



Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 30th March 2017

SITE-SPECIFIC REPORT: East Leeds Brownfield Land Programme

Site A: 45 dwellings, creation of new public open space and associated highway improvements at Cartmell Drive, Halton, Leeds, LS15 0PD (Application 16/07359/FU)

APPLICANT

Keepmoat Homes Ltd

DATE VALID

30th November 2016

TARGET DATE

24th April 2017 (extension of time agreed with developer)

Electoral Wards Affected:

Temple Newsam

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified (and any others which he might consider appropriate) and the completion of a legal agreement within 3 months from the date of resolution unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations;

- 1. Affordable housing – 6 units on-site (See below for details);**
- 2. Commuted sum *in lieu* of on-site greenspace – £107,437;**
- 3. Bus shelter plus real-time display at nearby bus stop – £20,000;**
- 4. Contribution to Killingbeck Meadows Natural Flood Management Scheme – Amount TBC based on final layout and drainage scheme;**
- 5. Local employment.**

1. Time limit – 3 years.
2. Development to be carried out in accordance with approved plans.
3. Section 106 agreement.
4. Wall and roofing materials.

5. Levels.
6. Landscaping (including surfacing and boundary treatments).
7. Method statement for protection of retained trees during construction
8. Landscape management plan to cover maintenance of all new landscaping for the first 5 years, and the management of on-site open space and areas of landscaping not within individual plots for the lifetime of the development.
9. Restrictions on vegetation clearance during bird nesting season.
10. Plan for bat and bird roosting/nesting features to be incorporated within the scheme.
11. Lighting scheme for western boundary between site and adjacent Local Nature Reserve.
12. Off-site highway works (including changes to traffic calming feature at junction on Cartmell Drive).
13. Vehicle areas to be laid out prior to occupation.
14. Construction management statement, to include provision of contractor parking, material storage etc within the site, and measures to cover or fence excavations during works to protect animals.
15. Cycle parking to be provided.
16. Electric vehicle charging points to be provided.
17. Development to be carried out in accordance with submitted sustainability statement.
18. Water efficiency – to comply with optional Building Regulations requirement of 110 litres per person per day.
19. Drainage details.
20. Submission of remediation statement.
21. Amended remediation statement if unexpected contamination is encountered.
22. Verification report following remediation.
23. Removal of asbestos.

A.1.0 INTRODUCTION

- A.1.1 This application is one of eight submitted as part of the Leeds City Council Brownfield Land Programme for sites in Seacroft, Halton Moor and Osmondthorpe. This report sets out details of the proposals, site details and planning history for Site A: Cartmell Drive, Halton, and assesses the site-specific planning matters relating to this site and application. This report should be read in conjunction with the Introductory Report elsewhere on the agenda, which provides details of the overall programme and considers the planning matters which are relevant across the Programme as a whole.

A.2.0 PROPOSAL:

- A.2.1 45 houses are proposed on the site (14 x 2-bed and 31 x 3-bed), including 6 affordable houses (2 x 2-bed and 4 x 3-bed). 5 of these are provided in accordance with Core Strategy Policy H5 (the site is split between the 5% and 15% affordable housing zones) plus 1 further unit which is part of the requirement for Site C (Wykebeck Avenue/Mount), but which is proposed to be provided as part of the Site A scheme, which is in an earlier phase of the Programme.
- A.2.2 Two new access roads are proposed into the site from Cartmell Drive, and the new housing would be laid out in perimeter blocks to front onto the new access roads and the existing Cartmell Drive frontage to the east, with enclosed rear gardens backing onto one another in between. All properties would have two open off-street parking spaces, provided on drives to the side or rear of the house.
- A.2.3 The houses fronting Cartmell Drive are proposed to be built in red brick, while buff brick is proposed to be used on the houses in the western part of the site.

- A.2.4 A belt of open space is proposed to be provided in the southern part of the site, continuing the open vista created by the wide verges on Coronation Parade to the east, and providing a green landscaped 'corridor' across the site. The existing Public Right of Way that runs across this part of the site is proposed to be retained but diverted slightly to maintain a pedestrian route from Cartmell Drive to the Wyke Beck Valley open space to the west. The housing would be laid out to face onto this new area of greenspace and also towards the adjacent Wyke Beck Valley. An existing substation is proposed to be relocated into this area as part of the scheme.
- A.2.5 The remainder of the Greenspace requirement for the development is proposed to be provided in the form of a commuted sum *in lieu* of on-site provision, as outlined in the Programme Overview Report above. A sum of £107,437 has been calculated based on the number of dwellings and taking account of the area of public open space that is proposed on site.
- A.2.6 A number of smaller trees are proposed for removal within the site, however the larger areas of tree planting along the site's western boundary, between the site and the Wyke Beck Valley greenspace are all proposed to be retained as part of the development. New planting is also proposed as part of the development.
- A.2.7 The site is one of the four within the Programme where surface water drainage is proposed to take place directly to the Wyke Beck, with no on-site attenuation, subject to the provision of an appropriate contribution towards the Killingbeck Meadows Natural Flood Management scheme referred to in the Programme Overview Report above. This planning obligation contribution will be calculated based on the specific surface water drainage requirements of the proposed layout, and is intended to be secured as part of the legal agreement for the application.

A.3.0 SITE AND SURROUNDINGS:

- A.3.1 The application relates to a relatively flat and narrow site on the western side of Cartmell Drive in Halton Moor, previously occupied by a high rise blocks of flats which were demolished around 15 years ago.
- A.3.2 The site adjoins the Wyke Beck Valley, a large expanse of greenspace to the west of the site, and has a number of large groups of mature trees along its western boundary, between the site and this adjacent open space.
- A.3.3 The site is located in a predominantly residential area, and surrounded by traditional two storey 'estate' housing to the east, more recent housing development to the north, and a high rise block of flats to the south.

A.4.0 RELEVANT PLANNING HISTORY

- A.4.1 Outline planning permission was granted for residential development on the site in June 2011, however this permission lapsed in June 2014 (application 11/01258/LA).

A.5.0 PUBLIC/LOCAL RESPONSE

Ward Members

- A.5.1 As discussed in the Programme Overview Report above, regular monthly briefings with the Temple Newsam Ward Members have been held throughout the course of the Brownfield Land Programme, and have continued following the submission of

the applications. The Ward Members have expressed their support for the Programme as a whole.

A.5.2 In relation to the specific proposals for this site, the Ward Members have raised concerns regarding existing on-street parking problems on roads around the site, and have requested that all properties proposed on this site have two off-street parking spaces, to try and minimise the likelihood of on-street parking taking place around the site and worsening this existing situation.

A.5.3 In response to these comments, the scheme has been designed to provide two off-street parking spaces to all properties within this development.

Other public response

A.5.4 The application was advertised as a major development by site notices, posted 16th December 2016, and by press notice in the Yorkshire Evening Post, published 16th December 2016. The application was subsequently advertised as a departure (due to part of the site being within a designated greenspace currently) by site notices posted 3rd March 2017.

A.5.5 Leeds Civic Trust have written in support of the Brownfield Land Programme as a whole, and provided comments on the approach taken and suggestions for optimising the development potential of brownfield sites in the city. Further details of their comments in this respect are provided in the Programme Overview Report above.

A.5.6 Two objections have been received from one neighbouring resident, raising the following concerns:

- Loss of wildlife habitat, including birds, amphibians, bats and hedgehogs. The Council should do a full ecological survey rather than relying on the applicant's report.
- Gas testing to the north of the substation wasn't checked.
- What is used in the treatment of bindweed and Japanese knotweed and what its effect on amphibious animals, fish and aquatic life, and mammals that cross the site and live in adjacent gardens?

A.5.7 The concerns raised are addressed in the Appraisal section below.

A.6.0 CONSULTATION RESPONSES

Statutory

Coal Authority

A.6.1 No objection

Natural England

A.6.2 No comments. Standing Advice is available, consult nature conservation officer for advice.

Non-statutory

Highways

A.6.3 In terms of access to public transport and local amenities the site is suitably sustainable for the scale and type of development proposed. Based on the applicant's transport assessment, it is considered that the local highway network and junctions have sufficient capacity and that traffic generated by the development

would not have a material adverse impact on the operation or safety of the local highway network.

A.6.4 Comments were made on the layout proposals as originally submitted, and were discussed as part of the design workshop with the developer in January 2017, which was attended by the highways officer.

A.6.5 Following the receipt of revised plans, highway officers have confirmed that the proposals are acceptable and that they have no objections, subject to conditions, including the provision of cycle parking and electric vehicle charging points, and the carrying out of off-site highway works including changes to the speed calming features on Cartmell Avenue.

Contaminated Land

A.6.6 No objection, subject to conditions.

Flood Risk Management

A.6.7 This is one of the sites which is proposed to contribute towards the Council's Killingbeck Meadows Natural Flood Management Scheme as a Sustainable Drainage Solution, and to be allowed unrestricted surface water discharge into the Wyke Beck on this basis. No objections, subject to submission of detailed drainage proposals and the provision of a contribution towards the Killingbeck Meadows scheme, to be calculated based on the specific proposals for the site.

Yorkshire Water

A.6.8 No objection, subject to condition.

West Yorkshire Police Architectural Liaison Officer

A.6.9 Suggestions made regarding boundary treatments, external lighting and doors and windows (with reference to Part Q of the Building Regulations in this respect). These comments have been provided to the developer and taken into account in the formulation of their revised proposals.

Public Rights of Way

A.6.10 A claimed footpath crosses the southern part of the site. No objection to the proposed realignment of this through the open space. A public path diversion order will need to be applied for, and an informative note to this effect is recommended as part of the decision.

West Yorkshire Combined Authority

A.6.11 Request for installation of a shelter with real time information display at bus stop 12060 close to the site (£20,000), plus the provision of Residential Metrocards (or a residential travel plan fund towards other sustainable travel measures) (£22,101.75).

A.7.0 PLANNING POLICIES:

A.7.1 Part of the site is currently designated as a Local Nature Reserve (LNR) as part of a wider LNR designation. The western part of the site is also currently designated as protected greenspace and urban green corridor in the Development Plan. The site is within the bat alert layer and parts are within the Leeds Habitat Network. A public right of way crosses the southern part of the site.

A.7.2 The site is an identified housing site (Phase 1) in the draft Site Allocations Plan, reflecting the fact that it has received outline planning permission for residential development previously.

A.7.3 In addition to the list of planning policies and guidance which are relevant to all schemes within the programme, as set out in Section 6 of the Programme Overview Report above, the following policies and guidance are relevant to this specific site and/or proposals:

Core Strategy policies:

G6 – Protection of existing greenspace

G8 – Protection of important species and habitats

G9 – Biodiversity improvements

Saved UDP policies

N1 – Protected greenspace

N8 – Urban green corridors

A.8.0 MAIN ISSUES

A.8.1 Those planning considerations which are relevant to or which have been considered across the Brownfield Land Programme as a whole are assessed and detailed in the Introductory Report elsewhere on the agenda. The main issues for consideration in relation to this specific site and development proposals are:

1. Principle of development
2. Design, landscaping and visual amenity
3. Residential amenity
4. Highways and access
5. Greenspace
6. Affordable housing
7. Nature conservation
8. Sustainability
9. Legal Agreement
10. Other matters

A.9.0 APPRAISAL

Principle of development

A.9.1 Parts of the site are currently covered by Local Nature Reserve, greenspace and urban green corridor designations.

A.9.2 The western part of the site is currently designated as protected greenspace. Core strategy policy G6 states that the development of existing open space will not be supported unless (i) there is an adequate supply of greenspace in the area, (ii) compensatory provision is made within the locality or (iii) 'where supported by evidence and in the delivery of wider planning benefits, redevelopment proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality.'

A.9.3 Policy N8 seeks to protect and maintain 'corridors' and linkages through urban areas, in the interests of visual amenity and biodiversity. The policy requires that development proposals should ensure that any existing corridor function of a site should be retained, enhanced or replaced.

A.9.4 In this instance, the greenspace designation boundary was drawn to the footprint of the high rise blocks which formerly occupied the site. As such, its irregular shape creates a considerable challenge to achieving an efficient re-use of the remaining

brownfield areas of the site. In view of this, and as the flats were demolished over 15 years ago, it is considered that more efficient use of the land could be achieved by accepting some reconfiguration of the greenspace within the site to form a more regularly shaped developable area without compromising the strategic aims of protecting and enhancing the adjacent Wyke Beck corridor. This principle was accepted in the decision to grant outline permission for residential development on the site in 2011, and reflected in the decision to include the site as a proposed housing site in the draft Site Allocations Plan. Although this is not yet adopted, and the former permission has now lapsed, it is considered that the principle which was agreed at that stage still applies.

- A.9.5 The proposed development would provide some replacement greenspace on site, together with improvements to pedestrian links across the site to the larger area of greenspace within the Wyke Beck Valley immediately to the west. This is proposed to be combined with a commuted sum of £107,437 to be used towards greenspace improvements within the locality. The proposals for the use of this sum are still being finalised, in discussion with Ward Members, but it is likely that a portion of the funds would be directed towards improvements to facilities within the Wyke Beck Valley immediately adjacent to the site.
- A.9.6 In the light of the above, it is considered that the scheme would bring significant regeneration benefits as part of a strategic approach to the regeneration of the area as a whole, together with clearly related investment in existing greenspace, in accordance with part (iii) of policy G6. The development of the area of open space in the western part of the site for housing as part of this scheme is therefore considered acceptable in principle.
- A.9.7 The proposals would retain the existing groups of trees along the western boundary and provide a new corridor of open space through the southern part of the site, continuing the vista created by the wide verges along Coronation Parade to the east of the site, and retaining pedestrian access from Cartmell Drive to the adjacent Wyke Beck Valley. In so doing, the proposals would retain open space within the site, creating an attractive setting for the new housing, and maintaining visual amenity and 'green' connectivity as required by policy N8, whilst achieving an appropriate housing layout which optimises the development potential of this predominantly brownfield site. It is therefore considered that the proposals are acceptable with reference to policies N1 and N8.
- A.9.8 Part of the site is also currently within a designated Local Nature Reserve (LNR). The nature conservation officer has advised that areas of LNR that would be lost are of local level value and would not impact on the management of the remaining LNR area. Whilst the affected area would need to be formally de-designated and a compensatory area of LNR provided in liaison with Natural England, the nature conservation officer has confirmed that this formal process requirement can proceed outside the scope of this planning application, and that for the purposes of determining the application, there should be no significant nature conservation issues, subject to conditions to protect nesting birds and provide biodiversity enhancements, in accordance with policy G8 and G9. The proposals are therefore considered acceptable in this respect, subject to the recommended conditions and an informative note as part of the decision, referring to the need for the areas to be formally de-designated.
- A.9.9 In the light of the above, it is considered that the proposed development is acceptable in principle, subject to detailed assessment of other relevant material planning considerations.

Design, landscaping and visual amenity

- A.9.10 The proposed layout would provide strong active frontages to the existing frontage along Cartmell Drive and the new vehicle and pedestrian routes within the site, and secure rear gardens in the centre of these 'perimeter blocks'. Houses on key junctions have been designed to incorporate main windows to the front and side to provide visual interest and natural surveillance to both frontages. The buildings are well-spaced, reflecting the principles in *Neighbourhoods for Living*, and it is considered that the layout achieves an appropriate balance in minimising the visual impact of vehicular parking areas within streetscenes, with the majority of parking being provided on drives to the side and rear of the houses. Comments from the police liaison officer have been referred to the developer and taken into account in the design of the scheme.
- A.9.11 The proposals would incorporate the retention of the groups of trees along the site's western boundary, which are considered a positive feature which softens the transition between the built development and the adjacent greenspace, and incorporate new planting as part of the scheme. In retaining a corridor of greenspace through the southern part of the site, the proposals would continue the vista created by the wide verges on Coronation Parade to the east and provide a positive visual link through to the Wyke Beck Valley to the west.
- A.9.12 The houses along the Cartmell Drive frontage are proposed to be 2 storey in design, and built of red brick, reflecting existing housing within this streetscene. As the new roads extend into the site, materials would change to buff brick, and a number of 2½ storey properties are proposed facing onto the greenspace areas to the west and in the southern part of the site, adding visual interests to the streetscenes and roofscapes. The house designs would incorporate detailing such as decorative brick courses and head/sill details to add interest and articulation to the elevations, and these, together with the proposed materials, are proposed to be appropriate to the character of the surrounding area.
- A.9.13 In the light of the above, it is considered that the proposals would represent a significant enhancement to the visual amenities of the area, and are acceptable in this respect. Conditions relating to materials and landscaping are recommended.

Residential amenity

- A.9.14 The garden areas to all properties would exceed the 2/3 floor area recommended in *Neighbourhoods for Living*, and it is considered that appropriate levels of separation are proposed between properties within the development, and between the new housing and existing houses around the site. As such, it is considered that the proposed development would provide an appropriate level of amenity for future residents and would not have significant implications for the amenities of neighbouring residents in terms of overlooking, overshadowing or overdominance.
- A.9.15 Following feedback from Plans Panel at pre-application stage in October regarding the Nationally Described Space Standards, revisions have been made to a number of the proposed house types. Reflecting the feedback received from Members, all of the affordable housing units would now meet or exceed the relevant Nationally Described Space Standard for their size, and all others would be within 15m² of the relevant NDSS requirement. All of the affordable houses would also be built to Lifetime Homes standards.
- A.9.16 Although Leeds is seeking to adopt the national standards as part of the development plan and whilst this is a material consideration, this process is still at a

relatively early stage and the weight that can be attached to the standards is limited at present. All of the houses would all have good levels of separation, outlook and external amenity space. In the light of the above, and the relatively limited weight that can be given to the NDSS at this stage, it is considered on balance that the proposals are acceptable in this respect.

- A.9.17 In the light of the above, it is considered that the proposals would provide an appropriate level of outlook and amenity for future residents without compromising the amenities of existing neighbouring residents. The proposals are therefore considered acceptable in this respect.

Highways and access

- A.9.18 The highways officer has advised that the proposals would not have an adverse impact on the local highway network, and that the proposed layout is acceptable, following the submission of revised plans to address earlier feedback on the initial proposals. A number of off-site highway works are required and have been agreed, including the reconfiguration of the junction and traffic calming features at the junction of Cartmell Drive, Coronation Parade and the new site access, and the relocation of other traffic calming features along Cartmell Drive to the front of the site.

- A.9.19 In the light of the above, the proposals are considered acceptable in this respect, subject to conditions, including the provision of cycle parking and electric vehicle charging points, and the carrying out of the agreed off-site highway works.

- A.9.20 Strategic public transport projects are on the Regulation 123 list of measures which can be funded by the Community Infrastructure Levy (CIL). However, the Public Transport Improvements and Developer Contributions SPD also refers to the need for the provision of 'basic public transport site access' measures as part of new developments, making the distinction between the provision of these measures as part of site-specific proposals and the provision of contributions to strategic infrastructure which are covered by CIL. This may include measures to improve pedestrian connections from a site to public transport access points, or improvements to the point of access to the network, including bus shelters. West Yorkshire Combined Authority (WYCA) have been consulted on the application and have identified the provision of a bus shelter with real-time information display at an existing bus stop on Cartmell Drive opposite the site as an improvement in this respect which would relate to the proposed development. The cost for this facility would be £20,000, and this has been agreed by the developer and is intended to be included in the legal agreement.

- A.9.21 WYCA have also requested the provision of residential Metrocards for residents of the proposed development, at a cost of £22,101.75 to the developer. At only 45 units, the scheme is below the 50 unit threshold for the provision of a Travel Plan and sustainable transport measures. It is also noted that the site is in a sustainable location close to local amenities and public transport links, and it is considered that residents are likely to utilise public transport in any event. It is therefore not considered that such a requirement could reasonably be justified, and this has not been sought in this instance.

Greenspace

- A.9.22 In accordance with the principles detailed in the Programme Overview Report and as agreed in principle with the Ward Members, the greenspace proposals for the site comprise a combination of on-site open space together with the provision of a

commuted sum contribution towards improvements to existing greenspaces in the area.

- A.9.23 Taking into account the number of units proposed and the amount of on-site provision proposed, a contribution of £107,437 has been calculated as a commuted sum *in lieu* of on-site provision in order to comply with policy G4. Discussions are currently ongoing with Parks and Countryside officers and Ward Members to identify schemes for this sum to be used towards. Once agreed, the sum and the proposals for its use will be secured through the legal agreement for the application.

Affordable Housing

- A.9.24 The site sits across the boundary between affordable housing zones 3 (5%) and 2a (15%). The affordable housing requirement for the development has been calculated based on the number of units proposed in each of the 2 zones, and amounts to 5 units. Reflecting the principles agreed at pre-application stage, detailed in the Programme Overview Report, it is proposed to provide one of the units from another site within the same Ward – Site C, Wykebeck Avenue/Mount – on this site instead of Site C.
- A.9.25 Site A is intended as the first of the sites in Temple Newsam to be developed. Site C is intended to follow, but would not be released to the developer by the Council until an agreed number of units have been developed on Site A. As such, and as the provision of an additional unit on Site A would ‘front load’ the provision of affordable units and not leave them to a later phase with the associated risk of non-delivery, this proposal is considered acceptable. The legal agreement for the development is to be worded to reflect this, and to require the provision of 6 units on this site.

Nature Conservation

- A.9.26 Part of the site is currently within a larger area designated as Leeds Nature Reserve. As discussed in paragraph A.9.6 above, the nature conservation officer has advised that subject to the formal de-designation of this area and compensatory re-provision elsewhere (which is a formal process and can be dealt with outside the scope of this application), they have no objections to the proposals in this respect.
- A.9.27 Concerns have been raised by a neighbouring resident regarding the potential impacts of the development on wildlife living within the site and which crosses the site to reach neighbouring gardens.
- A.9.28 An ecological survey, including records searches and on-site survey work, has been carried out and submitted as part of the application. This notes, amongst other points, that the trees and buildings on site have only negligible bat roost potential, that trees within the site adjacent to the Wyke Beck Valley greenspace (the most notable source of bat foraging) are proposed to be retained, and that whilst other species may use the site, alternative habitat is available within the wider area. The report makes a number of recommendations for measures to protect species during works on site, and to provide biodiversity enhancement measures such as bat and bird boxes.
- A.9.29 The ecological survey has been considered by the Council’s nature conservation officer, who has confirmed that they consider the proposals acceptable, and that there should be no significant nature conservation issues provided that conditions are attached to protect nesting birds during construction and require the provision of biodiversity enhancements as part of the development. Subject to conditions covering the matters identified by the nature conservation officer and in the

applicant's ecological report, the proposals are considered acceptable in this respect.

- A.9.30 A neighbour has also raised concerns that chemicals which may be used to treat Japanese knotweed which exists on the site currently may be harmful to wildlife. A report detailing the proposals for the removal of the Japanese knotweed has been submitted by the applicant, which recommends that the knotweed is removed from the site rather than chemically treated in this instance. In the light of this, it is not considered that the development would have implications in this respect.

Sustainability

- A.9.31 A sustainability statement has been submitted as part of the application confirming that the proposed development would exceed the Optional Building Regulations water efficiency standard of 110 litres per person per day (l/p/d) (as opposed to the standard Building Regulations requirement of 125l/p/d), and would include roof-mounted PV panels to achieve on-site low carbon energy targets and achieve at least a 20% reduction in CO₂ beyond Building Regulations, in accordance with Core Strategy policies EN1 and EN2 and NRWDPD policy WATER1. Conditions covering these matters are recommended.

Legal agreement

- A.9.32 It is intended that the application will be supported by a legal agreement to cover the following planning obligations which are required to make the application acceptable:

- Affordable housing – 6 units on-site;
- Commuted sum *in lieu* of on-site greenspace – £107,437;
- Bus shelter plus real-time display at nearby bus stop - £20,000;
- Contribution to Killingbeck Meadows Natural Flood Management Scheme – Amount TBC based on final layout and drainage scheme;
- Local employment.

- A.9.33 The obligations above have been identified and, in the case of contributions, calculated in accordance with development plan policies and supporting guidance, and as such are considered to meet the statutory tests for planning obligations in that they are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

Other matters

- A.9.34 As discussed in the Programme Overview Report, this site is proposed to contribute towards the Council's Killingbeck Meadows Natural Flood Management Scheme as a Sustainable Drainage Solution, and to be allowed unrestricted surface water discharge into the Wyke Beck on this basis. As agreed by the Flood Risk Management officer, this is acceptable, subject to a condition requiring the submission of detailed drainage proposals, and a planning obligation requiring the provision of a proportionate sum towards the Killingbeck Meadows. This sum has not been calculated at this stage as it is dependent on the final layout and drainage proposals for the development. This will be calculated once the layout and drainage proposals for the development have been finalised, before permission is granted for the scheme and, once calculated, this will be included in the legal agreement for the development, which must be signed before any permission is issued.

A.9.35 In the development programme for the East Leeds Brownfield Land Programme, this site is one of the first which is scheduled to be developed. The standard condition requiring the development to commence within 3 years is therefore appropriate in this instance.

Community Infrastructure Levy

A.9.36 The site sits across the boundary between CIL zones 2a and 3. Based on the floorspace currently proposed (discounting the affordable units which are eligible for CIL relief, subject to the submission of the appropriate paperwork), the development is likely to generate a CIL requirement of around £49,370. Infrastructure requirements associated with this application are greenspace and education. This is presented for information only and should not influence consideration of the application. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

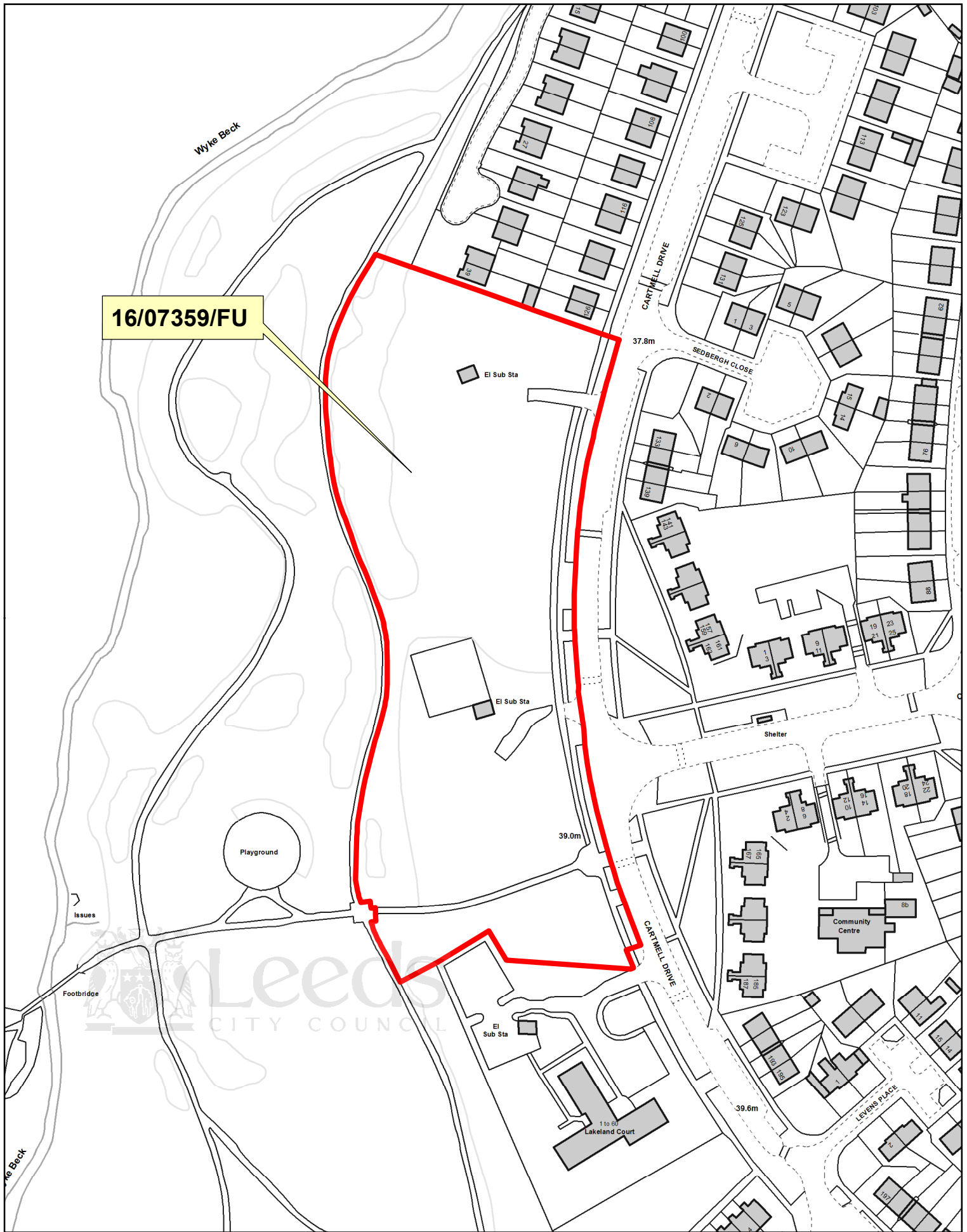
A.10.0 CONCLUSION

A.10.1 It is considered that the proposed development would provide considerable regeneration benefits locally, and, together with other developments in the programme, to the wider area. The design proposals are considered appropriate to the site and its surroundings, and it is considered that the development would provide a high level of amenity for future residents without compromising the amenities of existing neighbouring residents or highway safety. The proposals are considered to comply with relevant policies in the Development Plan and other relevant planning guidance, as listed above and in the Programme Overview report, and with the National Planning Policy Framework. It is therefore recommended that the application is approved, subject to the conditions suggested above and completion of a legal agreement covering the planning obligations detailed at the start of this report.

Background Papers:

Application and history files.

Certificate of Ownership: Signed on behalf of applicant and notice served on Leeds City Council.



NORTH AND EAST PLANS PANEL

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SCALE : 1/1500





Notes:
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KEY

- Passive surveillance via gable windows
- Shared surface street/homezone
- Adopted PROW
- Existing tree - category A
- Existing tree - category B
- Existing tree - category C
- Existing tree - category U
- Tree to be removed
- 2.0m wide service margin
- Private front garden space

NOTES
 Please refer to PDP Landscape Architects' drawings for details of proposed trees and planting.
 This layout is based on Haycock & Todd Topographical Survey, drawing reference S8601-E

A: CARTMELL DRIVE ACCOMMODATION SCHEDULE

Private Sale Units House Type	GA	Sub-total GA		No.	%
		sqm	sqm		
651 2 bed 3 person	651	60.5	6,510	10	26%
764 3 bed 4 person	764	71.0	6,878	9	23%
832 3 bed 4 person	832	77.3	3,328	4	10%
857 3 bed 5 person	857	79.6	0	0	0%
867 3 bed 5 person	867	79.6	6,856	8	21%
1054 3 bed 5 person	1054	98.0	8,432	8	21%
Private Sale Totals		32,002	2,974.2	39	100%

GA is same as house type name as per Keepmoat requirement; actual measured area can differ across house type range

Affordable Units

House Type	GA	Sub-total GA		No.	%
		sqm	sqm		
740 2 bed 3 person	752	70.0	3,008	4	67%
953 3 bed 4 person	953	88.6	1,906	2	33%
Affordable Units Totals		4,914	457.1	6	100%

Total ft² / m² for site

	36,916	3,431.3	45	100%
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	Acres	Hectares
Site area	3.83	1.55
POS	0.32	0.13
Non developable areas (excl POS)	1.23	0.50
Developable area	2.28	0.92
Density	20	49
Density	13	32

Calculated using developable area only
 Calculated using site area excluding POS

F	26.01.17	Gates to sub-station added. Rear garden gates removed as per ALO comments. Plot substitution at plots 02-06, layout amendments following LCC comments.	RM	DS
E	04.01.17	2.0m wide service margin added. Key updated. Paths amended to reflect engineering drawing. Cycle store at plot 36 moved to bottom of garden.	RM	DS
D	09.11.16	Boundary amended to match topo and site areas updated. Cycle stores added. Adopted PROW highlighted. Key added. Sheet name amended.	RM	DS
C	24.10.16	Rear paths, gates and bin store locations added.	RM	DS
B	08.09.16	Layout amended following LCC drawing workshop	RM	DS
A	09.08.16	Plots 38-41 moved outwith sewer wayleave, as per Eng. drainage dwg	RM	DS
-	01.08.16	Initial Issue	SM	RM

Rev	Date	Description	Drawn	Chkd

Drawing Status: **Planning**



Project
**LCC Brownfield Sites
 Phases 1 & 2**

Drawing Title
**Planning Layout
 A: Cartmell**

Scale @ A1 1: 500 Job Ref. 00969B

Drawing No. 00969B_S-A_02 Revision F

Scale Bar