following policies contained within the Core Strategy are considered to be of relevance to this development proposal:

General Policy – Sustainable Development and the NPPF
Spatial Policy 1 – Location of Development
Spatial Policy 6 - The Housing Requirement and Allocation of Housing Land
Spatial Policy 7 - Distribution of Housing Land and Allocations
Spatial Policy 8 - Economic Development Priorities
Spatial Policy 11 - Transport Infrastructure Investment Priorities
Spatial Policy 13 - Strategic Green Infrastructure
Policy H1 - Managed Release of Sites
Policy H2 – New Housing on Unallocated Sites
Policy H3 – Density of Residential Development
Policy H4 – Housing Mix
Policy P10 – Design
Policy P11 – Conservation
Policy P12 – Landscape
Policy T1 - Transport Management
Policy T2 – Accessibility and New Development
Policy G3 - Standards for Open Space, Sport and Recreation
Policy G4 - New Greenspace Provision
Policy G8 – Protection of Important Species and Habitats
Policy G9 – Biodiversity Improvements
Policy EN1 – Climate Change
Policy EN2 – Sustainable Design and Construction
Policy EN5 – Managing Flood Risk
Policy ID2 - Planning Obligations and Developer Contributions

10.2 The most relevant policies from the Natural Resources and Waste Development Plan Document (DPD) are outlined below:

General Policy 1 - Sustainable Development
Minerals 3 - Surface Coal
Air 1 - Management of Air Quality through Development
Water 1 - Water Efficiency
Water 2 - Protection of Water Quality
Water 6 - Flood Risk Assessments
Water 7 - Surface Water Run-Off
Land 1 - Contaminated Land
Land 2 - Development and Trees

10.3 The most relevant saved policies from the **Leeds Unitary Development Plan** are outlined below:

GP1 - Land uses and the Proposals Map
GP5 - Development control considerations including impact on amenity
BD5 - Design of new buildings
N6 - Protected Playing Pitches
N8 - Urban Green Corridors
N9 - Other Corridor Functions
N23 - Development in incidental open space
N25 - Site boundaries
N32 - Green Belt
N33 - Development in the Green Belt

- LD1** - Landscape design
- LD2** - New and altered roads

10.4 Relevant **Supplementary Planning Documents and Guidance** are outlined below:

- Neighbourhoods for Living SPG (December 2003)
- Greening the Built Edge SPG (June 2004)
- Sustainable Urban Drainage SPG (June 2004)
- Designing for Community Safety SPD (May 2007)
- Public Transport Improvements and Developer Contributions SPD (August 2008)
- Street Design Guide SPD (August 2009)
- Headingley and Hyde Park Neighbourhood Design Statement SPD (September 2010)
- Sustainable Design and Construction (August 2011)
- Travel Plans SPD (August 2011)
- Far Headingley Weetwood and West Park Neighbourhood Design Statement SPD (September 2014)
- Parking SPD (January 2016)
- DRAFT Accessible Leeds SPD (Out to Public Consultation March to May 2016)

10.5 Other **relevant guidance** includes:

- The Far Headingley Conservation Area Appraisal and Management Plan (November 2008)
- The Meanwood Conservation Area Appraisal and Management Plan (December 2008)
- The Weetwood Conservation Area Appraisal and Management Plan (August 2010)
- The Guideline Distances from Development to Trees document (March 2011)
- Vision for Leeds 2011 to 2030 (2011)
- DRAFT Headingley Neighbourhood Plan (Policy Intentions) (2015)

10.6 The **National Planning Policy Framework** (2012) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

10.7 The **Publication Draft** of the **Leeds Site Allocations Development Plan Document** (DPD) was approved by the Council's Executive Board for public consultation on 15th July 2015. The Publication Draft was then subject to formal public consultation for 8 weeks from 22nd September until 16th November 2015. The Tingley and Weetwood Sites are included as proposed housing allocations in the Publication Draft Site Allocations Plan and both sites are proposed to be removed from the Green Belt. Further Details of the proposed allocations are shown below:

Tingley – Site Reference HG2-167

The application site only forms a smaller part of the larger allocation, details of which are outlined below:

Site Area - 28 hectares

Site Capacity – 619 residential units

Proposed as a phase 3

Comments: Green Belt, significant implications for immediate highway network, includes public right of way.

Weetwood – Site Reference HG2-49

Site Area – 3.97 hectares

Capacity – 30 residential units

Proposed as a phase 2 site

Comments: Green Belt, Urban Green Corridor, N6 protected playing pitch, adjacent to Meanwood Valley SEGI, includes watercourse/ culvert, impacts on the setting of a listing building, within Weetwood Conservation Area, adjacent to Meanwood Conservation Area, includes public right of way.

- 10.8 It is noted that as the Site Allocations Plan is still in draft that only very limited weight can be attached to the proposed allocations of the sites and their proposed removal from the Green Belt.

11.0 DEPARTURE FROM THE DEVELOPMENT PLAN AND SECRETARY OF STATE CALL-IN POWERS

- 11.1 Whilst not directly relevant to the questions being asked of Plans Panel members in this Position Statement it is noted that if the Local Planning Authority were ultimately minded to approve the planning applications at Weetwood and Tingley the LPA would be required to refer these applications to the Secretary of State under the relevant consultation direction as they would represent inappropriate development in the Green Belt which will have a significant impact on openness.

12.0 MATTERS OF PRINCIPLE

- 12.1 As is noted in section 4 of this report the proposals are the subject of three separate but linked planning applications. The three applications are linked by virtue of the cross funding case put forward by the applicant that the stadium redevelopment will be part funded through the sale of the two housing sites if planning permission were to be granted. As such there are a number of important considerations which relate to matters of principle which are relevant to the determination of the applications and which will need to be weighed in the wider planning balance. Central to these are considerations in relation to the funding case put forward by the applicant. This case essentially goes to the heart of the relevant Green Belt considerations at both the Weetwood and Tingley sites and whether the justification put forward by the applicant relating to the need to part fund the stadium redevelopment would represent very special circumstances which would outweigh any harm identified to the Green Belt in both locations
- 12.2 At this stage in the planning application process discussions with both the applicant and the Council's legal advisors in relation to the funding case put forward by the applicant are ongoing. As such officers are unable to advise Plans Panel members in relation to these matters as part of this Position Statement. Given the time sensitive nature of the proposals however, it is considered that there is considerable value in seeking the views of Plans Panel members in relation to all three planning applications at this stage in the process in order to give the applicant a clear steer in relation to such matters.
- 12.3 This report therefore seeks the non-prejudicial views of Plans Panel members on the detailed proposal for the stadium and the emerging proposals for the two

housing sites when assessed on their own individual merits, notwithstanding the aforementioned matters of principle. Plans Panel members should be minded that any comments Panel members do offer in relation to the main issues for discussion outlined below must be considered in the absence of a confirmed position in relation to the aforementioned matters outlined above. It is noted that the consideration of matters of principle will be particularly important in weighing the planning balance of all three schemes when the applications are returned to Plans Panel in the future for a determination.

13.0 MAIN ISSUES FOR DISCUSSION

13.1 The following main issues have been identified for discussion:

Headingley Stadium

13.2 The following main issues have been identified:

- (1) Design, scale and appearance;
- (2) Residential amenity; and,
- (3) Highway safety and parking.

Tingley

13.3 The following main issues have been identified:

- (1) Density and layout;
- (2) Public open/green space;
- (3) Scale and Appearance;
- (4) Housing mix;
- (5) Residential amenity; and,
- (6) Highway safety.

Weetwood

13.4 The following main issues have been identified:

- (1) Conservation area and heritage assets;
- (2) Ecology and Green Corridor function;
- (3) Density and layout;
- (4) Public open/green space;
- (5) Housing mix;
- (6) Highway safety; and,
- (7) Residential amenity

Combined

13.5 The following main issues are relevant to all three planning applications:

- (1) Community offer

14.0 APPRAISAL:

HEADINGLEY STADIUM

Design, Scale and Appearance

14.1 Council policies positively encourage improvement and development of the stadium facilities. The current the shared North/South Stand and South Stand are antiquated, in a relatively poor state of repair and do not provide the standard and

range of facilities commensurate with a major sporting arena. The proposal is considered a substantial improvement upon the existing spectator facilities that are provided at the Stadium. The design and appearance of the scheme is of a modern design and can help to make a positive statement about both Headingley Stadium and the City's commitment to good stadia design. Given the international nature of the game and the role of television media providing coverage the proposal is considered to positively enhance the image of the City in an international context.

- 14.2 With specific reference to the North/South stand, the dual aspect requirements of this stand have driven the design proposed. Where the stand fronts the rugby stand the design, form and scale of the stand responds to the existing rugby stands and reflects the design of the proposed south stand. The roof reaches a height of approximately 20 metres. A more individual approach is proposed for the north side of the stand fronting the cricket ground. The stand will include five levels and a roof height of 26.5 metres. The design will appear as a distinct stand, with a light weight 'floating' roof which will be a positive addition to the cricket ground.
- 14.3 Clearly the new stand will be a substantial addition to the Stadia and potentially a prominent addition to the wider area therefore it is important any wider impact is considered. The new North/South stand will be located within the centre of the Stadia and as a result will be largely screened by the existing stands of the cricket and rugby grounds. As a result, the stand, despite its height and scale, will not be a prominent or overly dominant addition to the immediate area. As is the case with the existing Stadia long and medium range views will be afforded of the new stand, predominantly from views from the south. The new stand will be a noticeable addition within these long and medium range views, however given these will be seen in context with the existing stands and flood lights, and as the design of the stand is high quality, these views will not be harmed
- 14.4 With regards to the south stand, it is considered that the design, scale and form of the stand are acceptable. The stand will largely be set over the existing footprint of the existing stand and will increase the height of the stand by 5 metres. The design of stand is chamfered at the point it meets St Michael's Lane to provide a degree of separation from the highway and nearby properties. Whilst a larger stand than the existing it is considered that the development will result in a significant improvement to the visual amenity of the St Michael's Lane. The existing south stand is currently in a poor state of repair and the external appearance of the current stand is visually poor within the street scene. The stand is also out of keeping with the style and appearance of new developments at the stadium complex, particularly those located along St Michael's Lane. The proposal will replace the existing stand with a well-designed modern stand which will be light weight in appearance and include a palette of appropriate materials.
- 14.5 In addition, currently the site presents a poor frontage to this part of St Michael's Lane and relates poorly to the residential character of the area due to the expanse of poor quality car parking to the front of the stand; the appearance of the existing stand; and the lack of soft landscaping on the frontage. The proposal seeks to address these issues with increased tree planting along the boundary with St Michaels Lane and the footpath to the west.

Residential Amenity

- 14.6 Careful consideration has been given to the impact the new stands will have on the residential amenity of the residents of nearby properties. Whilst being the larger of the two stands the location of the North/South stand within the centre of the Stadia ensures there is a reasonable degree of separation to the properties on St Michael's

Lane and The Turnways and views of the stand from the properties will be, in most cases, screened by the existing stands. Shadow path calculations have been provided as part of the application submission with these confirming that no significant additional overshadowing of surrounding properties will result from new stand.

- 14.7 The proposed South Stand will be located close to properties located on St Michael's Lane and therefore it is imperative that the potential impact on the occupants of these properties is fully considered. The new stand is set back from the boundary with St Michaels Lane which improves on the existing situation where the corner of the stand adjoins the boundary. The height of the stand is increased by 5 metres above the existing however the increase in height is mitigated by degree of the set back from the highway. The lighter weight feel to the design resulting from the clear side elevations and the mono-pitch roof further enhances the appearance of the building and reduces the over-bearing impact on neighbouring residents. There is a change in levels of approximately 1.5m between the site and St Michaels Lane but the set back of the new stadium will help to mitigate for this and ensure no significantly overbearing impact from the new stand.
- 14.8 Drawings have been supplied which show the relationship between the new stadium and nearby residential properties. These show the visual improvements from the setting back of the stand on the amenity of residents of St Michaels Lane beyond that currently experienced. The set-back creates a greater feeling of space to the front of the dwellings and reduces the over bearing impact of the stand on neighbours. To the west the stand is closer to the properties on The Turnways than the existing stand. However at its closest point the stand will still be approximately 13m from the rear garden of the nearest property on The Turnways and 45m from the rear of the nearest house and is therefore unlikely to result in any significant loss of amenity.
- 14.9 With regards to direct overshadowing the applicant has produced shadow path plans showing the anticipated overshadowing from the new stand at various times of the day and of the year in comparison with the situation resulting from the existing stand. These show that there will be very little difference in overshadowing to neighbouring properties in general, with only a small increase in overshadowing to a small number of properties to the east of the stand in the evening during the summer beyond that which they already experience.
- 14.10 Other amenity issues related to lighting, noise from tannoy systems and signage and raised within representations can be controlled via planning conditions and within the agreed Management Plan for the wider Stadium.

Highway Parking and Safety

- 14.11 The proposed vehicular and pedestrian access arrangements for the stadium will remain as existing as will the proposed servicing arrangements. The redevelopment of the South Stand for the rugby ground will include a reduction in the car parking area available and the formalising of the layouts of the car parks accessible to St. Michaels Lane. This will result in a reduction of spaces from the 120 which exist on an informal basis at present (although it is noted that this is considered to be an overestimate as on match days car parking is often bumper to bumper), to 60 spaces which will be formally laid out as part of the new car parking layout. The applicant has proposed a number of measures as part of a revised Travel Plan for the stadium to mitigate against the loss of spaces. Members will be aware from previous proposals that the existing Travel Planning measures for the stadium are extensive and on the whole work well. These additional measures are considered

appropriate by the Council's Highways Team and as such no objections are raised subject to appropriate planning conditions to control these details.

- 14.12 The proposal will not impact on the existing car parking available to the Cricket ground which are considered acceptable to serve the development.

TINGLEY

1. Density and Layout

- 14.13 As is noted in the Proposals section of this report above the Tingley proposal is an outline application for up to 150 dwellings including the detailed matters of access and appearance. As such the layout submitted is indicative only at this stage and would need to be formally agreed as part of a future reserved matters application. However, Members should be mindful that the indicative layout submitted is a useful indicator on whether a proposed development of 150 dwellings could reasonably be accommodated at the site.

- 14.14 As is also noted in the Proposals section of this report the applicant has reduced the total number of dwellings proposed at the site since the application was submitted in May 2016. It is noted that at the pre-application meeting in March 2016 Plans Panel members commented that a scheme showing 171 dwellings was "too dense". Officers came to the same conclusion when reviewing the scheme showing 170 dwellings submitted in May. In particular officers had concerns that the scheme showed large amounts of hardstanding to the front of properties to accommodate car parking leaving little opportunity for green front garden areas with concerns also expressed in relation to garden sizes and separation distances. In addition to this the proportion of built development to green spaces at the site represented a significant concern. This is discussed in greater detail under a separate heading below.

- 14.15 The reduction in dwelling numbers to a total of 150 is a positive response to both the comments of Plans Panel members previously and officers. Hardstanding areas to the front of dwellings have been significantly reduced with a greater proportion of greenspace now proposed at the site. The reduction in dwelling numbers has also allowed greater room for properties to breathe. Much of the general design principles of the indicative layout are also positive with the scheme having limited dead frontages, good surveillance at street level and secure rear gardens. The revised layout does however still include some instances of large car parking bays to the front of dwellings and the enlargement of the central public open/green space and subsequent amendments to the layout have led to a modest encroachment into the strong green edge previously proposed to the northern and eastern edges of the site.

2. Public Open/Green Space

- 14.16 Leeds Core Strategy policy G4 requires new housing developments of 10 or more dwellings to provide on-site green space of 80m² per residential unit where an application site falls in excess of 720m from a community park, and for applications sites located in areas deficient in green space. The application site comfortably falls within a 720m radius of the park off Smithy Lane to the south of the site but whilst it is noted that the application site falls within an area which generally has good access to parks and gardens, the site does fall within an area which is deficient in amenity green space. As such it is considered that policy G4 is relevant to the proposal.

14.17 The applicant is proposing a mixture of on-site public open/green space provision and off-site provision in the form of a commuted sum. The on-site provision would amount to a total of 8,200m² which represents a shortfall of 3,800m² when applied against a strict application of policy G4. This represents a greater amount of on-site provision than that seen at the pre-application presentation in March and that seen in the scheme submitted in May. It is noted that the application site, in being a 'greenfield' or previously undeveloped site, does offer an opportunity to offer the full amount of public open/green space on-site and there are a number of notable benefits of on-site provision. These include securing a timely delivery of the open/green space alongside the delivery of the housing and more convenient access to the space for future residents of the development. However, in this instance, and noting the close proximity of the park at Smithy Lane which would be accessible to future residents, it is considered that a suitable balance between on-site and off-site provision could be achieved subject to the agreement of a commuted sum to make up for the shortfall being spent on open/green space improvement in the locality. The commuted sum for the shortfall as currently proposed would equate to £245,436.04 and the applicant is exploring options to use this money to benefit a local community project or sports club. Projects identified to date include a contribution towards a Multi-Use Games Area at East Ardsley Cricket Club and improvements to the football pitch at Spinkwell Lane. The officer view is that the aforementioned balance between on-site provision and an off-site contribution is appropriate for the site and therefore has been achieved in this instance.

3. Scale and Appearance

14.18 As part of the outline submission the applicant is seeking to reserve matters of scale and appearance. As such only indicative details have been submitted in support of the application in these respects. The applicant has submitted some streetscene drawings showing two storey brick properties with pitched tiled roofs reflective of similar properties in the area. The central public open/green space areas would be formally laid out as amenity grassed areas with the green edges proposed to the northern and eastern boundaries being supplemented by new hedgerow planting to match the hedgerows which exist at present. Whilst further information should be submitted at the reserved matters to establish these details it is considered that the design approach taken in these respects is reflective of local character and therefore is broadly appropriate for the site.

4. Housing Mix

14.19 Leeds Core Strategy policy H4 requires that housing developments include an appropriate mix of dwelling types and sizes to address the needs of an area taking into account the nature of the development and the character of a location. The applicant is not proposing to agree the final housing mix for the development at outline stage but the indicative layout shows a mixture of 2, 3, and 4 bedroom dwellings in a combination of terraced, semi-detached and detached properties. The applicant has confirmed that on-site affordable housing will be provided to meet the local policy requirement of 15%. This will equate to 23 affordable units for the indicative scheme of 150 dwellings proposed.

5. Residential Amenity

14.20 New developments should plan positively to protect the amenity of existing residents and of future residents. As noted above, whilst in outline only, the indicative layout does suggest that minimum garden sizes would be provided in compliance with the Council's Neighbourhoods for Living SPG and that the minimum separation distances would be observed between properties and gardens from the same document. Therefore whilst noting that these details would need to be agreed

through a future reserved matters application, the proposal would be likely to provide for an acceptable level of residential amenity in these respects.

- 14.21 The applicant has also provided supporting information with the submission in the form of Air Quality and Noise Reports. These reports have looked to address wider concerns in relation to air quality and noise local highways, in particular due to the sites location sandwiched between the M62 motorway to the north and the A650 (Bradford Road) to the south. The Council's Air Quality, Environmental Health and Highways Teams have been consulted in relation to these reports and have concluded that subject to appropriately worded planning conditions the proposal would not lead to any significant harm to residential amenity in these respects.

6. Highway Safety

- 14.22 As part of the outline submission the applicant is seeking to gain approval for the detailed matter of access to the site. The applicant is proposing in/out access points at two locations on Old Thorpe Lane to the north of the site. The positioning of these access points to Old Thorpe Lane is considered to be the preferred design solution for the site, however it is noted that this does create wider issues. Most notably this will inevitably add to the instances of vehicles rat running through residential streets to the west of the site including Chapel Street, Fenton Street, Beech Street and Low Street.
- 14.23 The matter of traffic modeling for the development is currently a matter of dispute between the applicant and the Council. It is also noted that Highways England has also expressed concerns in relation to the Traffic Assessment submitted. It is further noted that the impact of the development on highways considerations was one of the concerns noted by Plans Panel Members at the pre-application presentation in March 2016.
- 14.24 At this stage it is noted that the Council's Highways Team has a number of concerns in relation to the application, including the highway safety impacts of encouraging further rat running through the aforementioned neighbouring residential streets and it is considered, in order to address the harm created in these respects, that a traffic management scheme will be required to be funded by the developer as part of the development to address these concerns.
- 14.25 The matter of dispute between the parties in relation to traffic modelling is also relevant to considering the wider traffic impacts of the development on the local highway network. The existing signal junction between the A650 (Bradford Road), Thorpe Lane and Smithy Lane has been identified as requiring intervention in the Infrastructure Background Paper to the Draft Site Allocations DPD. It is recognised in the SAP that the wider site allocation (of which the application site forms a part), if brought forward for development, will require appropriate mitigation measures in the form of a realigned junction or new link road. The impact of the application site being brought forward sooner than the wider site allocation, if adopted, therefore leads to the question of what, if any, contribution the application site should make towards future junction improvements. The Council's Highways Team considers at this stage that a contribution towards these works should be sought to be secured by an appropriate mechanism as part of any section 106 agreement. In the absence of such an agreement a further highways objection is maintained on these grounds.
- 14.26 A further matter raised by Plans Panel Members in March was the potential for impacting on junction 28 of the M62 which suffers from congestion at peak times. No significant concerns have been raised in relation to the impact on this junction by the Council's Highways Team or Highways England.

WEETWOOD

1. Conservation Area and Heritage Assets

- 14.27 As is noted in the Sites and Surroundings section of this report the site falls within the Weetwood Conservation Area, abuts the Meanwood Conservation Area to the east and falls adjacent to the Far Headingley Conservation Area to the south and west. The American Garden within Meanwood Park falls to the north east of the site and includes a listed column. In considering the proposal the Council must take into account section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special attention to be had to the desirability of preserving or enhancing the character or appearance of Conservation Areas, section 16(2) of the same Act which requires special regard to the desirability of preserving listed buildings, their setting or any features of special architectural or historic interest which they possess, and section 12 of the NPPF, in particular paragraphs 132 and 134.
- 14.28 The applicant has submitted a detailed heritage assessment in support of the application. The heritage assessment concludes that the existing site makes a slight positive contribution to the Weetwood and Meanwood Conservation Areas and the American Garden and listed column. The heritage assessment also concludes that the proposed development will have a slight negative impact on all of the aforementioned heritage assets. The applicant has identified that on balance the proposed development will preserve the character and appearance of the Weetwood Conservation Area as a whole and the impact on the American Garden and listed column will be sufficiently limited to preserve its setting. The Council's Conservation Team broadly agree with the conclusions put forward by the report in these respects.
- 14.29 The applicant also considers that on balance the proposed development will preserve the character and appearance of the Meanwood Conservation Area as a whole. However, the Council's Conservation Team do not agree with this assessment and have concluded that the proposal would be harmful to the Meanwood Conservation Area as a whole, considering that the proposal would be harmful to both the aesthetic and historic importance of the Conservation Area. In particular the Conservation Team consider harm would be caused in respect of:
- Views of the development through the boundary planting from the adjacent areas of Meanwood Park and the American Garden which would detract from the open feel of the park – creating similar harm to that from the neighbouring development at Becksid Gardens in this respect which would not be sufficiently mitigated by the landscape buffer proposed; and,
 - Longer views of the development over the top of the boundary planting from Meanwood Park which would reduce the perceived amplitude of the park.
- 14.30 As is reported in paragraph 9.3 Historic England consider that the proposal would fail to preserve the character and appearance of either of the Weetwood or the Meanwood Conservation Areas. It is clear therefore that areas of disagreement exist between the applicant and consultees.
- 14.31 Taking into account the representations of all the relevant parties officers consider that the harm identified to all of the relevant heritage assets would be less than substantial in terms used by the National Planning Policy Framework. As such, as set out in the relevant paragraphs of the NPPF, the Council must weigh the harm created against the public benefits of the proposal, including but not solely related to

(1) the sites contribution to wider housing need, (2) the economic benefits resulting improvements to Headingley Stadium, (3) the social benefits from the community offer in place, and (4) the delivery of affordable housing at the site. The Council would also need to take into account the relevant statutory duties noted in paragraph 14.27 above. It is difficult to advise members at this stage on these points given the position as outlined in section 12 of this report regarding the cross-funding issue.

- 14.32 However, it is important to note the steps taken by the applicant to date in response to the detailed concerns expressed by heritage consultees to date and Plans Panel Members previously. It is also helpful to outline where issues remain unresolved between the applicant and the Council's Conservation Team. Before discussing this below, Members are reminded in relation to the steps proposed and the wider concerns raised that the current application is in outline only and therefore the scheme put forward is indicative only. Members may therefore be of the view that there are some matters which can be addressed by way of appropriately worded planning conditions and/ or at the reserved matters stage.
- 14.33 In relation to amendments made to the indicative layout, perhaps the most significant step taken by the applicant is the removal of the flat block originally proposed in the north west corner of the site from the scheme submitted in May. Plans Panel Members may recall that they stated at the pre-application presentation in March that the flat block should be removed from the scheme and this concern was shared by officers. The principal concern in relation to the flat block was its positioning along the historic footpath route along the western edge of the site and that the access road to the flat block would need to cross this footpath and would lead to the loss of trees in this part of the site. The removal of the flat block is therefore a positive step within the Conservation Area context and has addressed the harm that its addition would have caused.
- 14.34 The applicant has reiterated their original view in response to those concerns noted at the bullet points in paragraph 14.29 above, namely that the proposal would not be harmful when viewed from the Meanwood Conservation Area. The applicant has argued that the distances to the Meanwood Conservation Area to the east of the application site vary greatly with up to 67m separating the site from the Conservation Area at the furthest point and that these distances would help to mitigate against any visual impact. The applicant has also proposed additional boundary planting along this boundary to further mitigate against any harmful visual impact. It is considered that in both respects this is an improvement over the relationship between the park and the neighbouring residential development at Beckside Gardens which is noted to have a harmful relationship with the park (and Meanwood Conservation Area) at present. It is also noted that the park is bordered by suburban housing in other locations and this existing situation makes a contribution to the existing character of the park. However, concerns remain in the view of the Council's Conservation Team and it is clear from visiting the park that the proposed development will be visible from Meanwood Park particularly during times of the year when the deciduous trees on the boundary shed their leaves, irrespective of the conclusions drawn in the applicant's visual assessment that there will be no impact.
- 14.35 In addition to the above the applicant has also amended the scheme to increase the amount of open/green space at the site (discussed further under section 4 below) and, by removing the flat block, has reduced the overall density of the scheme (discussed further under section 3 below).

2. Ecology and Green Corridor function

- 14.36 As noted in the Sites and Surroundings section of this report the application site is designated as part of the Urban Green Corridor. The purpose of these corridors are to link the main urban area with the countryside whilst also providing for informal recreation and contributing to visual amenity and nature conservation. The application also sits adjacent to a Site of Ecological and Geological Interest (SEGI) falling within to the east (with a modest incursion of the SEGI in to the north east corner of the site) which forms part of the wider Meanwood Valley.
- 14.37 Leeds Core Strategy policy G9 requires that development is able to demonstrate that there will be an overall net gain for biodiversity commensurate with the scale of the development proposed, including a positive contribution to the Leeds Habitat Network. Development should also enhance existing wildlife habitats, provide new opportunities for wildlife and ensure there is no significant adverse impact on the integrity and connectivity of the Network. The Council's Ecology Team considers that a much larger buffer would be required along the northern and eastern edges of the site to ensure that the scheme is compliant with policy G9 to compensate to any loss of existing biodiversity function, including through the loss of existing trees and vegetation. It is clear therefore that areas of disagreement exist between the applicant and the Ecology Team.
- 14.38 In response to the concerns raised by the Council's Ecology Team the applicant has noted that no protected species have been identified on the site and that where protected species have been identified off site appropriate mitigation is recommended to avoid any adverse impacts during construction. It is considered that such mitigation could be controlled by way of appropriately worded planning conditions. The applicant has also suggested that new habitats could be created within the wider landscape plan for the site and has proposed new native tree planting at the site as part of the indicative scheme including along the eastern boundary and this is a positive response to the concerns raised. These matters could also be controlled by way of appropriately worded planning conditions.
- 14.39 Given that the areas of the site which lead to concerns from consultees in relation to heritage and biodiversity concerns are similar, i.e. the eastern and northern boundaries of the site, it is considered appropriate to consider these matters in the round. Mitigation in terms of buffer zones and landscaping has the potential to address harm identified in these respects and it is noted that the applicant considers that the appropriate balance could be achieved within the indicative layout subject to appropriate planning conditions. This is an area of disagreement between the applicant and the Council's consultees. As is noted in paragraph 14.32 above it is noted that the current application is in outline only and therefore the scheme put forward is indicative only. Members may therefore be of the view that there are some matters which can be addressed by way of appropriately worded planning conditions and/ or at the reserved matters stage.

3. Density and Layout

- 14.40 The matters discussed above in relation to heritage and biodiversity issues are relevant to the consideration of the proposed density and layout of the scheme. As is noted in the Proposals section of this report above, the Weetwood proposal is an outline application for up to 39 dwellings including the detailed matters of access. As such the layout submitted is indicative only at this stage and would need to be formally agreed as part of a future reserved matters application. However, Members should be mindful that the indicative layout submitted is a useful indicator on whether a proposed development of 39 dwellings could reasonably be accommodated at the site.

14.41 As is noted above the flat block seen at the pre-application stage has now been removed from the scheme but concerns still exist from consultees in respect of heritage and biodiversity impacts as a result of the density of the scheme and layout proposed. Generally speaking the layout proposed shows large properties set in decent sized gardens. Sufficient car parking is also shown to serve dwellings. In terms of meeting the general thrust of the Council's Neighbourhoods for Living SPG guidance in these respects the layout is therefore broadly acceptable.

4. Public Open/Green Space

14.42 Leeds Core Strategy policy G4 requires new housing development of 10 or more dwellings to provide on-site green space of 80m² per residential unit where an application site falls in excess of 720m from a community park, and for applications sites located in areas deficient in green space. The application site falls next to Meanwood Park but is located within an area which is deficient in terms of parks, gardens and amenity green space. As such it is considered that policy G4 is relevant to the proposal.

14.43 The applicant is proposing to provide on-site public open/green space provision of 12,330m² which is far in excess of what would be required for 39 units (3,120m²) and this is considered to be a positive feature of the scheme within this context. The proposed open/green space would be situated predominantly to the west of the site along the existing public right of way running from south to north. It is also noted, within the context of sections 1, 2 and 3 above, that the provision of open/ green space greater than the policy requirement is a positive consideration in respect of Conservation and Ecology concerns with the potential to seek biodiversity improvements as part of the wider open/green space package at the reserved matters stage.

5. Housing Mix

14.44 Leeds Core Strategy policy H4 requires that housing developments include an appropriate mix of dwelling types and sizes to address the needs of an area taking into account the nature of the development and the character of a location. The applicant is not proposing to agree the final housing mix for the development at outline stage but the indicative layout shows 33 large detached properties in the main part of the site and 6 terraced properties proposed fronting Weetwood Avenue. The applicant has confirmed that on-site affordable housing will be provided to meet the local policy requirement of 15%. This will equate to 6 affordable units for the indicative scheme of 39 dwellings proposed.

14.45 Whilst noting the applicant's intention to agree the final housing mix at the reserved matters stage, it is clear from the indicative layout proposed that the development may not provide a mix of dwellings in accordance with policy H4. The 6 terraced properties are likely to form the affordable housing for the site with the remainder being large detached homes. It is recognised that this is in part a response to replicate the character of the neighbouring Beckside Gardens development and in part in response to the need to gain maximum returns on the site in light of the wider objectives of the development. These are relevant factors for consideration in relation to the housing mix proposed.

6. Highway Safety

14.46 As part of the outline submission the applicant is seeking to gain approval for the detailed matter of access to the site. The applicant is proposing a single access point from Weetwood Avenue to serve a cul-de-sac of 33 dwellings. The Council's Highways Team has no objections to the principle of the development or the

proposed access to the site. However concerns have been raised in relation to the length of the cul-de-sac proposed and with the Council's Highways Team noting that the current layout would be unlikely to be accepted for adoption by the Council.

- 14.47 It is however noted that the proposed layout would be generally in compliance with the detailed guidance included within the Council's Street Design Guide SPD and on this basis it would be difficult to resist the indicative layout on the basis of the concerns raised by the Highways Team. Furthermore it is noted that the scheme is indicative at this stage and that appropriate revisions, as required, could be addressed through appropriately worded planning conditions and at the reserved matters stage.

7. Residential Amenity

- 14.48 New developments should plan positively to protect the amenity of existing residents and of future residents. Whilst, only in outline, the indicative layout does show properties with, on the whole, generous garden sizes and adequate separation distances maintained between properties and gardens. The proposal is therefore not considered to be leading to any harmful impacts on neighbouring amenity.

COMBINED

1. Community Offer

- 14.49 At the pre-application meeting in March Plans Panel Members raised the importance of local people benefitting from the proposed development at all three sites. In particular Members suggested that the cricket and rugby clubs make use of their successful community programs to benefit local residents in Tingley and Weetwood.

- 14.50 The applicant has subsequently put forward the following benefits of the proposals to the community:

- that both sites will provide affordable housing in accordance with the local planning policy requirement;
- that both sites will meet the relevant requirements for open/green space as set out in policy G4, either as on site or a combination of both on-site and off-site provision;

- 14.51 In addition to the above the Cricket and Rugby clubs will undertake a targeted programme of activities in Weetwood and Tingley over the next three years up to and including the 2019 World Cup year including visits to local primary and high schools and community clubs. This will include:

Leeds Rhino Foundation

- Coaching sessions, after school clubs and support with sports curriculum at local schools;
- Assemblies on health eating and lifestyles including visits by Ronnie to Rhino;
- Player visits to local schools tied to assemblies or coaching sessions;
- Invites to attend rugby matches and stadium tours;
- A high school festival and taster sessions for local clubs;
- Coaching at local clubs including supporting development of coaches; and,
- Community days and holiday camps hosted at local clubs.

Yorkshire Cricket Foundation

- Cricket coaching courses in the local area;

- Cricket in the classroom inviting local schools to full day sessions at Headingley Stadium;
- Education days at Headingley Stadium with workshops delivered by Cricket Club partners;
- Tickets for international and county cricket matches for local schools;
- Opportunities to play beach cricket at Scarborough; and,
- Memory Lane Mondays, using sport as a tool for reminiscence targeted at those suffering from mental health, dementia, and/or social isolation.

Headingley Stadium Fund

- Community Grants of between £1,500 and £2,500 (up to a total of £25,000) to be provided by the clubs and managed by the Leeds Community Foundation for distribution to support registered charities or constituted community groups working with people in Leeds. The fund will be targeted at projects that:
 - Work with people in Tingley and Weetwood;
 - Are run by local people for local people; and,
 - Are relevant to local needs and have a direct impact on the Tingley and Weetwood communities.

15.0 CONCLUSIONS

- 15.1 Members are asked to comment on those matters raised throughout this position statement in order to guide the applicant on any further revisions or amendments which may be required to overcome the concerns of Plans Panel Members on the detailed matters outlined above. Questions for Members are identified below.

HEADINGLEY STADIUM

- 15.2 Notwithstanding the wider matters of principle which are noted at section 12 of this report, paragraphs 14.1 to 14.12 outline the main considerations in relation to the detailed proposals for the proposed stadium redevelopment at Headingley, when assessed on the individual merits of the scheme.

A. Do Members consider that the scheme proposed is in principle acceptable? Could Members identify any areas of concern or other issues which merit further discussion with the applicant?

TINGLEY

- 15.3 Notwithstanding the wider matters of principle which are noted at section 12 of this report, paragraphs 14.13 to 14.26 outline the main considerations in relation to the emerging proposals for the proposed outline housing scheme at Tingley, when assessed on the individual merits of the outline scheme. The report identifies a number of matters which officers consider are appropriate for further discussion with the applicant, including:

- The matter of a traffic calming scheme in relation to those residential streets to the west of the site to prevent rat running; and,
- The matter of a contribution towards any improvement works to the A650 (Bradford Road), Thorpe Lane and Smithy Lane junction.

B. Do Members consider that the scheme proposed is in principle acceptable in light of the amendments that have been made to the scheme since the

previous pre-application presentation? Could Members identify any areas of concern or other issues which merit further discussion with the applicant?

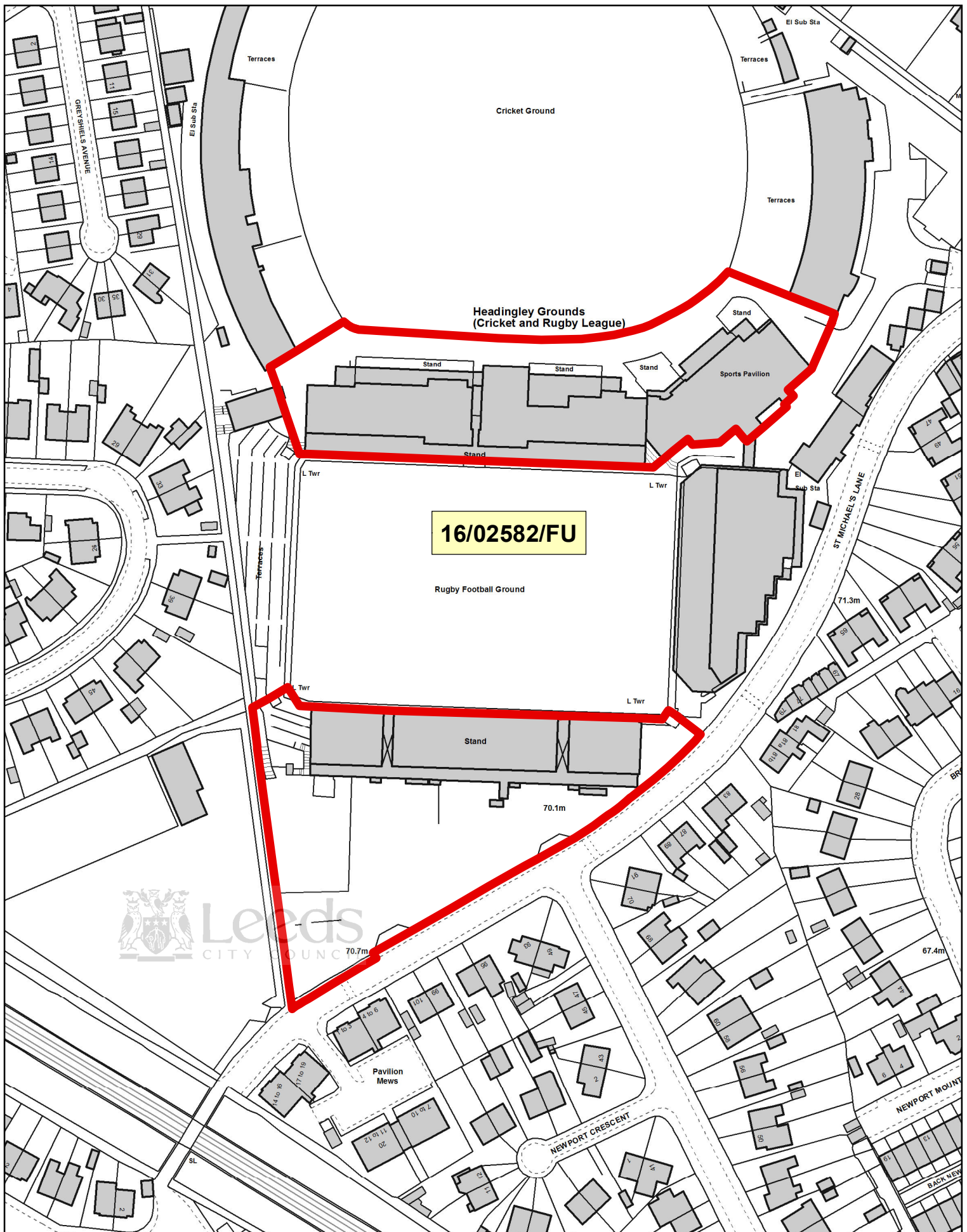
WEETWOOD

15.4 Notwithstanding the wider matters of principle which are noted at section 12 of this report, paragraphs 14.27 to 14.48 outline the main considerations in relation to the emerging proposals for the proposed outline housing scheme at Weetwood, when assessed on the individual merits of the outline scheme. The report identifies a number of matters which officers consider are appropriate for further discussion with the applicant including:

- The matter of mitigation to protect against harm identified by consultees to the Meanwood Conservation Area;
- The matter of mitigation to protect against harm identified by consultees in respect of the wider biodiversity function of the site; and,
- The matter of the housing mix proposed at the site.

C. Do Members consider that the scheme proposed is in principle acceptable in light of the amendments that have been made to the scheme since the previous pre-application presentation? Could Members identify any areas of concern or other issues which merit further discussion with the applicant?

Background Papers:
Application file.



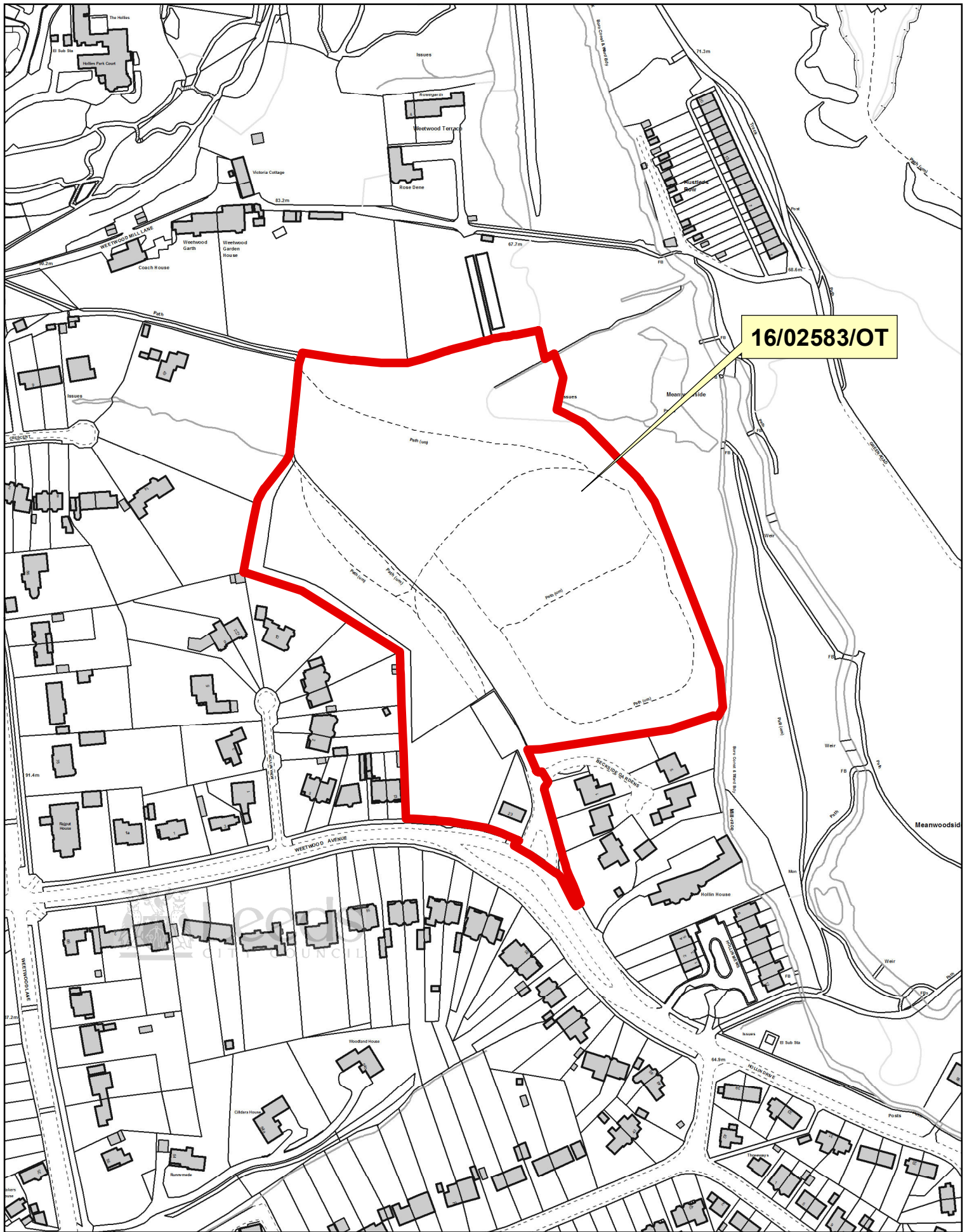
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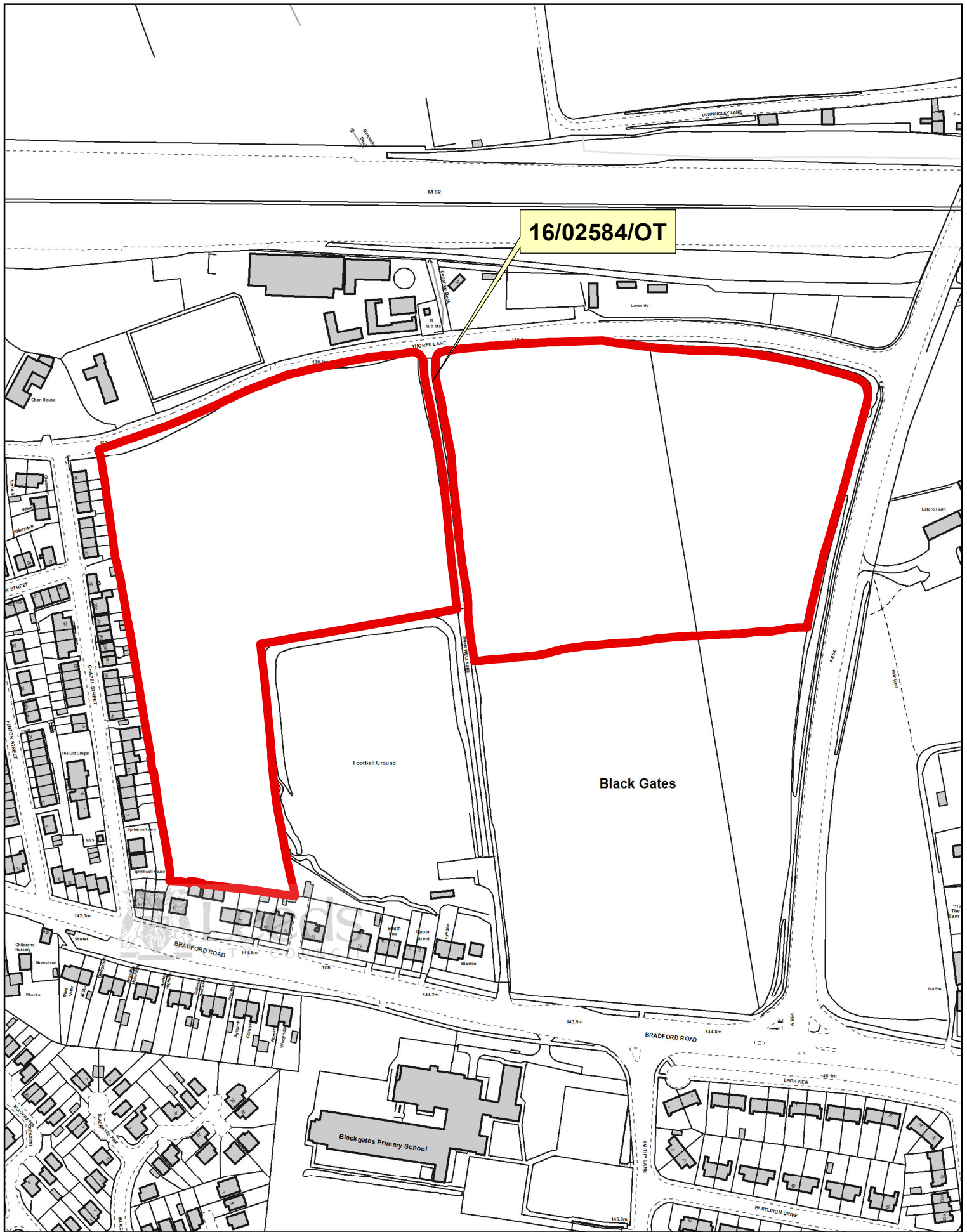




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