



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 16 May 2024

Subject: 23/06280/FU and 23/06281/LI – Demolition of adjoining wings and erection of replacement buildings of between 4 and 13 storeys to create purpose-built student accommodation; Internal and external alterations to listed building including partial reinstatement of historic floor plan, revealment of side elevations, replacement of windows and replacement of stone steps to front entrance to facilitate level access. Hard and soft landscaping works, Springfield House, Hyde Street, Woodhouse, Leeds

APPLICANT

McLaren (Springfield House) Limited

DATE VALID

17 October 2023

TARGET DATE

TBC

Electoral Wards Affected:

Little London and Woodhouse

Yes Ward Members notified (referred to in report)

Specific Implications For:

Health and Wellbeing N

Inclusive Growth Y

Zero Carbon Y

RECOMMENDATION:

DEFER and DELEGATE to the Chief Planning Officer for approval subject to referral to the Secretary of State for Levelling Up, Housing and Communities; resolution of the outstanding Highways Matter outlined in paragraphs 153 – 158 of the report; the specified conditions set out in Appendix 1 (and any amendment to these and addition of others which he might consider appropriate) and the completion of a Section 106 agreement to include the following obligations:-

- Travel Plan
- Leeds City Council Travel Plan Review fee of £5,405
- Contributions for offsite cycling and walking improvements (Subject to agreement as per para.153 of the report)
- Car club contribution £10,000
- Traffic Regulation Orders £10,000
- Wayfinding signage £12,000
- Control of student occupancy

- **Provision of public access through the site**
- **On site greenspace provision**
- **Local employment and skills**
- **Section 106 monitoring fee**

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of, or decision to Finally Dispose of, the application shall be delegated to the Chief Planning Officer.

INTRODUCTION:

1. The report relates to the proposed change of use and alterations including demolition of adjoining wings to a listed building and the proposed construction of two new wings being between 4 and 13 storeys for purpose built student accommodation ('PBSA') at Springfield House, Hyde Street, Leeds.
2. The report recommends the applications are approved and is therefore brought to Panel under the scheme of delegation exception criterion (f) *the approval of applications, where approval would conflict with an objection raised by a statutory technical consultee*. This is due to an objection from Historic England.

PROPOSAL:

3. The applications relate to the proposed change of use and alterations including demolition of the existing adjoining wings (20th century additions) to a listed building and the erection of replacement buildings of between 4 and 13 storeys to create purpose-built student accommodation.
4. Other internal and external alterations to the listed building include the partial reinstatement of historic floor plan, revealment of side elevations, replacement of windows and replacement of stone steps to front entrance to facilitate level access.
5. The accommodation will provide 334 student bedspaces which are made up of 194 cluster flat bedrooms and 140 studio flats and includes hard and soft landscaping works.

SITE AND SURROUNDINGS

6. Springfield House is a Grade II listed two storey Villa constructed in red brick, with stone details and a slate hipped roof. The building was extended in the 20th century with the addition of two storey flat roofed wings with black glazed curtain walling.
7. The building is located on a 0.77 ha site and is orientated on a north-east / south-west axis in an elevated location. There are existing vehicular accesses to Seminary Street to the north and Clarendon Way to the south with car parking to the south-west and along the rear of the building. A footpath runs along the front (south-east) of the building and the area to south-east is semi-mature woodland.
8. The University of Leeds campus designed by Chamberlin, Powell and Bon lies to the north and east, the Leeds Dental Institute is to the south-east, to the south is Woodhouse Hall, there are domestic scale Victorian villas and terraced properties along Hyde Terrace to the west and The Faversham is to the north-west of the site and there is a two-storey café 'The Lodge' to the north.

9. The site is within the City Centre Boundary but is not allocated within the Site Allocation Plan. The site is within the Woodhouse – Clarendon Road Conservation area and the boundary of the Conservation Area runs through the site to the south of the building. It is within the area covered by the [Little Woodhouse Neighbourhood Design Statement](#) and the Little Woodhouse Neighbourhood Forum Area where a draft neighbourhood plan has been published but at the time of writing has not yet been subject to public consultation.

RELEVANT PLANNING HISTORY:

Planning applications:

10. The current layout of the site including the wings date from the early 1980s:

Change of use, involving laying out of access road, alterations, and 2, 2 storey extensions of detached house to high technology centre with offices, workshops, laboratories and toilets, and with 50 car parking spaces and landscaping (ref H20/114/82) and associated Listed Building Consent (ref: H20/113/82).

11. The use of the site as a clinical research test centre appears to have been approved over the course of a series of change of use applications for different sections of the building. An extension to form an entrance lobby was approved in 1999 (30/31/99/FU).

Planning Enforcement cases:

12. There are no active planning enforcement cases associated with the site.

HISTORY OF NEGOTIATIONS:

13. Preapplication advice was sought in in October 2022 under reference PREAPP/22/00354 and an extended process was undertaken with involvement from Highways, Urban Design and Conservation colleagues in particular.
14. The design has evolved through pre-application discussions with the developer which resulted in changes to the scale, massing, layout and design of the new-build elements and the strategy for conservation and landscaping. A key change has been the distribution of scale across the site. The scale of the proposed buildings at the southwest end of the site have been designed (reduced) to reflect the residential scale and red brick character of buildings within the Conservation Area. The new buildings at the northeast end of the site are of a larger scale in response to the 'confidence' of the Modern university and hospital buildings outside of the Conservation Area. This approach was discussed at length and is considered a means of addressing the transitional nature of the site's location.
15. Since the planning application has been submitted the applicant has met with representatives of the Little Woodhouse Community Association (LWCA) to discuss their concerns regarding the proposals.
16. A meeting and site visit has also been held with a representative from Historic England to discuss their objection to the scheme.

CONSULTATION RESPONSES:

Statutory Consultees:

17. Historic England

Object to the application on heritage grounds.

The proposal, by virtue of its form, bulk, height, massing and design, would fail to pay special regard to the historic character and appearance of the Conservation Area and cause harm to its significance.

The proposal also fails to pay special regard to the historic and architectural interest of the Grade II listed Springfield House to which it would be attached and dominate its immediate setting.

The extensions are taller than the listed building and will dominate it in terms of scale. The extensions are more akin to university development outside the Conservation Area, rather than being reflective of the form of built development within it. This form of development would be an encroachment into the conservation area and blur the important distinction between the adjacent different built character areas.

18. Health and safety executive (HSE)
Advice to LPA – Content. HSE is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations.
19. Active Travel England (ATE)
ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue.

It is recommended that any decision on the application be deferred until more information is supplied to be certain of how the development will support active travel. In particular, there are omissions within the Transport Assessment and Travel Plan and no information shown on plans to support wheeling (active travel by wheelchairs and mobility aids, such as scooters).

Revised information received from applicant and ATE reconsulted on 20/02/2024. No response received.

Non-Statutory Consultees:

20. Yorkshire Water
No objection subject to a condition to protect the local aquatic environment and Yorkshire Water infrastructure.
21. West Yorkshire fire and rescue
No statutory requirement to consult with the local Fire and Rescue Authority on such planning applications.
22. West Yorkshire Police
Suggestions relating to external lighting, CCTV, Windows and doors specifications, Cycle storage, Access Control and Lift security. Welcome the capable guardian on reception.
23. West Yorkshire Archaeology Advisory Service
Due to past alterations, damage and reconstruction of the house WYAAS do not consider the application building to have archaeological significance.
24. Sustainability – Design Team
The proposal is in line with feedback given at preapplication stage. This is a good location for student residential accommodation. The increased activity that it will bring

to the site should add to the vitality of the area and the built form improve the condition of a significant street which currently peters out in a service area.

While the height proposed for the taller element is challenging, the building is not particularly visible and would join a number of larger structures within the area. The remaining new buildings will significantly improve the environment around Springfield House and the relationship with Clarendon Way.

Overall, this is a good quality proposal which is considered to improve the quality of the site and its context.

25. Conservation Team

The proposed development has a multiple of effects on heritage assets, mostly positive but there is also a negative impact on the listed building and the conservation area stemming from the taller block at the north-east end. In the internal heritage balance, the harm from this element is considered to be outweighed by the enhancement to the listed building and conservation area from the improved legibility and landscaping of Springfield House and to the listed building specifically through the restored plan form.

26. Access Officer

The access arrangements appear acceptable.

27. Landscape

Engineering drawings have been provided to demonstrate that pile foundations and cantilevering can reduce impact on Root Protection Areas. Drainage proposals have been evidenced not to impact on trees.

Tree retention and protection during construction remain a concern. The Arboricultural report proposes a narrow 2m zone (scaffold) for construction. Conditions are required to ensure that existing trees are protected during construction.

28. Highways

Revised plans and further information should be submitted to address the requested offsite highway works on Seminary Street.

29. Influencing Travel Behaviour Team (ITB)

The Travel Plan has been assessed against the adopted Transport SPD and is acceptable.

The Travel Plan should be included within the Section 106 agreement along with the Leeds City Council Travel Plan Review fee of £5,405.

30. Flood Risk Management

No objection to the proposed development.

Follow up response dated 25/04/2024: Flood Risk Management (FRM) have absolutely no record of a culverted watercourse in the vicinity of the red line of the site. Screen shots below of current GIS mapping and also the historic sewer record maps. A culvert alignment would have been identified by a pink dashed line but there is none. Additionally, when you zoom out of the site to get a wider perspective of the surrounding area there is no evidence of a culverted (or open) watercourse in the vicinity. And when you look at the topography (digital elevation mapping) and contours for the area there is no evidence of an historic watercourse. Using a bit of judgement

these can usually be identified by depressions in the land level where a watercourse has historically eroded ground level.

We can only advise based upon the information/evidence which we hold and as such the objector's comments do not alter our response. However, the applicant should be mindful of the objector's comment and consider them when undertaking the demolition and construction of the replacement buildings. If a culverted watercourse is found on site then the applicant should be requested to liaise with FRM to ensure that the culverted watercourse (and flood risk) is not adversely affected by the development. Consent under the Land Drainage Act 1991 will be required for any development within 9 metres of a culverted watercourse.

31. Contaminated Land

The Tier 1 Desk Study Report has concluded that a site investigation is required for the proposed development therefore a Phase 2 Site Investigation report is required to be submitted.

It is preferable to receive the Phase 2 site investigation report prior to recommending conditions however relevant Conditions and Directions have been recommended which will allow for appropriate documentation to be submitted. The scope of the site investigation should be submitted for approval in writing prior to the works being undertaken.

32. Nature Team

The level of Biodiversity Net Gain is acceptable to the Nature Team and following amendments to the lighting proposals the scheme is acceptable subject to conditions and the provision of Integral bat roosting and bird nesting features which are required as mitigation for the impact on bats.

33. Environmental Health Services (Pollution Control)

No objection to the proposal and concur with the findings of the noise assessment submitted by the applicant. The noise assessment details glazing and alternative ventilation specifications to ensure that internal sound levels from external transports, entertainment and fixed plant sources achieve suitable criteria.

34. Environmental Studies (Transport Strategy)

Noise from road traffic unlikely to be of a level that would require specific measures over and above standard building elements therefore an acoustic assessment is not required to be submitted.

35. Sustainable Development Unit (Climate Change)

Supportive of the proposals subject to conditions.

36. Local Plans

Core Strategy Policy H6(B) is considered to be satisfied.

Core Strategy Policy EC3 – Part B is satisfied

Core Strategy Policy G5 is considered satisfied

37. Public Rights of Way

This office has no objections to the proposal as long as non-definitive footpath remains open, unchanged, and is not encroached upon in anyway.

38. Employment and Skills

No comments received

39. District Heating
The proposed strategy of centralised Air Source Heat Pumps for DHW is sensible in terms of futureproofing the scheme for connection to a heat network in the future.
40. Ramblers Association
No comments received
41. Health Partnerships
No comments received
42. Public Health
No comments received

PUBLIC/LOCAL RESPONSE:

General Comments:

43. An agent representing the University of Leeds have made representations advising that they do not object in principle to the proposal but considered that the initial assessment of townscape, visual and heritage impact were not robust enough to accurately assess the impact on the heritage assets in the vicinity of the site.
44. A further representation was received again on behalf of the University of Leeds advising of the potential for air quality impacts arising from emissions from nearby laboratories within University of Leeds buildings.

Comments in Objection:

45. There have been ten letters of objection from six respondents, including a local resident, the owner and occupier of The Lodge, an agent representing the owner of The Faversham, the Leeds Civic Trust and the Little Woodhouse Community Association/Neighbourhood Plan Forum.
46. The issues raised are as summarised in the following paragraphs.
- Overbearing impact on the site of The Faversham and The Lodge
 - Architectural Mediocrity / Extensions are architecturally unexceptional, no reference to the historic antiquity or form of the host building, bland dated 'anywhere architecture'. 4 storey additions either side of the host building have no visual contextual link to the character or legibility of the host building.
 - Scale and massing dominates the setting of the host Listed Building
 - Inappropriate in the context of the Conservation Area
 - Height and mass incongruous and visually intrusive within the Conservation Area setting
 - Contradicts the Tall Buildings Design Guide
 - Harm and loss of 'significance' of the designated Heritage Assets
 - No public benefits to out-weigh harm to designated Heritage Assets
 - Impact on landscape and wildlife, fails to protect and maintain existing attractive landscape boundaries and wildlife habitats
 - Impact on trees, encroachment upon protected trees, proximity of trees to proposed building, loss of trees
 - Root protection areas adjoining the Faversham should be in line with policy
 - 'Agent of change' principle relating to adjacent events and leisure venues, including external eventspace and hosting live music externally

- Wedding trade business impacted by loss of privacy resulting in loss of revenue/value/job losses
- Business impacts of construction particularly weekends
- Inadequate consultation
- Land stability issues due to nature of bedrock and soil, historic slippage and movement experienced within University Buildings
- Close to Victorian brick culvert for Woodhouse Beck
- Lack of impact views from Chancellor's Court or from Earth Sciences and EC Stoner buildings and Roger Stevens building (Grade II*)
- Wind issues
- Noise and privacy issues within the development
- Demolition of wooden structure adjacent to The Lodge would have significant impacts for existing business
- No consideration of refurbishment and re-use of the existing wings
- Traffic generation including taxi/private hire pick-ups as well as deliveries, lack of off road servicing resulting in congestion at the end of Mount Preston Street (Seminary Street)
- Importance of routes through the site

PLANNING POLICIES:

LOCAL PLANNING POLICY AND GUIDANCE

The Development Plan

47. 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 (2019), those policies saved from the Leeds Unitary Development Plan (Review 2006), the Site Allocations Plan (2019, as amended 2024), the Natural Resources and Waste Development Plan Document (2013, as amended 2015), the Aire Valley Leeds Area Action Plan (2017) and any adopted Neighbourhood Plan applicable to the application site.
48. The following policies from the Core Strategy are considered to be of most relevance to this development proposal:

Spatial policy 1: Location of development

Spatial policy 3: Role of Leeds City Centre

Spatial Policy 6: The Housing Requirement and Allocation of Housing Land

Spatial Policy 8: Economic Development Priorities

Spatial Policy 9: Provision for offices, industry and warehouse employment land and premises

Policy CC1: City Centre Development

Policy CC3: Improving connectivity between the city centre and neighbouring communities

Policy H2: Housing on unallocated sites

Policy H6: Houses in multiple occupation, student accommodation and flat conversions

Policy H9: Space Standards

Policy EC3: Safeguarding existing employment land and industrial areas

Policy P10: Design

Policy P11: Conservation

Policy P12: states that landscapes will be conserved and enhanced.

Policy T1: Transport Management

Policy T2: Accessibility Requirements and New Development

Policy G1: Enhance and extend green infrastructure

Policy G2 Increase native and appropriate tree cover

Policy G5: Open space provision in the city centre

Policy G9: demonstrate an overall net gain for biodiversity, including habitat protection, creation and enhancement

Policies EN1 and EN2: set out the sustainable construction and on-going sustainability measures for new development. It establishes targets for CO₂ reduction and requires at least 10% low or zero carbon energy production on site.

Policy EN4: District Heating

Policy EN6: Strategic Waste Management

Policy EN8: Electric vehicle charging

Policy ID2: Planning obligations and developer contributions.

49. The following saved policies from the Unitary Development Plan are considered to be of most relevance to this development proposal:

GP5 Requirement of development proposals

N9 Respect and enhance intrinsic value of land in fulfilling a corridor function in terms of access, nature conservation and visual amenity

N14, N15, N17, N20 Listed Buildings/Conservation Areas

BD4 mechanical plant

BD5 residential amenity

LD1 landscaping

LAND2 prioritise trees conservation and new tree planting. Introduce new tree planting as part of creating high quality working environments and enhance the public realm.

N25 Boundaries of sites should be designed in a positive manner appropriate to the character of the area.

50. The following policies from the Site Allocations Plan are considered to be of most relevance to this development proposal:

The site is unallocated in the Site Allocations Plan.

There are two sites to the north-west/west which are allocated within the Site Allocations Plan:

- The Faversham, Springfield Mount, Housing Allocation, 30 units, Ref: HG2-209 (5281)
- 20-28 Hyde Terrace, Identified Housing, 27 units, Ref: HG1-434

51. The following policies from the Natural Resources and Waste Local DPD are considered to be of most relevance to this development proposal:

General Policy 1

- Air 1 The management of air quality through development
- Water 1 water efficiency, including incorporation of sustainable drainage
- Water 6 Flood risk assessments
- Water 7 Surface water run-off
- Land 1 Contaminated Land
- Land 2 Development and Trees

Relevant Local Supplementary Planning Guidance/Documents

52. The most relevant local supplementary planning guidance (SPG), supplementary planning documents (SPD) are outlined below:

Tall Buildings Design Guide SPD (2010)

Building for Tomorrow Today: Sustainable Design and Construction SPD (including Update Note, June 2020)

Draft Wind and Micro-climate Toolkit for Leeds SPD (2021)

Accessible Leeds SPD (2016)

Minimum Development Control Standards for Flood Risk (MDCSFR)

Transport SPD (2023)

Draft Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards SPD (2021)

Landscape Guidance No.1 Existing Trees and Development

Other relevant documents

53. Other relevant legislation includes:

Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework

54. The National Planning Policy Framework (NPPF) 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 NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
55. The following sections of the NPPF are most relevant for the purposes of determining this application:
- Section 2 Achieving sustainable development
 - Section 4 Decision-making
 - Section 5 Delivering a sufficient supply of homes (paragraph 60 and 70)
 - Section 8 Promoting healthy and safe communities (paragraphs 96, 97, 100-102, 104)
 - Section 9 Promoting sustainable transport (paragraphs 108-112, 116-117)
 - Section 11 Making effective use of land (paragraphs 123-124, 126-127, 129 – 130)
 - Section 12 Achieving well-designed and beautiful places (paragraphs 131-132, 135-138, 140)
 - Section 14 Meeting the challenge of climate change, flooding and coastal change (paragraphs 158-160, 162, 164)
 - Section 15 Conserving and enhancing the natural environment (paragraphs 180, 185, 189-194)

Section 16 Conserving and enhancing the historic environment (paragraphs 195, 200-201, 203, 205-206, 209, 212-213)

National Planning Practice Guidance

56. The Planning Practice Guidance (PPG) provides commentary on the application of policies within the NPPF. The PPG also provides guidance in relation to the imposition of planning conditions. It sets out that conditions should only be imposed where they are necessary; relevant to planning and to the development to be permitted; enforceable; precise and reasonable in all other respects.

CLIMATE EMERGENCY:

57. The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
58. The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
59. As part of the Council's Best City Ambition, the Council seeks to deliver a low-carbon and affordable transport network, as well as protecting nature and enhancing habitats for wildlife. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.

PUBLIC SECTOR EQUALITY DUTY:

60. The Equality Act 2010 requires local authorities to comply with the Public Sector Equality Duty. Taking into account all known factors and considerations, the requirement to consider, and have due regard to, the needs of diverse groups to eliminate discrimination, advance equality of opportunity and access, and foster good relations between different groups in the community has been fully taken into account in the consideration of the planning application to date and at the time of making the recommendation in this report.

MAIN ISSUES:

- Principle of development
- Design and Heritage considerations
- Residential Amenity (occupiers)
- Amenity (surroundings)
- Trees and Biodiversity
- Sustainability and Climate Change
- Wind Microclimate Considerations
- Highways Matters
- Planning Obligations and CIL
- Representations

APPRAISAL:

First Main Issue Principle of development

61. The current use of the building is in employment use and as such Core Strategy Policy EC3 is relevant. The purpose of this policy is to ensure that Leeds has sufficient employment land. The Policy is split into two discrete parts. The first part (Part A) is for sites that do not fall within a shortfall area and the second part (Part B) is for sites that are within a shortfall area. This site falls in a Shortfall area as defined at paragraph 5.2.60 of the Core Strategy. As such Part B is relevant and states:

B) Where a proposal located in an area of shortfall as identified in the most recent Employment Land Review would result in the loss of a general employment allocation or an existing use within the Use Classes B1b, B1c, B2 and B8, non-employment uses will only be permitted where:

The loss of the general employment site or premises can be offset sufficiently by the availability of existing general employment land and premises in the surrounding area (including outside the areas of shortfall) which are suitable to meeting the employment needs of the area.

62. At March 2024, the current office supply for Leeds district for the plan period (2012-2028) was 1,018,385 million square metres, as broken down below:

Type of supply	Floorspace (sqm)
Allocated sites and/or sites with extant planning permission (not completed)	706,599
Completed sites (2012-22)	311,786
Total Plan Period supply (2012-2028)	1,018,385

The represents a surplus of 18,385 sqm against the Core Strategy requirement for office floorspace of 1 million square metres (Spatial Policy 9 and table in para 5.2.45). On this basis, the proposal satisfies Core Strategy Policy EC3 Part B because there is an adequate supply of sites to replace the loss of the premises.

63. The site is not allocated in the Site Allocations Plan and therefore Policy H2 applies and states that:

New housing development will be acceptable in principle on non-allocated land, providing that:

- (i) The number of dwellings does not exceed the capacity of transport, education and health infrastructure, as existing or provided as a condition of development,*
- (ii) For developments of 5 or more dwellings the location should accord with the Accessibility Standards in Table 2 of Appendix 3,*
- (iii) Green Belt Policy is satisfied for sites in the Green Belt.*

64. The proposed development of 334 units is unlikely to exceed the capacity of local infrastructure or services.
65. The site is considered to be within a highly sustainable location within the city centre boundary and close to public transport, the University Campuses and Leeds General Infirmary.
66. The site is in a suitable location for students to access healthcare services and facilities have capacity. The plot is within a 7-minute walk to Leeds General Infirmary with an access and emergency department. There are a number of GP's and

surgeries that are all accepting new registrations, one specialising in student registrations and the other GP's accepting registrations for all.

67. Leeds Student Medical Practice (4 Blenheim Walk, Woodhouse, Leeds, LS2 9AE) is a large practice team with all the key services provided by GP surgeries, alongside comprehensive mental, sexual, and reproductive health services. Leeds Student Medical Practice is located within a 13-minute walk (0.5 miles) from Springfield House providing good accessibility for students. The practice is open to any student (or partner or child living at the same address) of any of the Universities or Colleges in Leeds City and that live in or plan to live in the catchment area. Springfield House is within the catchment area.
68. Hyde Park Surgery (Woodsley Road, Leeds, LS6 1SG) and One Medicare LLP – The Light (One Medicare LLP, Balcony, Level 7, The Light, The Headrow, Leeds, LS1 8TL) GPs are both within a 13-minute walk (0.5 miles) from Springfield House and are accepting new applications. The GPs provide online and in person advice and appointments to patients once registered.
69. Craven Road Medical Practice (60 Craven Road, Leeds, LS6 2RX) is located a 20-minute walk (0.9 miles) from Springfield House and is accepting new applications.
70. Burley Park Medical Centre (273 Burley Road, Leeds, LS4 2EL) and York Street Health Practice (68 York Street, Leeds, LS9 8AA) are both located within a 27-minute walk (1 mile) from Springfield House and are accepting new registrations.
71. Burton Croft Surgery (1 Shire Oak Street, Headingley, Leeds, LS6 2AF) and Laurel Bank Surgery (216 Kirkstall Lane, Leeds, LS6 3DS) are located within 1.5 miles of Springfield House and are accepting new registrations.
72. Core Strategy Policy H6B relates specifically to the provision of student housing and states:

Development proposals for purpose built student accommodation will be controlled:

- (i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used,*
 - (ii) To avoid the loss of existing housing suitable for family occupation,*
 - (iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities,*
 - (iv) To avoid locations which are not easily accessible to the universities by foot or public transport or which would generate excessive footfall through residential areas which may lead to detrimental impacts on residential amenity,*
 - (v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*
73. The proposals have therefore been assessed as follows against the criteria within Policy H6B as follows.
 74. Evidence provided by Arc4 suggest that the prevalence of PBSA within Leeds has resulted in less demand from students for HMOs and the need for private housing to be used. Therefore, this application would comply with criteria (i) and (ii) of Policy H6.

75. Criterion (iii) seeks to establish whether ‘concentrations’ of PBSA’s would undermine the ‘health and wellbeing of communities’. It is considered that in the context of the area which is within the city centre and dominated by student accommodation and university buildings the proposal is unlikely to have an adverse impact on existing communities and therefore the application complies with Criterion (iii).
76. With regards to (iv), this locality is immediately adjacent to the university campus and is therefore well-located providing access to the universities by foot and is mixed use in character. In this context the proposed use is not likely to create excessive footfall through more established and predominantly residential areas such that it is likely to lead to a detrimental impact on residential amenity.
77. Criteria (v) requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms*. An assessment of the residential amenity of occupiers within the scheme is outlined at sections 108 – 118 of the report and the proposals are considered to meet criteria (V) of the policy based upon that assessment.

Compatibility with adjacent uses

78. An agent representing The Faversham has objected to the proposal on the basis that The Faversham is a long established events venue that hosts live music both internally and externally in compliance with its Licence. That the venue is protected by the ‘agent of change’ principle (as set out at paragraph 193 of the NPPF) and consequently the proposed development must by design and layout mitigate against issues of noise and privacy.
79. The application is accompanied by a noise report which considers the noise from the Faversham and specifies measures to mitigate any impact. There have been historic complaints regarding excessive noise from the Faversham impacting on short-term residents at the Springfield medical facility and residents on Hyde Terrace. Whilst the agent of change principle is a consideration, in assessing any complaints, environmental health would also consider the reasonableness and wider impacts on the community i.e. the Faversham can not make as much noise as they like because they were there first.
80. An agent representing the University of Leeds submitted representations relating to the University’s laboratories in the Garstang Building which regularly release fumes from two main outlets on the roof of the building. The representation notes the agent of change principle in relation to these considerations. The application was accompanied by an air quality assessment, following the representation a further technical note has been provided. This concluded that the conclusions of the original Air Quality Assessment remain valid and that any potential impacts from the fume discharge stacks associated with the School of Geography and Faculty of Biological Sciences buildings would be ‘negligible’. The Environmental Health Officer has reviewed and confirmed they are in agreement with the findings.
81. The principle of the proposed student housing use is therefore considered acceptable subject to addressing detailed planning and design matters.

Second Main Issue Design and heritage considerations

Design

82. Springfield House is a significant building within Little Woodhouse. It is both attractive and of historical interest. However, its current setting is poor, severely compromised by the substantial wings added in the 1980s and the changes that occurred to the surrounding context during the last century. The site is located on the junction of two distinct character areas – the verdant, affluent 19th century residential suburb to the west and the 20th century university campus and hospital building to the north and east. Each character area has a very strong, positive identity. In its current form the site does not relate well to either character area.
83. The Little Woodhouse Neighbourhood Design statement identifies Springfield House as a listed building within the 'Springfield Mount and Hyde Terrace' character area where positive characteristics are highlighted as: thoughtfully designed architecture, strong building line behind generous gardens; mature trees and landscape; quality paving materials; little through traffic and good pedestrian connections. Opportunities for improvement are noted to be: maintenance and replacement of original paving materials; ongoing maintenance of buildings and gardens; and repair of boundary walls.
84. The application seeks to achieve a substantial amount of student accommodation on the site which necessitates a far greater structure than the two-storey wings that currently extend out from the listed building. While low, the existing wings relate poorly to the listed building or the surrounding townscape, and do not exhibit a high standard of design. This application therefore represents an opportunity to secure improvements to the character of the area as well as a more sympathetic treatment of Springfield House.
85. Springfield House itself clearly forms part of the former 19th century residential suburb, hence its inclusion within the conservation area. Scale is a particularly sensitive issue in this context, so it is important that new development forming part of the townscape observes the established building heights and the manner in which the built form steps down the hill mirroring the underlying topography. The new wing to the south-west does this successfully, sitting below the ridge line of neighbouring buildings on Hyde Terrace.
86. While taller than the existing, the red brick wings proposed have a more comfortable relationship with Springfield house than the current wing, this is helped by the glazed links and different treatment to the attic storeys. Together they create a collegiate arrangement, defining a protective quad-like green space to the southwest and an arched public route. The relationship with Clarendon Way is a considerable improvement and the pedestrian route through the site is better quality and benefits from increased passive surveillance.
87. The north-eastern most part of the site is considered less sensitive than the south-west and therefore the strategy has been to focus the majority of the additional accommodation in a distinct form at the north-eastern end. This is where it is furthest from the sensitive 19th century townscape and therefore has the least visual intrusion.
88. The Tall Building Design Guide SPD provides guidance on key principles to ensure good practice in the location and design of tall buildings. The site is outside of an identified 'Zone of sensitivity' associated with the setting of the Parkinson Building. It is located on the edge of the zone within an 'Outer restricted zone where higher tall buildings will be acceptable subject to no negative impact on the setting/context'. The site is not within any of the defined 'Key Views within the city' or 'Panoramic views out of the city'. The site is within a Conservation Area where the guidance indicates *'Proposals which are a storey height more than existing buildings will be treated on*

their merits providing that no detrimental affect on street scene and roofline/silhouette will occur and where key views cannot be undermined'. New development is required to respect the context in terms of scale, massing and choice of materials and consideration should be given to the historic skyline which is considered below. The site is noted to be outside 4 designated Prestigious Development Areas and as such the guidance indicates the proposal should be considered on its own merits.

89. To the north-east of the site, the context is different where the Chamberlain, Powel and Bon University Buildings effectively turn their backs on the area and Seminary Street has the feel of a servicing area. The development seeks to create a distinct third element that is neither red brick and domestic nor an imitation of the mid twentieth century university aesthetic which helps achieve a transition between the two character areas. At the same time the development establishes a meaningful destination and appropriate endpoint to Seminary Street/Mount Preston Street.
90. Due to the relatively limited visibility from elsewhere as a result of the topography of the area and the presence of mature trees it is considered that a building of some scale can be accommodated in this location. Verified views illustrate that the curved alignment of Mount Preston St/Seminary Road combined with the slope and mature tree cover, mean that the proposed building will only be gradually revealed and unlikely to be fully visible until at close quarters. In such circumstances it will be viewed primarily in association with the large-massed institutional structures such as the dental hospital and the Charles Morris Hall of residence.
91. The proposed design approach provides a confident, purposeful addition to the townscape which provides an endpoint for the street and a sense of meaning to what is functionally a back-land service area. Splitting the taller block into three, in both height and depth, helps break down the bulk.
92. The architectural approach to the elevations is positive, with windows of a good scale, brick detailing, generous reveal depths. The richness of detail and generosity of openings is very welcome and a stark contrast with the current wings. The external treatment of the third floor of the blocks either side of the listed villa forms a positive part of the building hierarchy. The three brick-faced floors respond to the listed building in terms of materials, solidity, robustness and detailing. The top floor is essentially a contemporary interpretation of an attic storey with smaller windows and minimum detailing. The choice of cladding is intended to provide an appreciable contrast in a simple form providing a suitable top. The selection of materials and detailing will be critical to the success of the proposed approach which is to be controlled by condition.
93. There is no obvious 'back' with visual interest to all the elevations. The clear hierarchy established within the lower building elements provides a strong connection with their neighbours and establish a human scale at ground level.
94. The indicative materials palette is supported.

Heritage

95. Historic England objects to the applications on heritage grounds and consider that the applications do not meet the requirements of the NPPF in particular the following paragraph numbers have been cited: 130, 199, 200, 202 and 206. It appears that the paragraph references quoted are those within the previous version of the NPPF. As such the following paragraph numbers within the current version of the NPPF are

considered to be of relevance: 135, 205, 206, 208 and 212. This is considered in the analysis below.

96. The proposals result in direct and indirect impacts on a number of heritage assets as follows:
- Direct impact on Springfield House, a grade II listed building through the redevelopment of the wings that were added in the 1980s.
 - Indirect impact on setting of grade II* Roger Stevens Building and grade II University Campus buildings (E.C. Stoner Building, Computer Science Building, Mathematics/Earth Sciences Building, Senior Common Room, Garstang Building, Manton Building, Communications and Edward Boyle Library)
 - Direct impact on the Clarendon Road Conservation Area Significance of assets and impact of the proposals Springfield House
97. The Heritage Statement provides a comprehensive assessment of the historical development of the listed building. Externally, the rear elevation, side elevations and roof have been completely replaced and the original principal façade is the only feature that remains. Internally, none of the original floor plan or internal features have survived except for the entrance floor tiles. The 1980s conversion and extension have had negative impact, subordinating the listed building within a larger private building complex, which is primarily accessed by the public via a modern reception to the north-east.
98. The proposed new wing extensions would be of a higher standard of design and quality of materials than the existing, connected by glazed links and a set back from the rear elevation which will allow Springfield House to become more distinct and to be appreciated as its own element within the wider development.
99. The proposed landscaping scheme and layout of pedestrian routes also direct footfall to the south of the listed building within the public forecourt, resulting in greater appreciation of the principal façade which is the only remaining original external element of the building. The removal of the stone steps to the front of the building will result in a very low degree of less than substantial harm and is justified by the need to achieve equal access to the main entrance of the development. The proposed solution is a bespoke, concealed stair lift which will incorporate natural stone steps and will appear the same as existing when not in use. The proposed development involves the reversal of the unsympathetic subdivision of the building and the partial reinstatement of the original floor plan, albeit in a simplified form. This is in accordance with the guidance within paragraph 212 (previously 206) of the NPPF where Local Planning authorities are encouraged to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance.
100. The larger thirteen, ten and eleven storey blocks at the north-east of the site will bring height closer to the listed building, challenging its singularity, this is recognised to be a negative intervention compared with the present condition where the wings are below the height of Springfield House. However, this is balanced against the positive impact of the remainder of the redevelopment.
101. Springfield House is visible from within the setting of some of Chamberlin, Powell and Bon's campus buildings, particularly in views looking south towards the grade II listed Garstang and Senior Common Room buildings. The 1980s extensions to Springfield House were intended to be a visual foil to Springfield House and make a neutral

contribution to the setting of the listed University Campus buildings including the Roger Stevens Building.

102. The submitted heritage statement is correct to say that from most vantage points within the University of Leeds Campus and in the immediate setting of the listed Chamberlin, Powell and Bon buildings, views of the proposed development will be either wholly or substantially obstructed by intervening buildings, as well as trees such as those within Chancellor's Court.
103. The extent to which the tall element of the building is potentially visible from within the University Campus was tested as part of the pre-application enquiry using VU.CITY and subsequently as part of the verified views provided in support of the planning application. It is only the uppermost sections that would be visible from within the university campus and Chancellors Court. Overall, the proposed development is expected to have a neutral impact on the setting of the listed buildings at the University of Leeds Campus and the Woodhouse-Clarendon Road Conservation Area. As such, it is considered to comply with paragraph 135 (previously 130) of the NPPF and is considered sympathetic to local character and history, including the surrounding built environment and landscape setting.
104. It is agreed, with reference to the submitted Heritage Statement, that the visual contribution of Springfield House to the Conservation Area is currently minimal due to the screening effect of the existing negative extensions and boundary treatments. The existing wings present a negative appearance to the conservation area, particularly at their extremities where they present blank frontages and contrast harshly with the scale, form and materials of the Victorian buildings to the east.
105. The proposed buildings at the south-west end of the site were considered at length during the pre-application discussions and have been designed to reflect the residential scale of the adjoining buildings within the Conservation Area and would provide a much better built edge to Hyde Terrace than the existing arrangement. The landscape proposals are expected to give Springfield House a much stronger presence within the Conservation Area. However, the comment about the overbearing relationship of the taller element of the proposal to Springfield House above can be translated to the conservation area and correspondingly assessed as negative.
106. The proposed development has a multiple of effects on the heritage assets, mostly positive but there is also a negative impact on the listed building and the conservation area stemming from the taller block at the north-east end. In the internal heritage balance, the harm from this element is considered to be outweighed by the enhancement to the listed building and conservation area from the improved legibility and landscaping of Springfield House and to the listed building specifically through the restored plan form. In addition, there are also noted to be public benefits associated with repurposing a vacant listed building for a new use, the reinstatement of the original residential use, equal access via a bespoke concealed stair lift to the main entrance of the development, increased activation and animation, streetscene enhancements for the conservation area and the redevelopment of a brownfield site in a sustainable location to meet housing need. This is in accordance with the guidance within paragraph 208 of the NPPF which indicates that harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal.
107. The analysis above has demonstrated that special regard has been paid to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess in accordance with Sections 16(2)

and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Similarly that special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation areas in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Furthermore that great weight has been given to the designated heritage assets conservation in accordance with paragraph 205 (previously 199) of the NPPF. There is noted to be harm to the setting of the listed building and the character of the conservation area however this harm is considered justified in accordance with paragraph 206 (previously 200) of the NPPF and has been weighed against the public benefits of the proposal (paragraph 208 previously 202).

Third Main Issue Residential Amenity (occupiers)

108. Criterion V of Core Strategy Policy H6(B) highlights that development proposals will be controlled as follows:

The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.

109. Also relevant, is Core Strategy H9 which sets out that development of student accommodation is not subject to the minimum space standards set out in the policy but it indicates that such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these type of developments. The policy goes on to advise that they should also 'meet standards of general amenity for occupiers to include adequate space, light and ventilation' and that further guidance will be provided through a Supplementary Planning Document. Whilst the Council's emerging policy for student housing space requirements is draft only at the time of writing, paragraph 5.2.46 of the supporting text to Core Strategy Policy H9 states that "provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case-by-case basis".
110. The draft SPD is intended to introduce minimum standards for space, light and ventilation of PBSA proposals. It is intended to provide guidance to ensure that residents of PSBA schemes have 'an appropriate standard of amenity' to help improve health and wellbeing within communities in line with Council priorities. It therefore provides helpful guidance in assessing the context of PBSA proposals and as such the proposals have been assessed against the emerging SPD.

Mix within PBSA Developments

111. The proposed development comprises 334 student bedspaces which are a mix of studio accommodation and 3, 4 and 5 bed cluster flats. There are 140 studios (42%) and 194 cluster bed spaces (58%). This is considered to be an appropriate mix to encourage social interaction in support of the health and wellbeing of students residing in the accommodation. Accessible bedrooms are provided for as follows: 10 cluster beds and 7 studios are accessible convertible which equates to 5.1% in accordance with the emerging guidance and closely correlates with the accommodation mix within the development at 41% studios and 59% cluster beds. The size of the rooms meet the emerging space standards and are provided as convertible accommodation designed to be tailored into accessible rooms with minor adaptations subject to demand.

Room Requirements for PBSA

112. Every student within the development has access to a bedroom, bathroom, kitchen, living / dining area and communal space.

Space Standards

113. The proposed accommodation meets the minimum space ranges for the size of bedrooms as follows:

Room type	Draft SPD – Minimum size of bedrooms	Proposed
Cluster bedroom standard room	11.5 – 14sqm	13.5 – 18.2sqm
Cluster bedroom accessible room	18 – 22sqm	18.2sqm
Studio bedroom	20 – 28sqm	20.4 – 27.4sqm
Accessible studio	22 – 30sqm	26.7 – 31.1sqm

Cluster flat size	Draft SPD - Communal space standards	Proposed shared internal space (Kitchen/Dining/Living)
3 bed cluster flat	26sqm	26.4sqm
4 bed cluster flat	28sqm	28-30.9sqm
5 bed cluster flat	30sqm	30.9sqm

General Communal Space

114. The scheme provides a total of 909sqm of general communal space within the development which at 2.7sqm per bedspace is significantly more than the minimum 1sqm within the emerging guidance.

Light Standards, outlook and privacy

115. All habitable rooms within the scheme have good access to natural daylight and provide a good level of outlook. The proposal achieves good separation distances from adjacent developments (considered in more detail below) and all rooms benefit from large windows ensuring good levels of natural light and positive outlook.
116. Bedrooms with windows on the west elevation, are located 12.5m-15m from the north-western boundary within the southern wing and 17.5m-18m in the northern element. Windows on the north-west elevations of the northern wing are closer to the boundary but still have a reasonable outlook to trees at lower levels. These serve common rooms for cluster flats and therefore occupants have access to good outlooks within the flats. Windows on the south-east on the lower floors are somewhat impacted by overshadowing from trees, however again these serve common rooms associated with cluster flats. There are no windows on the north-western elevation of the southern element, windows to studios in this location are orientated either north-east or south-west with a good field of view. To the front of the development there are facing windows within the wings which are 60m from each other.
117. The ground floor is generally amenity space, plant and cycle parking. There are twelve studio bedrooms on the ground floor, five with windows overlooking Seminary Street and seven facing Clarendon Way. There is an area of landscaping in front of the rooms providing defensible space and ensuring privacy for occupants, at the

Seminary Street end there is level change such that the pavement is set down from the ground floor rooms.

Outdoor Amenity

118. The development benefits from amenity spaces to the north-west and the south-east. The areas to the north-west are more hard-landscaped spaces with areas of seating and the area to the south-east is grassed with a path leading down through the sloped woodland.

Fourth Main Issue Amenity (surroundings)

119. There are residential premises to the west of the site with windows overlooking the site. These are in comparatively close proximity but the buildings are orientated at almost 90 degrees from each other thereby avoiding close overlooking. A daylight analysis has been submitted in support of the application which demonstrates that the proposal will not significantly adversely impact on the levels of light within the adjacent residential development.
120. As referred to in the section above, the proposed development is located on a generous site circa 0.77ha with generous greenspace within the site and generally separation distances are considered generous, particularly to the north-east, east, south-east and south.
121. To the north-east at the closest point the development is located approximately 20m from the University buildings (Garstang Building) across Seminary Street, but this distance widens significantly to 50m before reducing at the eastern extent to approximately 30m, the distance increases again to the south-east being approximately 66m at the widest point.
122. At the closest point the proposed development is approximately 35m from the Worsley Building (Leeds Dental Institute) to the south and 44m to the building on the corner of Hyde Street and Clarendon Way.
123. The development is located closer to the north-western and western boundary of the site partly dictated by, or as a response to, the location of the listed building.
124. To the north, the corner of the north-eastern new wing is 7.4m to The Lodge, a two storey commercial premises. An objector made reference to residential use within the building however the first floor windows on the southern elevation of The Lodge are either boarded up or serving areas which are being used for storage associated with the ground floor café use and as such there are not considered to be amenity issues arising as a result of the proximity of the development.
125. The northern section of the north-eastern wing, is around 4m from the north-western boundary. There are two windows to this elevation from the first floor upward which are to two shared common rooms serving cluster flats rather than bedrooms. There are therefore not considered to be privacy implications for future occupants. The area of the site is currently laid out as an area of greenspace and the vehicular and pedestrian access to the Faversham. Furthermore, there is screening in place in the form of trees within the application site which are shown to be retained.
126. The north-eastern 'link section' is between 17.5m – 18m from the boundary and the south-western 'link section' is between 12.5m – 15m which are considered appropriate distances in this context.

127. The south-western corner of the building is approximately 2m from the boundary, the building is four stories in this location and set down slightly from the site of the Faversham. There are no windows on the north-west elevation of the proposal at this section. At this section the Faversham site is screened along the boundary by conifers and there is also a storage shed such that the close proximity in this area is not considered to result in adverse amenity impacts.

Fifth Main Issue Trees and Biodiversity

128. The south-eastern half of the south slopes steeply to the south and is covered by semi-mature trees which offer a significant biodiversity benefit and habitat as well as an important landscape feature. This area of greenspace is to be retained through the redevelopment proposals.
129. The site is within the City Centre and is over 0.5 hectares, as such Core Strategy Policy G5 is relevant. Based on the occupancy of the scheme open space provision of 1,370sqm is required. The area of green space is greater than the requirement and is publicly accessible. This matter will be controlled through the s106 agreement. As such, Core Strategy Policy G5 is satisfied.
130. The two new wings come closer to the existing trees. Evidence has been provided which demonstrates that the nature of the construction is such that it will avoid impacting on the existing trees. Details will be controlled by conditions. Further confirmation was requested to confirm that the narrow allowance for scaffold is sufficient for the building to be constructed without compromising the retention of the existing trees. The applicant has confirmed that the design team have developed a coordinated design which response to the site constraints including, but not limited to: the construction, access and operational zones; the existing mature trees and the identified roof protections zones and canopy areas. The building has been designed to be constructed largely in a traditional manner with an in-situ frame and façade (i.e. large pre-cast façade panels will not be required to be craned into place). The applicant has confirmed that buildability has been tested with prospective contractors as part of a prequalification process. This matter will be controlled via condition.
131. The scheme results in an uplift of 0.15 Hedgerow Units equivalent to a Biodiversity Net Gain of 23.59%. The Net Gain as described in the Statutory Biodiversity Metric is acceptable to the Nature Team.
132. Dusk emergence surveys found that Building 1 supports two intermittently used common pipstrell day roosts. A bat mitigation licence will be required to carry out work at Building 1 which will be secured by condition. The bat survey found that the line of trees to the south provided foraging and commuting habitat for bats and increased lighting could impact on bat activity. In response the proposed lighting scheme has been revised to reduce the uplighting of trees to ensure that bat activity is not adversely impacted.
133. Integral bat roosting and Swift Brick features should be incorporated into the new buildings and will be secured by condition. These enhancements for species will be in addition to the compensation for the bat roosts destroyed under Licence (and as described in the Bat Survey).

Sixth Main Issue Sustainability and Climate Change

134. The proposed development aims to minimise CO2 emissions through an energy hierarchy applied to the design strategy:
- Minimising energy consumption through passive design measures
 - Supplying energy efficiently through active systems
 - Maximising energy generation from on-site Low and Zero Carbon Generation Technologies
135. The proposed development will achieve BREEAM Excellent and evidence has been provided to demonstrate compliance with Core Strategy EN2 relating to the water target.
136. Evidence in the form of BRUKL reports as well as EPC have demonstrated that the CO2 emissions would meet the policy requirements of Core Strategy Policy EN1(i). Photovoltaics (PV) and Air Source Heat Pumps (ASHPs) are utilised to meet the minimum 10% of the buildings energy demand in accordance with Core Strategy Policy EN1(ii). The development provides a 58.2% contribution from renewables, as well as an overall 21.3% betterment over Part L 2021.
137. A holistic look at the whole life cycle carbon emissions favours re-use and refurbishment of existing building stock. Although not retaining parts of the existing building is adding to the carbon emissions of the scheme it is considered that the proposals would comply with the Council's policies to minimise carbon emissions and use low or zero carbon energy generation. A recycled materials plan is required by condition in accordance with Core Strategy Policy EN6.

Seventh Main Issue Wind Microclimate Considerations

138. Due to the height of the proposal, a wind microclimate assessment report was submitted in support of the application. This report assessed the impact of the proposed development on pedestrian wind comfort and safety in both wind tunnel and Computer Fluid Dynamics.
139. There were two wind tunnel probes which identified potential exceedances of the wind safety criteria for Scenario 2 (the Proposed Development in Existing Surrounds, tested without existing trees). These probes were at the north-west corner of the site and off-site to the south-east.
140. With regards to the off-site probe, the safety exceedance is pre-existing and is a risk to the safety of pedestrians on Clarendon Way. The level of risk would be reduced from 3.3 hours per year to 2.4 hours per year once the Proposed Development is built out.
141. The exceedance to the north-west of the site is 2.85 hours per year (which is less than 1 hour per year over the 1.93 hours per year threshold) so can reasonably be considered marginal. It is also highly localised at a single probe location. The location is within the site boundary, in a back of house region adjacent to the sprinkler tank and pump room. The risk is caused by winds from the west-south-west to westerly directions which are accelerated around the north-west corner of the sprinkler tank and pump room. The impact of existing trees was tested in order to capture realistic wind conditions once the Proposed Development is operational. With the inclusion of these trees accounted for, the exceedance level at probe 24 falls well below the safety threshold to 0.57 hours per year. The trees are protected by virtue of being within a Conservation Area.

142. The report found there were no identified wind safety concerns caused by the proposed development. Wind conditions were found to be suitable for the intended use for all thoroughfares, roadways, bus stops, proposed entrances, existing off-site entrances, existing amenity and proposed amenity spaces. The report concluded that there are no significant long term wind safety or comfort issues expected.
143. The wind microclimate assessment was the subject of a peer review as part of the application process. The peer review concluded that the approach was sound and that the findings of the wind microclimate assessment were accepted. The highways authorities review of the wind exceedances is awaited.

Eighth Main Issue Highway Matters

144. The development is car free with the exception of two disabled parking bays within the site accessed from Clarendon Way. The disabled parking bays are served by EV charging ports and is in line with other recent PBSA approvals in Leeds. Two Car Club spaces are provided within the adopted highway at the southern end of Hyde Terrace.
145. Access to the development proposes to utilise the existing accesses to Seminary Street and Clarendon Way. The adopted highway network does not extend to these access points. The Clarendon Way junction with Hyde Street is proposed to remain as existing which is acceptable. However, there are improvements required on the non adopted highway which directly relate to the development and need to be secured as part of the planning permission.
146. Vehicle tracking has been provided for a refuse vehicle and fire engine at the Clarendon Way access. The vehicle tracking and proposed service area is acceptable. The refuse collection proposals from Seminary Street are also considered acceptable.
147. It has been demonstrated that there is sufficient space within the service area to the south of the site for deliveries. A plan has been provided which shows tracking for a 7.5 tonne parcel van to manoeuvre whilst another van is parked which is considered acceptable.
148. The principles for a student move in / move out strategy have been provided. This proposes to accommodate 5 no temporary parking bays within the site which can be accommodated without utilising on site disabled parking bays. There is the potential to book additional car parking spaces through parking services.
149. Cycle parking spaces are provided at ground floor level, 76 spaces are proposed which is in accordance with the Transport SPD and includes 4 accessible spaces. The cycle parking layout is considered acceptable. A battery charging cupboard should be provided with suitable fire safety measures. This will be secured by condition.
150. Two car club bays are proposed on Hyde Terrace with an improved cycle link in the centre of the road.
151. The site is proposed to be publicly accessible with two new routes through the site. There is a Non-Definitive Footpath across the site which is to be retained and resurfaced. This will be controlled through the s106 agreement. Levels/gradients along the footpath across the site are acceptable.
152. There are outstanding highway matters which are the subject of ongoing discussion as identified in the following paragraphs.

153. The transport statement includes an assessment of the existing use trip generation based on an office development; however, the existing use was a research facility for which a light industrial class use would be more appropriate. Notwithstanding this, the number of pedestrians trips are expected to increase; therefore, contributions towards improvements in the vicinity for walking and cycling infrastructure are required. Woodhouse Lane Gateway Scheme will provide improved pedestrian and cyclist facilities towards and in the vicinity of the university areas. A contribution of £256,443 is required. This is yet to be agreed with the applicant.
154. Offsite highway works are required as part of this application to improve pedestrian routes along Seminary Street, Mount Preston Street, Springfield Mount, Hyde Street and Clarendon Way. The proposals shown on plan SPR-ALA-ZZ-ZZ-DR-L-0011 Rev.P04 are acceptable in principle however amendments are required.
155. To ensure the development is accessible the footway along Seminary Street is required to provide a continuous accessible 3.0m footway with localised narrowing to 2.0m.
156. The lack of a continuous pedestrian route to the University raises concerns particularly given the nature of the use. The distance from the site to the nearest University campus entrance is approximately 30m to the entrance to Chancellors Court. However due to a redundant vehicular crossing to the north of the site access there is currently no protected route for those in a wheelchair or with mobility issues to access the University without resorting to using the carriageway. This represents a road safety issue.
157. Leeds City Council Vision Zero ambition is that by 2040 no one will be killed or suffer serious injuries on roads in Leeds. Vision Zero stresses that responsibility for safety lies not just with road-users, but also with those who plan, design, decide, invest, legislate, prioritise, build, maintain, enforce, educate or otherwise shape the wider traffic environment; those who may not be at the scene of a crash, but who help to set it. Therefore, it is imperative that new developments contribute to the Vision Zero ambition by providing safe developments and infrastructure as part of their plans.
158. Therefore to ensure the development is accessible to all users including those with mobility issues in accordance with Core Strategy Policy T2 a safe pedestrian route to the University is required. The relevant section is not within the applicants ownership and is owned by the University of Leeds. Notwithstanding the separate ownership the improvements are directly related to the development and are required to ensure the development is accessible. The applicant has confirmed that they are intending to provide this continuous accessible footway and are in negotiations with the University of Leeds to seek agreement of the landowner to undertake the necessary improvements to the pavement. This matter is to be resolved before the planning application is determined and approval is sought to resolve this matter under delegated powers.

Ninth Main Issue Planning obligations and CIL

159. A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 (as amended in 2019). These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
 - a) necessary to make the development acceptable in planning terms,
 - b) directly related to the development; and

c) fairly and reasonably related in scale and kind to the development.

160. The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:
- Travel Plan
 - Leeds City Council Travel Plan Review fee of £5,405
 - Contributions for offsite cycling and walking improvements (Subject to agreement as per para.153 of the report)
 - Car club contribution £10,000
 - Traffic Regulation Orders £10,000
 - Wayfinding signage £12,000
 - Control of student occupancy
 - Provision of public access through the site
 - On site greenspace provision
 - Local employment and skills
 - Section 106 monitoring fee
161. The development is liable to the Community Infrastructure Levy (CIL) and is likely to generate a CIL charge of £64,736. This figure is presented for information only and should not influence consideration of the application.

Tenth Main Issue Representations

162. As noted at paragraphs 45 and 46 of the report there have been ten letters of objection from six respondents.
163. The issues raised by objectors are addressed within the report as follows:

Issue	Response / Relevant paragraph(s) of the report
Overbearing impact on the site of The Faversham and The Lodge	123 - 127
Architectural Mediocrity / Extensions are architecturally unexceptional, no reference to the historic antiquity or form of the host building, bland dated 'anywhere architecture'. 4 storey additions either side of the host building have no visual contextual link to the character or legibility of the host building.	91 - 98
Scale and massing dominates the setting of the host Listed Building	86, 97 - 98
Inappropriate in the context of the Conservation Area	82, 84 - 91
Height and mass incongruous and visually intrusive within the Conservation Area setting	86 - 91, 98-100, 103
Contradicts the Tall Buildings Design Guide	88
Harm and loss of 'significance' of the designated Heritage Assets	96 - 107
No public benefits to out-weigh harm to designated Heritage Assets	97 - 99, 107
Impact on landscape and wildlife, fails to protect and maintain existing attractive landscape boundaries and wildlife habitats	128 - 133
Impact on trees, encroachment upon protected trees, proximity of trees to proposed building, loss of trees	130

Root protection areas adjoining the Faversham should be in line with policy	130
'Agent of change' principle relating to adjacent events and leisure venues, including external eventspace and hosting live music externally	78 - 79
Wedding trade business impacted by loss of privacy resulting in loss of revenue/value/job losses	125 - 127
Business impacts of construction particularly weekends	Controlled through construction management plan
Inadequate consultation	13 - 16
Land stability issues due to nature of bedrock and soil, historic slippage and movement experienced within University Buildings	Dealt with under separate legislation
Close to Victorian brick culvert for Woodhouse Beck	30
Lack of impact views from Chancellor's Court or from Earth Sciences and EC Stoner buildings and Roger Stevens building (Grade II*)	Addressed through submission of additional information
Wind issues	138 - 143
Noise and privacy issues within the development	78 - 79
Demolition of wooden structure adjacent to The Lodge would have significant impacts for existing business	Proposed development does not impact on the wooden structure
No consideration of refurbishment and re-use of the existing wings	137
Traffic generation including taxi/private hire pick-ups as well as deliveries, lack of off road servicing resulting in congestion at the end of Mount Preston Street (Seminary Street)	147 - 148
Importance of routes through the site	151
Initial assessment of townscape, visual and heritage impact were not robust enough to accurately assess the impact on the heritage assets in the vicinity of the site	Addressed through submission of additional verified views
Air quality impacts arising from emissions from nearby laboratories within University of Leeds buildings	80

CONCLUSION:

164. This is a good location for student residential accommodation. The increased activity that it will bring to the site should add to the vitality of the area and the built form improve the condition of a significant street which currently peters out in a service area. While the height proposed for the taller element is challenging, the building is not particularly visible and would join a number of larger structures within the area. The remaining new buildings will significantly improve the environment around Springfield House and the relationship with Clarendon Way.
165. There are noted to be implications for heritage assets, these are mostly positive however there is also a negative impact on the listed building and the conservation area stemming from the taller block at the north-east end. In the internal heritage balance, the harm from this element is considered to be outweighed by the enhancement to the listed building and conservation area from the improved legibility

and landscaping of Springfield House and to the listed building specifically through the restored plan form. There are public benefits associated with repurposing a vacant listed building for a new use, the reinstatement of the original residential use, equal access via a bespoke concealed stair lift to the main entrance of the development, increased activation and animation, the streetscene enhancements for the conservation area and the redevelopment of a brownfield site in a sustainable location to meet housing need.

166. As such it is considered that great weight has been given to the designated heritage assets conservation in accordance with guidance within the NPPF and that any harm has been weighed against the public benefits of the proposal. On that basis the proposal is brought to Panel with a recommendation to DEFER and DELEGATE to the Chief Planning Officer for approval subject to referral to the Secretary of State for Levelling Up, Housing and Communities; resolution of the outstanding Highways Matter outlined in paragraphs 153 – 158 of the report; the specified conditions set out in Appendix 1 (and any amendment to these and addition of others which he might consider appropriate) and the completion of a Section 106 agreement.

BACKGROUND PAPERS:

Application file reference: 23/06280/FU and 23/06281/LI

APPENDIX 1

23/06280/FU & 23/06281/LI: Draft Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3. The student accommodation hereby approved shall not be occupied until the dedicated internal communal space identified on approved drawings have been provided for the use of students residing in the building. The internal space shall thereafter be retained and maintained for use by students for the lifetime of the development.

To ensure that students are provided with satisfactory amenity space within the building.

4. The development shall not be occupied until a Servicing and Delivery Management Plan (including timescales and detailed loading bay proposals) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

5. The development shall not be occupied until a full Student Move-In and Move-Out Procedure Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales and details.

To ensure the free and safe use of the highway.

6. The disabled parking shown on the approved plans shall be laid out prior to first occupation of the development and retained for the life of the development.

In accordance with the adopted Core Strategy and parking policies.

7. Development shall not be occupied until the approved cycle parking and facilities have been provided. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety and promoting sustainable travel opportunities.

8. Development shall not commence until a survey of the condition of streets within 30m of either access has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development (completion of the final approved building on the site) a further condition survey shall be carried out and submitted to the Local Planning Authority together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved

mitigation works shall be fully implemented within 1 months of the remedial works being agreed with the Local Planning Authority. In the event that a defect is identified during other routine inspections of the highway that is considered to be a danger to the public it must be immediately made safe and repaired within 24hours from the applicant being notified by the Local planning Authority.

Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway.

9. Development shall not commence until a statement of construction practice has been submitted to and approved in writing by the Local Planning Authority, the Statement of construction practice shall include full details of:
 - a) The construction vehicle routing, means of access, location of site compound, storage and parking (including workforce parking), means of loading and unloading of all contractors' plant, equipment, materials and vehicles and associated traffic management measures.
 - b) Methods to prevent mud, grit and dirt being carried on to the public highway from the development hereby approved.
 - c) Measures to control the emissions of dust and dirt during construction.
 - d) How the statement of construction practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of works on site and shall thereafter be retained and employed until completion of the works on site. The Statement on Construction practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

The carrying out of the development could result in significant harm to the amenities of local residents and highway safety, and accordingly details of construction practice is required to be agreed prior to commencement of works in order to protect such interests.

10. Prior to occupation of the development, the off-site highway works as shown on plan TBC comprising a cycle bypass, EV car club spaces, DNO and Drop Crossings with tactile paving on Hyde Terrace and Hyde Street and widening either of Seminary Streets footways and providing a raised crossing of Seminary Street shall be fully delivered.

To ensure the free and safe use of the highway.

11. The development hereby approved shall not be occupied until full details and a scheme for provision of Electric Vehicle Charging Points, cable enabled spaces and associated infrastructure have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to first occupation of the development, retained and maintained thereafter as approved for the lifetime of the development.

In the interest of promoting low carbon transport.

12. The development hereby approved shall not be occupied until full details and a scheme for provision of Electric Bike Batteries submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided prior to first occupation of the development, retained and maintained thereafter as approved for the lifetime of the development.

In the interest of promoting low carbon transport.

13. The approved details for the provision of bin stores (including siting, materials and means of enclosure) and (where applicable) storage of wastes and access for their collection shall be implemented in full before the use commences and shall be retained thereafter as such for the lifetime of the development.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

14. Prior to the installation of any external facing material to the proposed building, full details including a sample panel of the relevant external facing materials and full details of glazing types to be used shall be constructed on-site and approved in writing by the Local Planning Authority. The external materials and glazing materials shall be constructed in strict accordance with the sample panel(s). The sample panel(s) shall not be demolished prior to the completion of the development, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity.

15. Prior to the construction of the following elements of the proposed building, full 1 to 20 scale working drawing details of the following for that phase shall be submitted to and approved in writing by the Local Planning Authority:

- a. junctions between materials/buildings
- b. each type of window bay proposed
- c. ground floor frontages.

Development shall then be undertaken in accordance with the approved details.

In the interests of visual amenity.

16. Construction of hardsurfaced areas shall not take place until details and samples of all surfacing materials have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

In the interests of visual amenity.

17. The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development (excluding demolition) shall not commence until a Phase II Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development (excluding demolition) shall not commence until a Remediation Strategy demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Strategy shall include a programme for all works and for the provision of Verification Reports.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the presence of contamination is identified, risks assessed and

proposed remediation works are agreed in order to make the site 'suitable for use' with respect to land contamination.

18. If remediation is unable to proceed in accordance with the approved Remediation Strategy, or where significant unexpected contamination is encountered, or where soil or soil forming material is being imported to site, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing. An amended or new Remediation Strategy and/or Soil Importation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Strategy. Prior to the site being brought into use, where significant unexpected contamination is not encountered, the Local Planning Authority shall be notified in writing of such.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that any necessary remediation works are identified to make the site 'suitable for use' with respect to land contamination.

19. Remediation works shall be carried out in accordance with the approved Remediation Strategy. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be 'suitable for use' with respect to land contamination.

20. a) No works shall commence (including any demolition, site clearance, ground works or drainage etc.) until all existing trees, hedges and vegetation shown to be retained on the approved plans are fully safeguarded by protective fencing and ground protection in accordance with approved plans (as approved pursuant to b) below) and the specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. NOTE: safeguarding includes any ground areas intended for Structural Planting (clause 6.2 of BS5837) and only the BS5837 default barrier with the scaffold framework shall be employed. A fully dimensioned tree protection plan drawing shall be included in the submission. Such measures shall be retained for the full duration of any demolition and/or approved works.

b) No works or development shall commence until a written Arboricultural Method Statement (AMS) in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the Local Planning Authority. Works shall then be carried out in accordance with the approved method statement. The AMS shall include a Site Supervision Schedule i.e. a list of site visits and the operational specifics related to trees for the full construction duration. The AMS shall include for reporting back to the Local Planning Authority immediately after each site supervision intervention (written & photographic).

NOTE - this item cannot be discharged until the last supervision visit report is submitted.

c) Evidence shall be submitted, such as a written appointment (including site specifics), that confirms that a qualified Arboriculturist/competent person has been appointed to carry out this Arboricultural monitoring/supervision.

d) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition/ approved works commencing, to allow inspection and approval of the protection measures as implemented on site. NOTE - this item cannot be discharged until post inspection approval is confirmed.

e) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services/drainage, without the prior written approval of the Local Planning Authority.

To ensure the protection and preservation of trees and vegetation during construction works, in accordance with Leeds City Council policies.

21. The development hereby permitted shall not be occupied until full details of both hard and soft landscape works, including a dated implementation programme (inclusive of any phasing), have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include

- (a) proposed finished levels and/or contours,
- (b) boundary details, means of enclosure and retaining structures,
- (c) car parking layouts,
- (d) other vehicle and pedestrian access and circulation areas,
- (e) hard surfacing areas,
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),
- (g) existing trees with Root Protection Areas (RPAs) and all other retained vegetation.

Soft landscape works shall include

- (h) planting plans (display existing trees with Root Protection Areas (RPAs) and all other retained vegetation),
- (i) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and
- (j) schedules of plants noting species, planting sizes, root packaging and proposed numbers/densities,
- (k) drainage proposals.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme, British Standard BS 4428:1989 (Code of Practice for General Landscape Operations) and in accordance with Leeds City Council website landscape guidance under "Landscape Planning and Development".

To ensure the provision and establishment of acceptable landscaping.

22. All hard and soft landscaping works shall be carried out in accordance with the implementation programme approved pursuant to condition ^IN; above. On completion of those works a Verification Report(s) that clearly demonstrates that the approved landscaping works have been fully implemented as approved shall be submitted to the Local Planning Authority in accordance with the approved implementation programme. The development or phase of a development shall not be brought into use or first occupied until such time as the submitted verification information has been approved in writing by the Local Planning Authority.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the landscaping works are fully implemented as agreed in the interest of securing an appropriate landscaped setting and to enhance biodiversity and opportunities for the creation of natural habitats.

23. If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme.

24. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The Management Plan must conform to Leeds City Council's Landscape Management Plans (Landscape Guidance No.2) and associated checklist. The landscape management plan shall be for the lifetime of the development and shall be carried out as approved.

To ensure successful aftercare of landscaping.

25. Within 5 years of occupation, no approved retained tree/hedge/bushes shall be cut down, uprooted or destroyed nor any tree be pruned, topped or lopped or suffer root severance (other than in accordance with the approved plans and particulars) without the prior written approval of the Local Planning Authority (LPA). In the event of any such works being carried out without having first sought and received written approval from the LPA the following actions shall be undertaken:

- a) Within one month of the removal, uprooting or loss of any retained tree a replacement planting scheme shall be submitted to and approved in writing by the LPA. That replacement planting scheme shall include the replacement of trees in accordance with current policies (e.g. LAND 2 'Development and Trees') by semi-mature size trees (circumference 25/30cm) or an equivalent offsite mitigation planting scheme, where on site provision is not possible. The mitigation planting scheme shall be implemented in the first planting season following the receipt of the written approval of those details by the LPA. NOTE: trees additionally legally protected by TPO/located in a Conservation Area may result in parallel legal action for criminal damage.
- b) Within one month of a pruning, topping, lopping or root damage of a retained tree, a Professional Arboricultural Report shall be submitted to and approved in writing by the LPA. The report shall include a full assessment of the unauthorised work, remediation proposals and implementation programme. NOTE: trees additionally legally protected by TPO/located in a Conservation Area may result in parallel legal action for criminal damage.
- c) Within one month of removal, uprooting, damage or loss of any retained bush/bushes details of replacement planting and implementation scheme shall be submitted to and approved in writing by the LPA.
- d) Within one month of removal, uprooting, damage or loss of any retained hedges details of replacement planting and implementation scheme, that shall comprise or include "instant hedging" of at least 1m in height, shall be submitted to and approved

in writing by the LPA.

Within one week following the implementation of the planting scheme agreed pursuant to a), b), c) or d) above documentation shall be submitted to the LPA that evidences the works have been carried out in accordance with the agreed details. This shall include photographic evidence.

Please note that retained tree/hedge/bush refers to vegetation which is to be retained, as shown on the approved plans and particulars and the condition shall have effect until the expiration of five years from the date of occupation.

In the interests of the character and amenities of the area, the best interests of nature conservation and bio-diversity.

26. No works shall commence to ^IN; unless the local planning authority has been provided with either:
- a) The Mitigation Method Statement and licence issued by Natural England pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 authorising the specified activity to go ahead; or
 - b) (Where a Low Impact Class Licence is used) a copy of the Site Registration Form, Licence Return and the confirmation e-mail from Natural England that the site has been registered, together with a statement from the appointed ecologist of the proposed mitigation and compensation roosting features; or
 - c) a statement in writing from an appropriately qualified ecologist to the effect that it does not consider that the specified activity will require a licence.

Works shall be carried out in accordance with the subsequently approved details.

In the interests of biodiversity and to safeguard a protected species (Bats) in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

27. Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the local planning authority of: integral bat roosting and integral bird nesting features (for species such as House Sparrow and Swift) within buildings. Features that are not integral will only be considered for approval if an appropriately qualified ecologist provides assurance that, following discussions with the building architect, integral features are not possible. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained in the manner as approved thereafter.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013.

28. Prior to occupation of first dwelling [or prior to first use of other building type] written confirmation of integral bat roosting and/or integral bird nesting features will be submitted to the local planning authority. This should include photographs of features in-situ and a written statement that all features have been installed as per the agreed specifications and locations.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013

29. Prior to commencement of development a Lighting Design Strategy For Bats shall be produced by an appropriately qualified ecological consultant and submitted to and approved in writing by the local planning authority. The Strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for roosting, commuting or foraging bats - using an appropriately scaled map to show where these areas are
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb commuting and foraging bats

All external lighting shall be installed in accordance with the specifications and locations set out in the Strategy, and shall be maintained thereafter in accordance with the Strategy. Under no circumstances should any additional external lighting be installed without prior consent from the local planning authority in the areas identified in the Strategy as "particularly sensitive for roosting, commuting or foraging bats".

To safeguard a protected species (Bats) in accordance with Core Strategy Policy G8 and G9, NPPF and BS 42020:2013.

30. Prior to the commencement of development a Method Statement for the control and eradication of Cotoneaster and Virginia Creeper; (hereafter referred to as the Target Species) shall be submitted to and approved in writing by the local planning authority. The Method Statement will include post-treatment monitoring of the site to ensure a continuous 12-month period of time occurs where none of the Target Species is identified growing on the whole site, if any Target Species is identified as growing on-site during the 12-month monitoring period then treatment shall resume and continue until a continuous 12-month period with no Target Species occurs. The agreed Method Statement shall thereafter be implemented in full.

To control the spread of non-native invasive plant species in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

31. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

In the interest of satisfactory and sustainable drainage

32. There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means of discharging to the public sewer network at a rate to not exceed a maximum 25.6 litres per second to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.

To ensure that no surface water discharges take place until proper provision has been made for its disposal.

33. Prior to the installation of any extract ventilation system or air conditioning plant, details of such systems shall be submitted to and approved in writing by the Local Planning Authority. Any external extract ventilation system/air conditioning plant shall be installed and maintained in accordance with the approved details.

In the interests of visual and residential amenity.

34. Noise insulation shall be provided to each of the units of living accommodation which shall comply with the recommendations set out in the submitted noise assessment. These measures shall thereafter be retained on site for the lifetime of the development.

In the interests of residential amenity

35. The student accommodation shall not exceed a water standard of 110 litres per person per day.

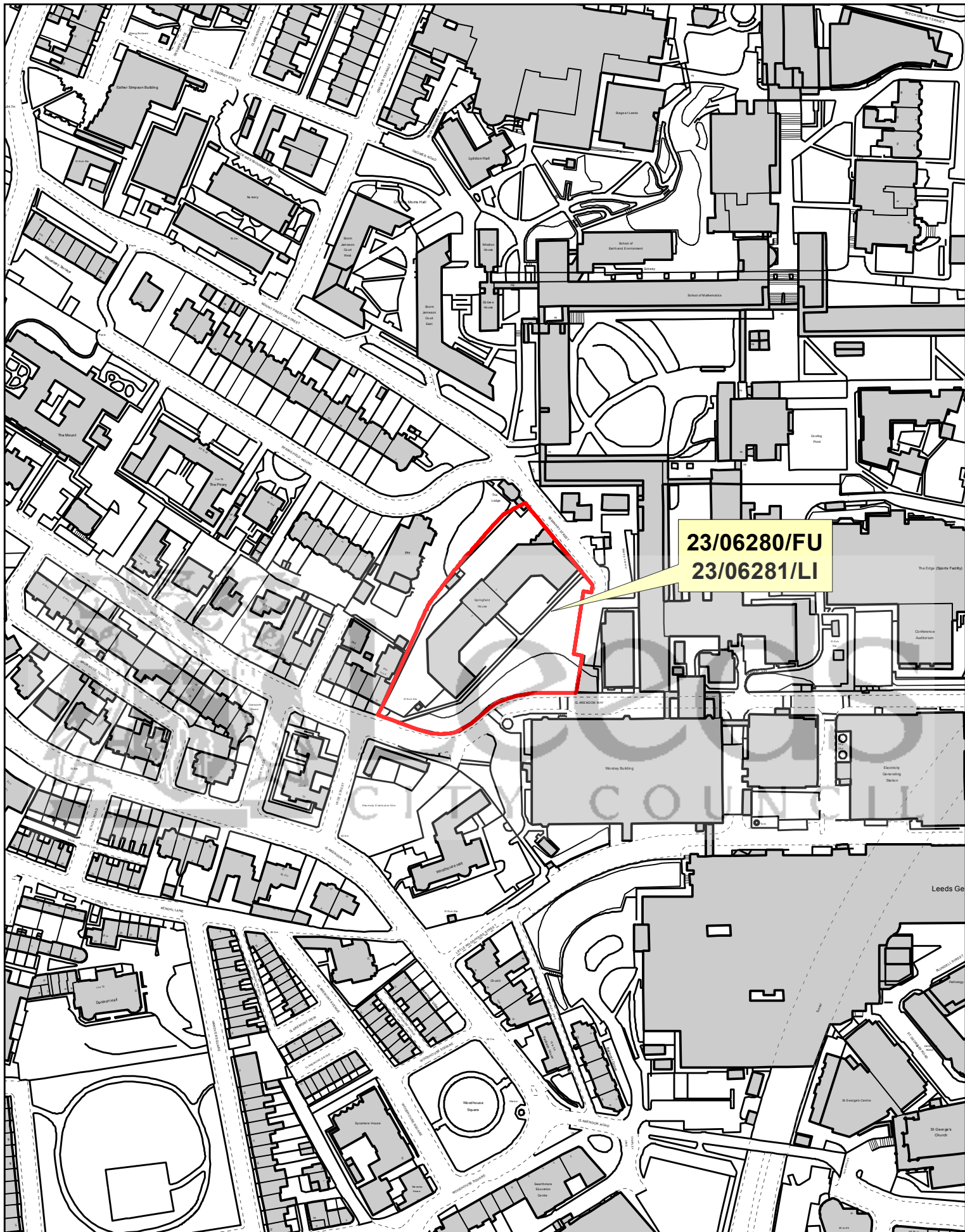
In the interests of sustainability.

36. The development shall be implemented following the principles set out within the approved Energy and Sustainability Statement.

(i) Within 6 months of the first occupation of the residential accommodation a post-construction review statement shall be submitted and approved in writing by the Local Planning Authority.

The development shall thereafter be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

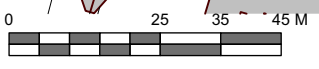
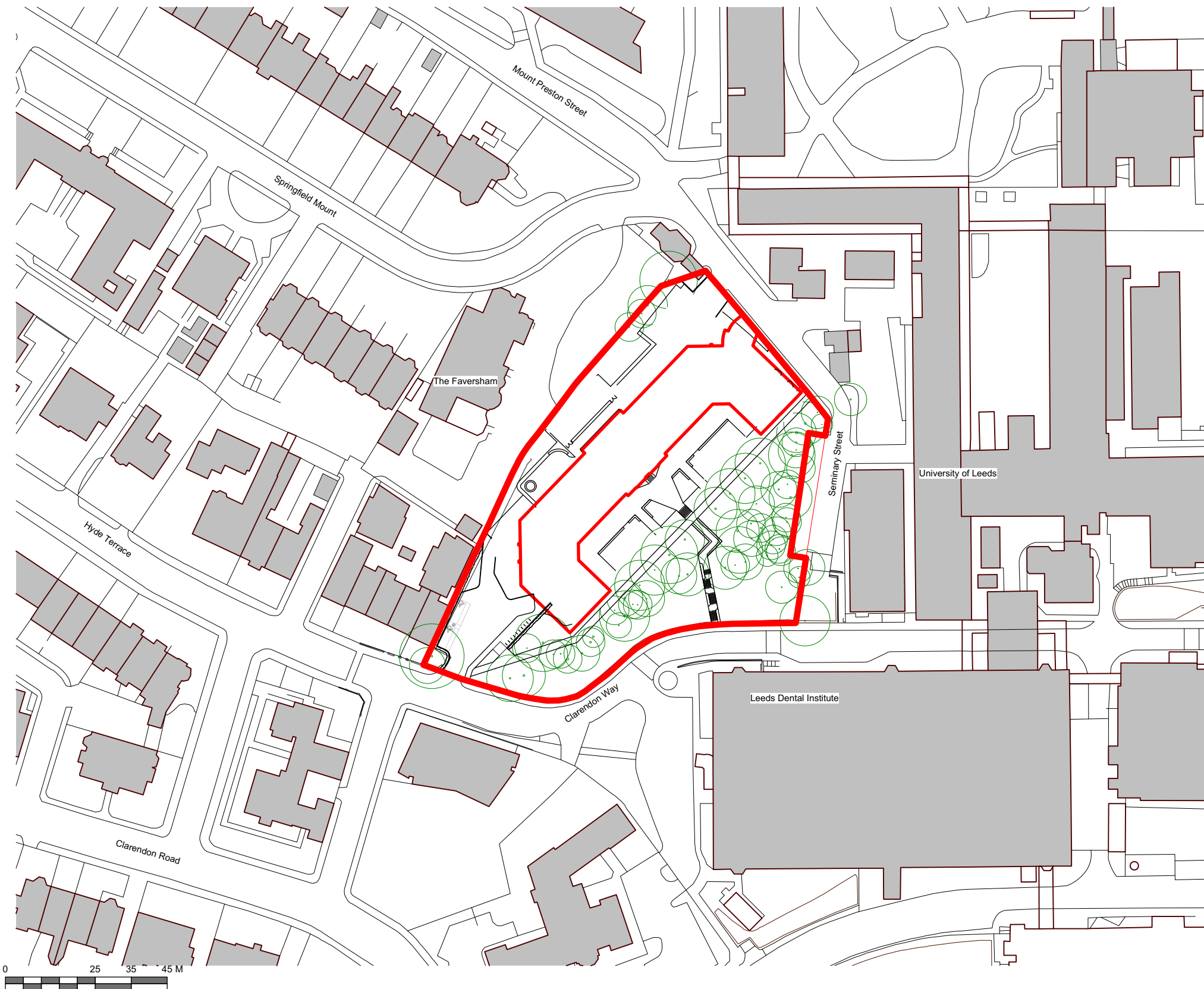
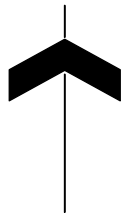
To ensure the inclusion of appropriate sustainable design measures.



23/06280/FU
23/06281/LI

CITY PLANS PANEL





Notes

- 1. Do not scale for the purposes of setting out and construction
- 2. To be read in conjunction with Project Risk Register REF: XXX
- 3. To be read in conjunction with all other Landscape Architect's drawings

KEY

ID	RISK	MITIGATION	DATE MITIGATED
RESIDUAL PROJECT RISKS			

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
18/08/2023	P02	Extents revised	ZW	
REVISIONS				

STATUS
S2 - For Planning

ares

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CLIENT :
McLaren Property

PROJECT TITLE :
Springfield House

DRAWING TITLE :
Site Location Plan

DRAWING SCALE : 1:1250	DRAWN BY : ZW	DRAWN DATE : 21/03/2023
PAPER SIZE : A3	APPROVED BY : LA	ALA PROJECT CODE : ALA784

DRAWING NUMBER : 784-ALA-00-XX-D-L-0003	STATUS : S2	REVISION : P02
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