



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 18th January 2018

Subject: APPLICATION 17/04217/FU Change of use of woodland to a Go Ape high ropes course with an associated reception cabin at Temple Newsam Park, Templenewsam Road, Leeds.

APPLICANT

Adventure Forest Ltd (T/A
Go Ape)

DATE VALID

28th June 2017

TARGET DATE

26th October 2017

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: GRANT PERMISSION subject to the following conditions:

1. Standard time limit on permission
2. In accordance with approved plans
3. In accordance with materials of cabins (treated timber walling, cedar shingle roofing)
4. In accordance with agreed Construction Environmental Management Plan (incl. tree works outside bird nesting season; protective fencing and bird nest boxes etc.)
5. In accordance with agreed Biodiversity Enhancement and Management Plan
6. Scheme detailing heritage enhancements and restoration to be submitted
7. Specified opening times
8. Details of tree protection measures
9. Restriction on external lighting
10. Site to be made good following cessation of the development
11. Details of scheme of planting to north of site to be submitted, approved and implemented

1.0 INTRODUCTION:

- 1.1 This planning application was brought to the Plans Panel on the 21st December 2017 as the proposed development is a major application and relates to land in the City Council's ownership (Temple Newsam Estate) which is of wider community interest.
- 1.2 At the Plans Panel meeting, and following discussions about the application, Panel Members resolved to defer consideration of the application to allow a Panel site visit to take place to aid in the assessment of the impacts resulting from the application proposal. The Panel also requested that a fuller summary of objections received be provided and this is addressed at paragraphs 6.3 and 6.4 of this report.

2.0 PROPOSAL

- 2.1 This planning application seeks permission for the use of a portion of woodland (approx. 1.25ha), known as Menagerie Wood, to accommodate the installation of high rope adventure courses. The applicant will enter into a lease licence concession arrangement with the Council for a period of 20 years.
- 2.2 The proposed high rope adventure courses comprise a number of elements which include a central platform with access stairs, stockades and access rope ladders, platforms on trees, timber and wire crossings, zip wires and zip wire landing zones. The activity essentially involves participants climbing a rope ladder to reach a platform braced around a tree trunk (several metres above the ground at a range of 4.5m to 12.5m) from where they set off to negotiate a series of activities consisting of rope bridges as they pass from one tree to the next. The course ends in a zip wire bringing the participants back down to ground level. The facility provides for both adult and junior courses and during the consideration of the application the course design was amended. It is to be noted that the course equipment can be dismantled and the area returned to its current state.
- 2.3 The facility also includes a cabin that acts as a reception, equipment store and office for staff. The cabin is to be sited towards the southern end of the site and is approximately 7mx8m in footprint and constructed of timber with a cedar shingle roof over. To accommodate the cabin four trees will require removal. In addition a timber shelter is also to be erected within a clearing in the wood to the north-western portion of the site.
- 2.4 The high rope adventure course will be managed by a site based team that would comprise 1 permanent full-time post and the equivalent of up to 30 seasonal full-time jobs. The facility is proposed to be operational from between February to December with longest opening hours between 08.00hrs to 21.00hrs (or dusk whichever is earlier). Ladders used to ascent the course/ platforms are pulled up and locked when closed. Visitors to the facility will utilise the existing car park and amenity facilities available at Temple Newsam Park.
- 2.5 The applicant, Adventure Forest Ltd- Go Ape, have been operating such facilities for 15 years and have 31 other sites across the country, including Scotland, the North of England, the Midlands, Wales, London and the South East and South West. This proposal would represent the first such site in West Yorkshire.

3.0 SITE AND SURROUNDINGS:

- 3.1 The application site lies within Temple Newsam Estate which is a Grade II Registered Park and Garden and includes the Grade I Listed Temple Newsam House. The estate also contains a range of other Grade II* and II Listed Buildings. The part of the estate to which this application relates is to the north-east of Temple Newsam House (which stands over 400m away) within an area of woodland known as Menagerie Wood.
- 3.2 The site gradually rises towards its northern end and lies adjacent to the main car with a children's playground to the west, the home farm to the south and ponds and the Walled Garden to the east (situated beyond a wooded area). There is a network of footpaths within the estate and Public Footpath (No.131) runs to the east of the north-eastern corner of the site.
- 3.3 Colton village lies to the east of Temple Newsam Park and its Conservation Area adjoins the park (encompassing the Walled Garden). Further to the east are agricultural fields and clusters of woodland until the M1 carriageway. The motorway extends around the southern and eastern edge of the estate. To the north of the estate are Halton and Whitkirk. A golf course is situated to the south-western portion of the estate the commercial/ industrial part of Cross Green beyond.

4.0 RELEVANT PLANNING HISTORY

- 4.1 None.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 None.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 The application was advertised as a Major application (as a departure, affects a right of way and also the setting of a Listed Building) by site notices posted adjacent to the site dated 11th August 2017. The application was also advertised in the Yorkshire Evening Post, published on 1st September 2017.
- 6.2 In total, 31 letters of representation have been received in response to the public notification process. 20 letters received raising objection, 10 expressing support with 1 providing comments on the submitted proposals.
- 6.3 In light of the comments made at the Plans Panel meeting on 21st December 2017, officers have reviewed the letters raising objection to the submitted proposals and it is to be noted that the grounds are in a summarised form and re-stated below:
- Form of privatization, disposing of family silver; park originally dedicated for free and unrestricted access for all to enjoy; site restricts use of the woodland walks around the lakes; history and legacy versus corporate greed; commercialization of the park; inappropriate views of Go Ape structures on entry to Temple Newsam.
 - Prices would exclude some from using facility.
 - Noise from people using facility (e.g. screams along zip wire); situated near peaceful and tranquil places (e.g. benches; gardens, lakes, footpaths, nearby housing); noise impact on other park users.
 - Undergrowth has unusual/ rare fungi.
 - Site of original vegetable/herb garden?

- Access via narrow/busy Colton Road and Lodge gates (of restricted width); add to congestion of local traffic.
- Parking would impact availability of spaces for those visiting playground, home farm, lakes, walled garden (car park does get full with parking on adjacent fields); car park will not be able to cope with additional visitors; road disruptions from existing events at Temple Newsam.
- Concern about future introduction of Segway track.
- Concern about site security out of hours; attracting anti-social behaviour.
- Impact of corporate events/ stag and hen parties from more frequent usage; compromise peace and tranquility of the park and benches around Walled Garden area; important heritage for Leeds and should be respected and maintained.
- Inadequate consideration to site facility at Pump Wood instead, Menagerie Wood is inappropriate; other areas of Leeds more suited to this commercial enterprise; reference to previous petition against original proposals (prior to application submission); siting facility in Roundhay Park was objected to locally.
- Zip wires run over public rights of way.
- Impact on flora and fauna.

6.4 As part of the review of the objections, comments were also received suggesting that if the applicant received approval then an alternative site at Pump Wood should be used. The objector stated the following advantages of using Pump Wood:

- Traffic issues through the park would be alleviated.
- Car park in place so would not conflict with other parking.
- Cabin sited on hard standing and not in middle of Menagerie Wood.
- Girth/age/size of trees not an issue.
- Near public transport.
- Predominantly on perimeter of the park and not incorporated within it.
- No further away from the refurbished café and toilet facilities.
- Close to other sporting/leisure activities (i.e. golf course, running track, football fields and general open spaces).
- Away from area of peace and tranquility (incl. lake, rose garden or housing).
- Footpaths already in place (for future Segway track).
- Go Ape could renovate running track, add adult exercise equipment, re-surface car park, sponsor school activity and sports projects.
- Pump Wood holds a lower status (in heritage terms) than Menagerie Wood.

Although the above comments are noted, ultimately, the Local Planning Authority is required to assess the application as submitted.

6.5 The letters of support cite the following grounds:

- Great idea which City Council could operate (rather than private business).
- Asset to Leeds which will attract new visitors/ benefit tourism.
- From previous experience Go Ape do not close off areas and not affect park users.
- Accessible location, without having to go through City.
- New dimension to access the outdoors; Income and footfall help keep historic estates such as Temple Newsam going.

6.6 1 letter providing comments on the proposals. A summary of the comments received are set out below:

- Inaccurate/ outdated information contained within desktop study on breeding birds.
- Support the provision of nest boxes in mitigation for some tree loss.

7.0 CONSULTATION RESPONSES:

Statutory:

- 7.1 Historic England: The revised course design is noted but the proposals would cause some harm to the significance of the Grade II Registered Park and Garden. Recommend heritage benefits are secured within registered parkland (e.g. enhancement of Menagerie ponds/bridges, restoration of Little Temple). Any heritage impact should be weighed against the public benefits of the scheme.

Non-statutory:

- 7.2 Highways (LCC): No objection, suggest marking out spaces to make car park more efficient.
- 7.3 Flood Risk Management: No objection.
- 7.4 Public Rights of Way: Request that course be re-aligned to avoid passing directly over public footpath (route No.131).
- 7.5 SDU (Nature Conservation): The supporting Bio-diversity Enhancement and Construction Management plans are acceptable and to be implemented.
- 7.6 SDU (Landscape): Seek compensatory woodland planting to northern edge; clarification required on impact from cabin footings (raise up on posts) and extent of tree removal; mitigation of tree impacts required during construction activity.
- 7.7 SDU (Conservation): No objections to the submitted revised course design which shows the eastern leg removed.
- 7.8 West Yorkshire Police (Architectural Liaison): Aware that Go Ape operate similar site in urban areas and are aware of security requirements.
- 7.9 Yorkshire Gardens Trust: Users of proposed development enjoying outdoor activities likely to be at odds with non-users; making good habitats will inevitably take many years; cabins to be built on pads/no ground level changes; reference to vulnerable landscape features (Little Temple); no consideration of Carriage Drive, a principal feature of landscape design; absence of adequate conservation management plan eroding the historic designed landscape.

8.0 RELEVANT PLANNING POLICIES

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan Review (2006) and the Natural Resources and Waste Development Plan Document (2013), the Aire Valley Leeds Area Action Plan (2017) and any made Neighbourhood Plan.

Adopted Core Strategy:

- 8.2 The Core Strategy is the development plan for the whole of the Leeds district. The Core Strategy (CS) was adopted in November 2014. The following CS policies are relevant:

Spatial Policy 1 Location of development
Spatial Policy 11 Transport infrastructure investment priorities
Spatial Policy 10 Green Belt
Spatial Policy 13 Strategic green infrastructure
Policy P9 Community facilities and other spaces
Policy P10 Design
Policy P11 Conservation
Policy P12 Landscape
Policy T1 Transport management
Policy T2 Accessibility requirements and new development
Policy G1 Enhancing and extending green infrastructure
Policy G8 Protection of important species and habitats
Policy G9 Biodiversity Improvements
Policy EN5 Managing flood risk

Leeds Unitary Development Plan (UDP) Review:

- 8.3 The site lies within designated Green Belt, a Special Landscape Area and Urban Green Corridor and is also classed as designated Greenspace within the City Council's Unitary Development Plan (Review 2006). The relevant saved UDP Review (2006) policies are listed below for reference:

Policy GP5 Requirement of development proposals
Policy N1 Greenspace
Policy N8 Urban Green Corridor
Policy N23 Development and incidental open space
Policy N24 Development proposals next to green belt/ corridors
Policy N25 Development and site boundaries
Policy N28 Historic parks and gardens
Policy N32 Designated Green Belt
Policy N33 Development in the Green Belt
Policy N37 Special landscape area
Policy BD5 Design considerations for new build
Policy T24 Car parking guidelines
Policy LD1 Landscape schemes

Natural Resources and Waste Local Plan:

- 8.4 The relevant Natural Resources and Waste Local Plan (adopted) policies are listed below for reference:

WATER 7 Seeks to ensure no increase in the rate of surface water run-off and the incorporation of sustainable drainage techniques.
LAND 1 Requires submission of information regarding the ground conditions
LAND 2: Relates to development and trees and requires replacement planting where a loss is proposed.

Supplementary Planning Guidance / Documents:

- 8.5 Leeds Parking Policy (adopted)
SPG25: Greening the Built Edge.

National Planning Guidance:

- 8.6 In terms of national policy, the National Planning Policy Framework (NPPF) identifies a number of core planning principles of which include for planning to be genuinely plan-led with plans kept up-to-date and to provide a practical framework within which planning decisions can be made; proactively drive and support sustainable economic development and seek to secure high quality design.
- 8.7 Chapter 1 sets out the need to build a strong competitive economy in order to create jobs and prosperity and that the planning system does everything it can to support sustainable economic growth.
- 8.8 Chapter 4 confirms that transport policies have an important role to play in facilitating sustainable development and to avoid severe highway impacts.
- 8.9 Chapter 7 advises that the Government attached great importance to the design of the built environment stating that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 8.10 Chapter 9 outlines that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and states that the essential characteristics of Green Belts are their openness and permanence. Para. 87 indicates inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para.89 is clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include (amongst others): *...provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.*
- 8.11 Chapter 11 advises the planning system should contribute to and enhance the natural and local environment and prevent unacceptable risks from pollution and land stability as well as avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development.
- 8.12 Chapter 12 considers where a development proposal will lead to a less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

9.0 MAIN ISSUES

1. Principle of development (incl. the impact on the openness of the green belt, greenspace)
2. Impact on visual amenity (incl. design, appearance, planting, lighting)
3. Heritage implications (incl. impact on heritage assets)
4. Impact on amenity (incl. noise, public right of way)
5. Ecological implications
6. Highway implications
7. Other matters

10.0 APPRAISAL

Principle of development (incl. the impact on the openness of the green belt, greenspace)

- 10.1 The application site is lies within the Temple Newsam Estate, designated within Green Belt, a Special Landscape Area and Urban Green Corridor and is also classed as designated Greenspace within the Unitary Development Plan. Such spaces offer the public access to open areas with an existing or potential value for recreation, nature conservation but also provide a means of maintaining and improving the wider perception and positive image of the City as a place to live, work and visit. Accordingly, as a vital resource care is needed to ensure such greenspaces are safeguarded. Moreover, the proposal is not considered to seriously harm the character and appearance of the Special Landscape Area and will retain the existing function of the Urban Green Corridor, which links the main urban area with the countryside.
- 10.2 Taking account of the Green Belt designation, the advice contained within national policy guidance states that the construction of new buildings is inappropriate although exceptions are made (para. 89, NPPF) and this includes the provision of appropriate facilities for outdoor recreation. The high rope adventure course is an outdoor recreation activity and in view of the light weight nature of structures and relative modest scale of the associated buildings, their use of nature construction materials and containment within this wooded setting the proposal is considered to be acceptable under Green Belt policy and guidance as it is considered that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 10.3 The grounds of the Temple Newsam Estate attract in the region of 2 million annual visits and this proposal offers a valuable source of income for the management of the estate and also broaden the appeal of leisure activities and promote visitors to such historic locations. The revenue generated by rental of the site is to be reinvested into the estate for the wider public benefit and in a review of the City's visitor attractions the Parks and Countryside section have recently identified the need for refurbishment and modernisation of the Home Farm (working farm in urban environment). Overall, the principle for introducing the proposed outdoor recreation activity is supported although the acceptability of the proposal will depend on the detailed planning considerations which include the impact on visual amenity, heritage, general amenity and highways and these are discussed below.

Impact on visual amenity (incl. design, appearance, landscaping, planting, lighting)

- 10.4 The high rope course will comprise a range of timber constructed platforms, wires and ropes. The course will be elevated above ground level which means it has the potential to more visible in its surroundings however the equipment is lightweight in nature and will be integrated into the existing woodland. The associated buildings are small in scale and are also of timber construction to reflect the woodland setting. Surfaces and paths are laid as woodchip to reduce their visual impact and to help the facility blend in with its natural surroundings. The revisions to the course design ensure that the siting of the structures and equipment associated with the facility will be well contained within the woodland grouping. The impacts are further mitigated through the provision of compensatory planting to the northern part of the wood where elevated equipment is in closer proximity to the wood edge.
- 10.5 The proposed high rope equipment and supporting facilities will be set within the Menagerie Wood and in its immediate vicinity is the park's main car park, a children playground, Home Farm (working farm) and other municipal amenities concentrating

the related activities to this portion of the estate. The associated equipment and structures will be well contained within the wood and given the expanse of the undulating open land surrounding, the intervening tree groupings/ belts and other buildings/ activities which all contribute to filter views of this part of the park it is considered that the proposed facility will not be unduly intrusive to the wider park surroundings.

- 10.6 The course platforms are attached to existing trees by a wooden brace that involves pegs positioned either side of the trunk to clamp the wooden brace to the tree. The clamps are to be subject to an annual tree inspection and there is scope for the clamps to be altered to allow more room for the tree to grow and will help ensure no harm arises to the wellbeing of the tree. The proposal will involve the removal of 4 trees to accommodate the reception cabin. This loss, whilst regrettable, is not considered to have a significant visual impact given the backdrop of the remaining woodland. Subject to the provision of replacement tree planting in and that suitable tree protection measures are made on site during works to protect other nearby trees the loss of these trees can be accepted.
- 10.7 It is noted that objectors have suggested that if a high rope course is to be introduced at Temple Newsam Pump Wood would be a better alternative. This area of wood lies to the western side of Temple Newsam House however the applicant advises that there are issues with Pump Wood not being as dense and practical difficulties as that location would be too close to the main access/ exit road (present issues when events are taking place) and is not located within the estate support facilities and other visitors ventures within the estate. Consideration was also given to the wood behind Temple Newsam House although the trees were not mature enough. The LPA is required to assess the application as submitted.
- 10.8 The proposed high rope adventure course will operate in daylight hours and it is recognised that external lighting would have an impact on sensitive receptors (including heritage, landscape and ecology). Accordingly, restrictions are recommended to be imposed on the operation of external lighting by planning condition.

Heritage implications (incl. impact on heritage assets)

- 10.9 Linking into the above visual amenity considerations, the proposed high rope adventure course lies within Temple Newsam Park (Grade II Registered Park) and the setting of Temple Newsam House (Grade I) other listed structures within the park itself.
- 10.10 In order to reach a conclusion on the acceptability of the planning application an assessment of the identified harm to the designated heritage assets is required (paragraph 134 of NPPF) and weighed against the public benefits of the scheme. Significant weight has been ascribed to the assessment of the proposals impact on the heritage assets.
- 10.11 The proposed high rope course lies within Menagerie Wood which forms part of the historic pleasure grounds and Historic England advise that historic mapping indicates that the form and layout of this area has changed over time. In this context, Historic England consider further changes are not unacceptable in principle and the proposed high rope activity could be considered a contemporary version of taking pleasure in outdoor activities and a way of engaging directly with the trees in the woodland. The high rope equipment and supporting facilities will be set within the wood and in its immediate vicinity is the main car park, a children's playground, Home Farm and

municipal amenities concentrating the related activities to this portion of the estate. It is recognised that the use of the high rope adventure course may be at odds with how other park users may wish to enjoy their recreation time in this part of the estate. The proposal will widen the outdoor recreation activity but given the amendments to the course layout and the context of other activities it is not considered to significantly compromise the use or attraction of the park as a whole.

- 10.12 Woodland to the immediate east of the proposed course effectively forms a barrier to the Walled Garden and Colton Conservation Area beyond. The application proposal is set within the wood and given the relative separation distances, ground level changes and intervening tree belts and structures will restrict views from Temple Newsam House itself and from the wider Registered Park and Gardens to an extent that the impacts arising from the proposal can be accepted.
- 10.13 Overall, the proposal is considered to impact on the heritage assets and Historic England consider that the proposals would have some harm to the significance of this heritage asset, however, these are considered to be mitigated by securing a scheme of heritage benefits within the identified heritage asset that would deliver the restoration and conservation management (see paragraph 7.1 above) and such measures could be secured by planning condition. In addition, and given the nature of the proposal, the site will be required to return to its former condition after the lifetime of the development. The Council's Conservation officer considers that the revised application proposal to have an acceptable impact and raises no objection. However, it is recognised that the local planning authority should give considerable importance and weight to conserving designated heritage assets when balancing the public benefits and advantages of the proposal against any such harm. In undertaking this balancing exercise the local planning authority should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires 'special regard' be had to the 'desirability of preserving the building or its setting'.
- 10.14 The application proposal will deliver a range of social, recreational and economic benefits that weigh in favour of the application proposal, of which the following are considered to be the most significant, attracting tourism in outdoor recreation and promoting healthy activities; support and generating income for the upkeep and refurbishment of heritage assets within Temple Newsam Estate and its other visitor attractions (e.g. Home Farm); providing new employment opportunities whilst mitigating impacts on wildlife habitats.
- 10.15 Considerable importance and weight has been attached to the identified harm on existing heritage assets but the positive public benefits factors realised through the delivery of the proposal are considered to outweigh the harm on these heritage assets. Accordingly, officers consider the heritage impact can be accepted.
- 10.16 The application proposed involves minimal excavation at the site and there is very little potential to encounter the presence of remaining archaeological or cultural heritage remains within the boundary of the site.

Impact on amenity (incl. noise, public right of way)

- 10.17 This application is supported by a noise report which considers the impact of the proposed noise sources within the development and nearby residences and Temple Newsam House. The proposed activity would not typically generate high levels of noise with main sources comprising user's voices and mechanical noise of the zip wire trolleys. It concludes that given the separation distances involved there would be

no perceptible increase in the existing ambient noise level and accordingly the proposal is not considered to have an undue impact on local residences. It is however appreciated that the impacts of noise arising from the use of the high rope course is likely to be confined to that on other park users. The amended course design has removed the eastern leg of the original course which now ensures that it does not extend across a defined public footpath and is considered to be well contained within the existing wood. The course is sited within a part of the estate which already is subject to public activity and their associated comings and goings and therefore the proposed high rope course is not considered to be significantly detrimental to the amenity of other park users as a whole.

- 10.18 The proposed high rope course does not restrict public access to the wood (being elevated in the trees) and concerns have been raised about site security when not in use. The high rope course is raised so that the platforms cannot be reached from the ground and access used to ascend the course are pulled up and locked when the course is closed. The applicant operates other sites across the country and are aware of the security consideration requirements based on these experiences.

Ecological implications

- 10.19 The application is supported by ecological appraisal which identified habitats on and surrounding the site. The ecological surveys are considered adequate to allow a clear understanding of the level of impacts resulting from the proposal.
- 10.20 In the short-term it is recognised that assembly/ construction activity will have the potential to increase disturbance to existing biodiversity features (incl. nesting birds) but through careful management during the assembly/ construction phase these impacts could be appropriately mitigated and the measures to be adopted are to be secured within specific construction management and biodiversity enhancement plans (incl. protection zones/ fencing, bird boxes, ecologist presence etc). Overall, it is considered that the proposal will not have significant detrimental ecological impacts provided that suitable management and mitigation measures are adopted.

Highway implications

- 10.21 The proposal will utilise the existing road, walking, cycling and public transport network that serves the existing Temple Newsam Estate. As mentioned earlier within this appraisal the existing Temple Newsam Estate attracts in the region of 2 million annual visits and the concerns of nearby residents about congestion suffered by connecting roads are noted. The predicted increase in visitors by car resulting from the proposed high rope course (based on figures of the applicant's other sites) is not considered to be significant in highway terms or as a proportion of the existing traffic levels at Temple Newsam. As such, the surrounding highway network is considered to be able to accommodate the traffic impact of the development and on this basis, the Council's Highway officers have raised no objection. Nevertheless, it is recognised that there are occasions within the year that parking demand is high and the Council's Parks and Countryside team report a commitment to re-invest income received from this proposal to upgrade and mark out the parking area to improve its efficiency.

Other matters

- 10.22 In terms of flood risk the majority of the application site is located in Flood Zone 1 and is not shown to be at particular risk from surface water flooding. Most of the proposed structures are elevated above ground height with the associated buildings small in scale and simply draining rainwater naturally to the ground. The reception cabin is to

be connected to the main site sewerage system with a connection achieved no the adjacent car park (along the route of existing footpath to avoid woodland). The Council's Flood Risk Management officer raises no objection.

10.23 The proposed development is not Community Infrastructure Levy (CIL) liable.

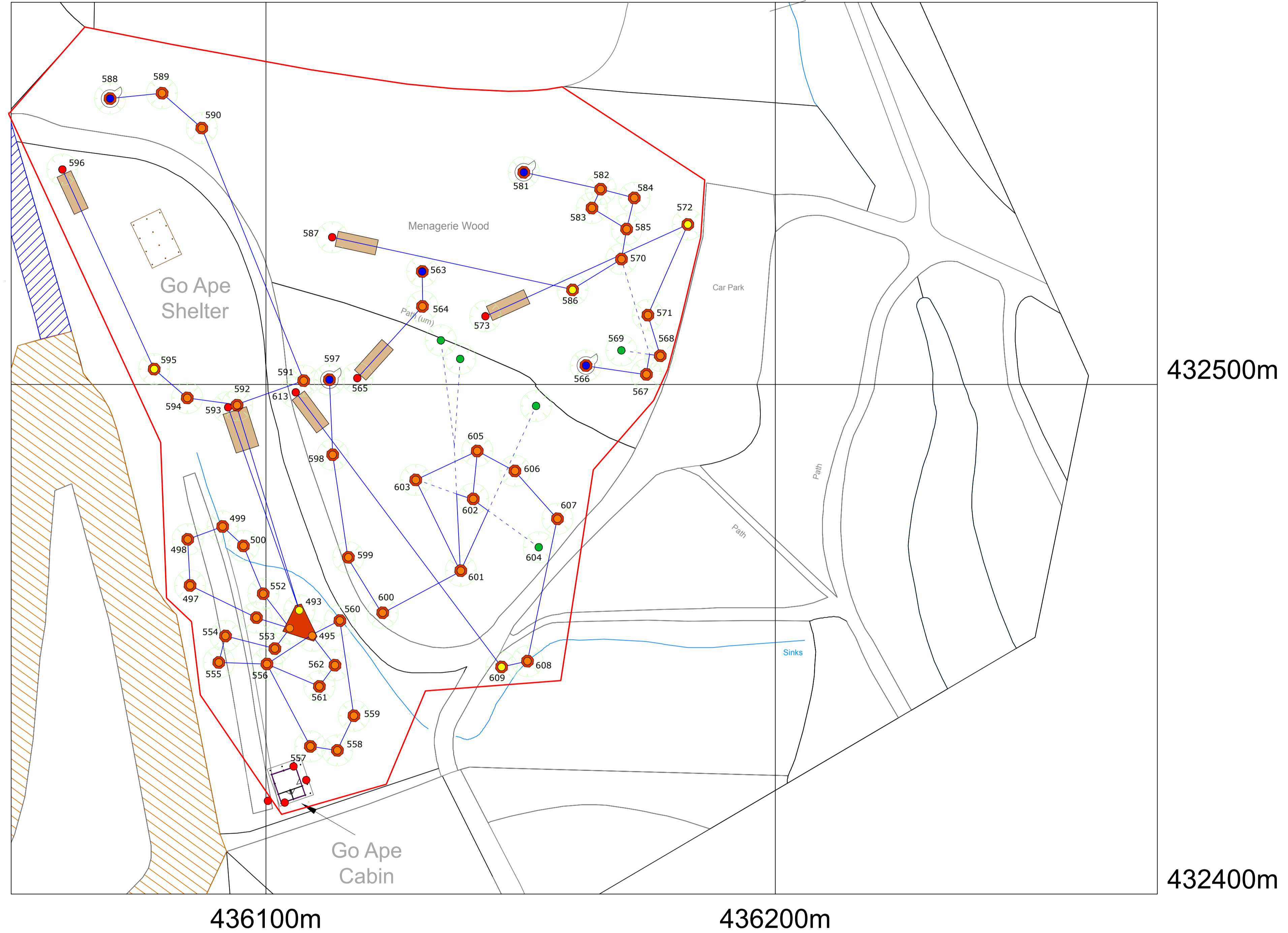
11.0 CONCLUSION:

- 11.1 The application site lies within designated within Green Belt, a Special Landscape Area and Urban Green Corridor and is also classed as designated Greenspace within the Unitary Development Plan. The proposal is considered to represent the provision of appropriate facilities for outdoor recreation that preserves the openness of the Green Belt and does not conflict with the purposes of including land within it and consequently it is considered appropriate development within this green belt location. Moreover, the proposal is considered to be appropriate within this area of designated greenspace and is not considered to seriously harm the character and appearance of the Special Landscape Area and will retain the existing function of the Urban Green Corridor.
- 11.2 The proposal provides an opportunity to generate additional revenue from attracting additional visitors which in turn will assist in the delivery of management and improvement projects at the Temple Newsam Estate to which the Council have management responsibilities.
- 11.3 The proposal is considered to cause some harm to the significance of the heritage assets which when weighed against the mitigation measures to be adopted and the wider public benefits arising from the scheme as reported above the heritage impact is accepted.
- 11.4 The light weight nature of the associated structures and predominantly timber materials will help assimilate the proposal into the surrounding woodland setting. The proposal will involve a range of soft landscaping works and mitigation to help integrate the proposal into the landscape.
- 11.5 The proposed high rope adventure course will utilise the existing points of access and parking facilities available to the wider Temple Newsam Park and can be safely accessed by pedestrians, cyclists and vehicles and will not result in any demonstrable harm to the operation of the highway network.
- 11.6 Overall, the proposal will help enhance the range of recreational activities at the Temple Newsam Park and offers an opportunity to generate income to be directed to improvement projects at the Temple Newsam Estate. The proposal is not considered to raise significant adverse impacts that cannot be mitigated by appropriate planning conditions and which would outweigh the scheme's benefits. On this basis, officers consider this planning application warrants support.

Background Papers:

Application file Ref: 17/04217/FU

Certificate of Ownership (Certificate B) served on the landowner Leeds City Council (Parks and Countryside) dated 27th June 2017.






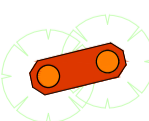

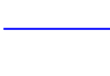
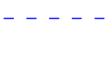


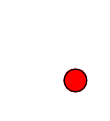



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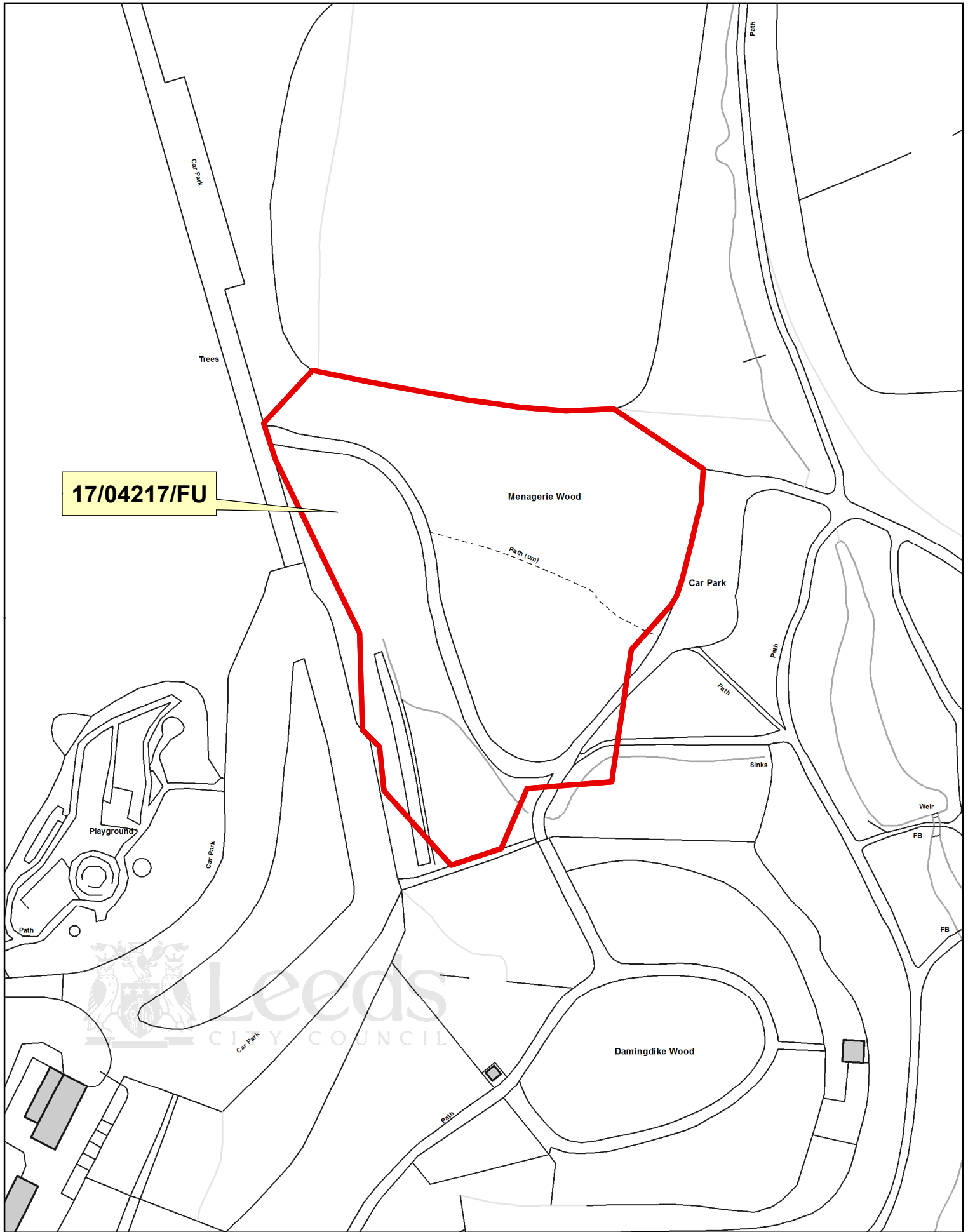
Order Number 705842-14915- 080317

Order Ref: 605795

Print Date: 5th December 2017

-  Zip Line Arrival Tree
-  Supporting Tree
-  Tree with platform
-  Zip Line Departure Tree
-  Ladder Tree with Stockade
-  Central platform
-  Zip Landing Zones
-  Activity
-  Supporting Wires
-  Planning Area
-  Access
-  Carpark
-  Approximate location of tree to be removed

**Go Ape - Temple Newsam Park
Block Plan 4 - Tree Removal
1:500**



NORTH AND EAST PLANS PANEL

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

SCALE : 1/1500

