
REPORT OF THE CHIEF PLANNING OFFICER

CITY PLANS PANEL

Date: 9th May 2013

Subject: PREAPP/10/00302 AND PREAPP/10/00303 - LEEDS (RIVER AIRE) FLOOD ALLEVIATION SCHEME (FAS), LEEDS STATION TO KNOTROP WEIR.

Electoral Wards Affected:
City & Hunslet.
Burmantofts and Richmond Hill

☐ Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: This report is brought to Panel for information. The applicant, Leeds City Council, and the consultant team from Arup will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

- 1.1 Leeds City Council (LCC) is currently working with other organisations such as the Environment Agency (EA), Yorkshire Water and the Canal and River Trust (CRT) in developing a flood defence scheme for the city. Members agreed the applications that replace the Leeds (Crown Point) Weir and Knotrop Weir with movable weirs at the January 17th 2013 Panel. These works will form part of the flood alleviation scheme and the further elements of the scheme have now been worked up and are to be presented for comment. The presentation will identify the proposed flood defences (walls, embankments, terracing) and the removal of Knotrop Cut to merge the canal and River Aire. A planning application is expected to be submitted in June.

2.0 SITE AND SURROUNDINGS:

- 2.1 The proposed works will be carried out between Leeds station and Knotrop Cut. Works will be carried out on both sides of the river and at Knotrop Cut. The works will be carried out within the City Centre and Eastern Riverside Conservation Areas and affect a number of listed buildings.

3.0 HISTORY OF NEGOTIATIONS

- 3.1 A flood defence scheme has been under consideration since 2008 with the process previously being led by the EA. Due to funding difficulties it was agreed at Executive Board in February 2012 that LCC would take the lead role in delivering the phased scheme that initially provides a 1 in 75 year standard of protection for the City Centre area.
- 3.2 Council officers in Planning, Flood Risk Management, Conservation and Highways have been involved in the pre-application process as have other bodies including English Heritage. In summer 2012 the former East and Central Plans Panels received presentations relating to the movable weirs, defences and removal of Knostrop Cut and fully supported the principle of the works.
- 3.3 At the January 17th 2013 City Panel Members resolved to defer and delegate approval of full and listed building applications relating to replacement movable weirs at Leeds Weir and Knostrop Weir.
- 3.4 Planning and listed building applications relating to the defences and removal of Knostrop Cut will be submitted in June.

4.0 PROPOSAL

- 4.1 The scheme will include the provision of flood defences (walls, embankments, terracing) plus the removal of Knostrop Cut to merge the canal and River Aire.
- 4.2 Defences will be designed in accordance with the Design Guide and Vision previously presented to Members and adopted for planning purposes. The Design Guide and Vision identifies the appropriate design of various defences to ensure walls are kept to a minimum and the visual impact is acceptable. Walls would be constructed to permit their height to be increased when raising the standard of protection in later phases.
- 4.3 The planning submission will also include the removal of much of Knostrop Cut. Elements of the cut are retained at either end to ensure bridges are retained/provided across the river and canal. The heights of the defences are much lower with Knostrop Cut removed.

5.0 PLANNING POLICIES:

- 5.1 Development Plan
- 5.2 UDPR Designation: Much of the defences are located within the City Centre and Eastern Riverside Conservation Areas. Knostrop Cut is within an area defined as an urban green corridor.
- GP5:** Proposals should resolve detailed planning considerations.
- BC7:** Use of local materials in Conservation Areas.
- BD6:** Extensions and alterations should respect scale, form, detailing.
- N8:** Protection of urban green corridors.
- N17:** Existing features of listed buildings should be retained, repaired or replaced if missing.
- N19:** Development within or adjoining Conservation Areas should preserve/enhance the character and appearance of the Conservation Area.
- N49:** Biodiversity protection.

A4: Development and refurbishment proposals should be designed to secure a safe and secure environment, including proper consideration of access arrangements.

5.3 National Planning Guidance

5.4 The National Planning Policy Framework (NPPF) came into force on 27th March 2012. The NPPF states that unless material considerations indicate otherwise development proposals which accord with the Development Plan should be approved.

5.5 Emerging Policy

5.6 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013.

5.7 As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

5.0 ISSUES

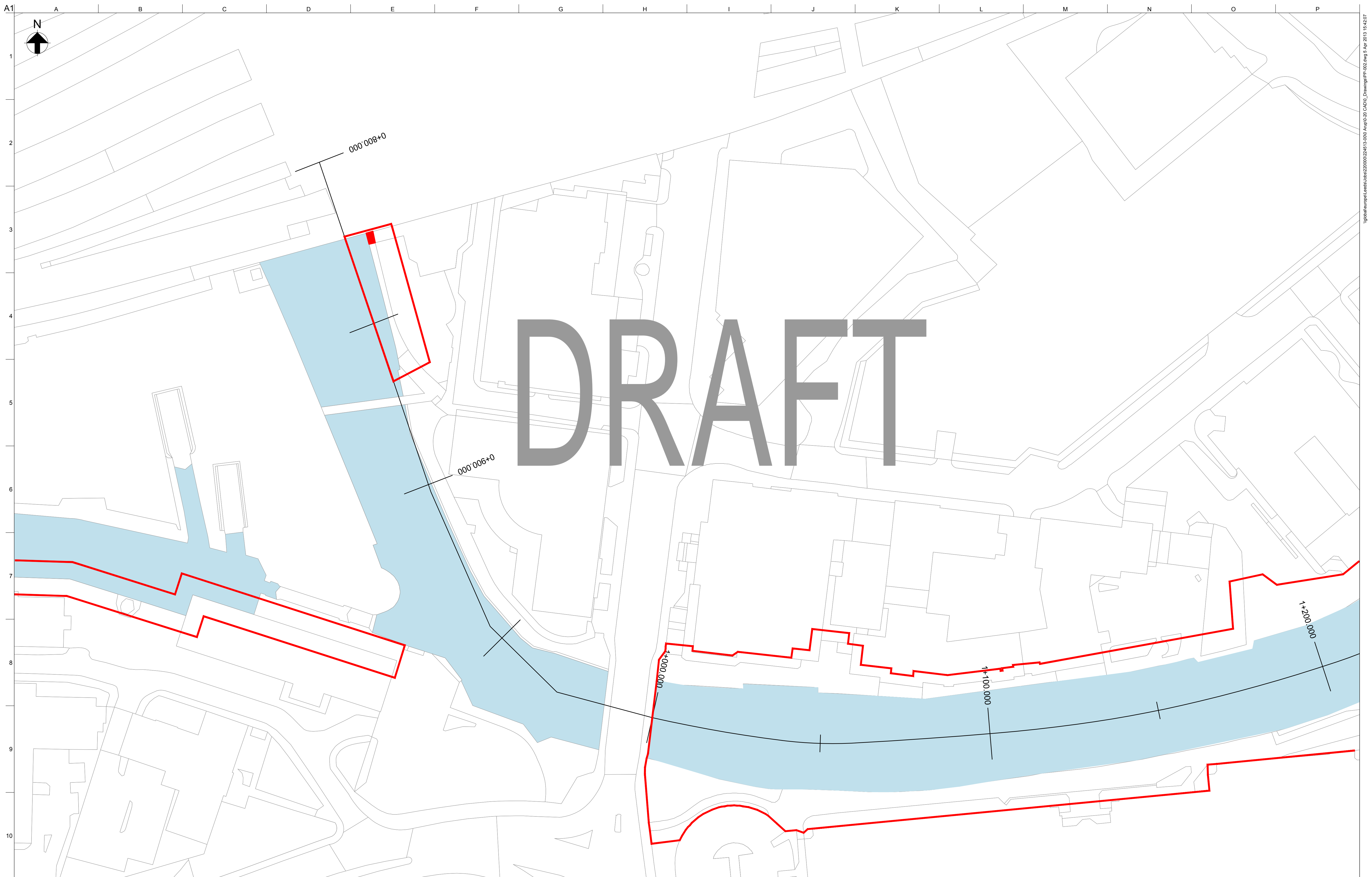
5.1 Members are asked to note the emerging proposals and comment on any issues with the proposals at this stage.

5.2 The Leeds Flood Alleviation Scheme has received wide spread support and is considered essential to the City. The scheme has recently received funding support from Central Government therefore after many years of planning the scheme can now be realised.

5.3 The proposed defences reflect the existing landscape and are incorporated into existing buildings where possible. Where new walls are required these have been kept to a minimum and are to be well designed in accordance with the design guide.

5.4 The heights of the walls are also kept to relatively low levels due to advantages brought about by the removal of Knostrop Cut and the introduction of the movable weirs. Sections at either end of Knostrop Cut would be retained to allow for the existing bridge to remain up stream and a new bridge to be introduced at the location of the existing Knostrop Weir. The central section of Knostrop Cut will be removed and taken away to allow the canal and river to merge and therefore increase capacity. The removal of Knostrop Cut will require the relocation of a short section of the Transpenine Trail to the northern embankment. Whereas Knostrop Cut forms part of a UDPR designation urban green corridor, it is considered the benefits from its removal outweigh its retention. In addition the works to introduce the Transpennine Trail to the northern embankment will allow for the retention, protection and enhancement of the green corridor function in this area.

5.5 Members have previously received presentations highlighting the proposed works and have been very supportive. Officers continue to discuss the detail of the works and subject to continued efforts to ensure the design is well integrated into the existing landscape the proposals are strongly supported.



Notes:

1. All dimensions are in millimetres unless noted otherwise. Dimensions should not be scaled from the drawing.
2. All levels are in metres AOD.

01	05/04/13	JI	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title

Leeds Flood Alleviation Scheme

Scale at A1	1:500
Discipline	Civil

ARUP

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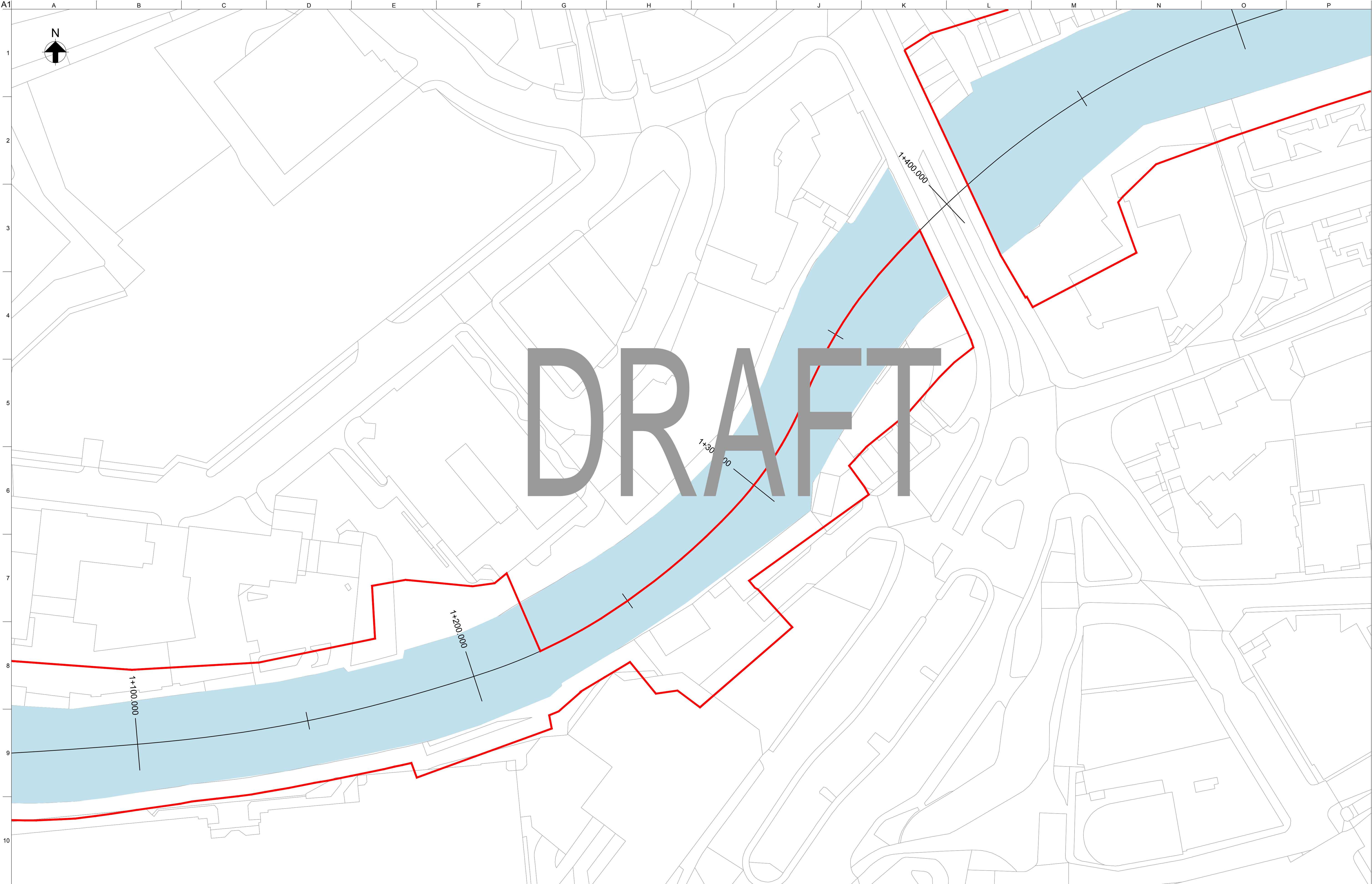
Drawing Title
Red line boundary plan
2 of 8

Drawing Status

For Planning

Job No	Drawing No
224513-00	PP-002

Issue
01



Notes:

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01	05/04/13	JL	MN	MN
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Drawing Title

Red Line Boundary Plan
3 of 8

Drawing Status

For Planning

Job No

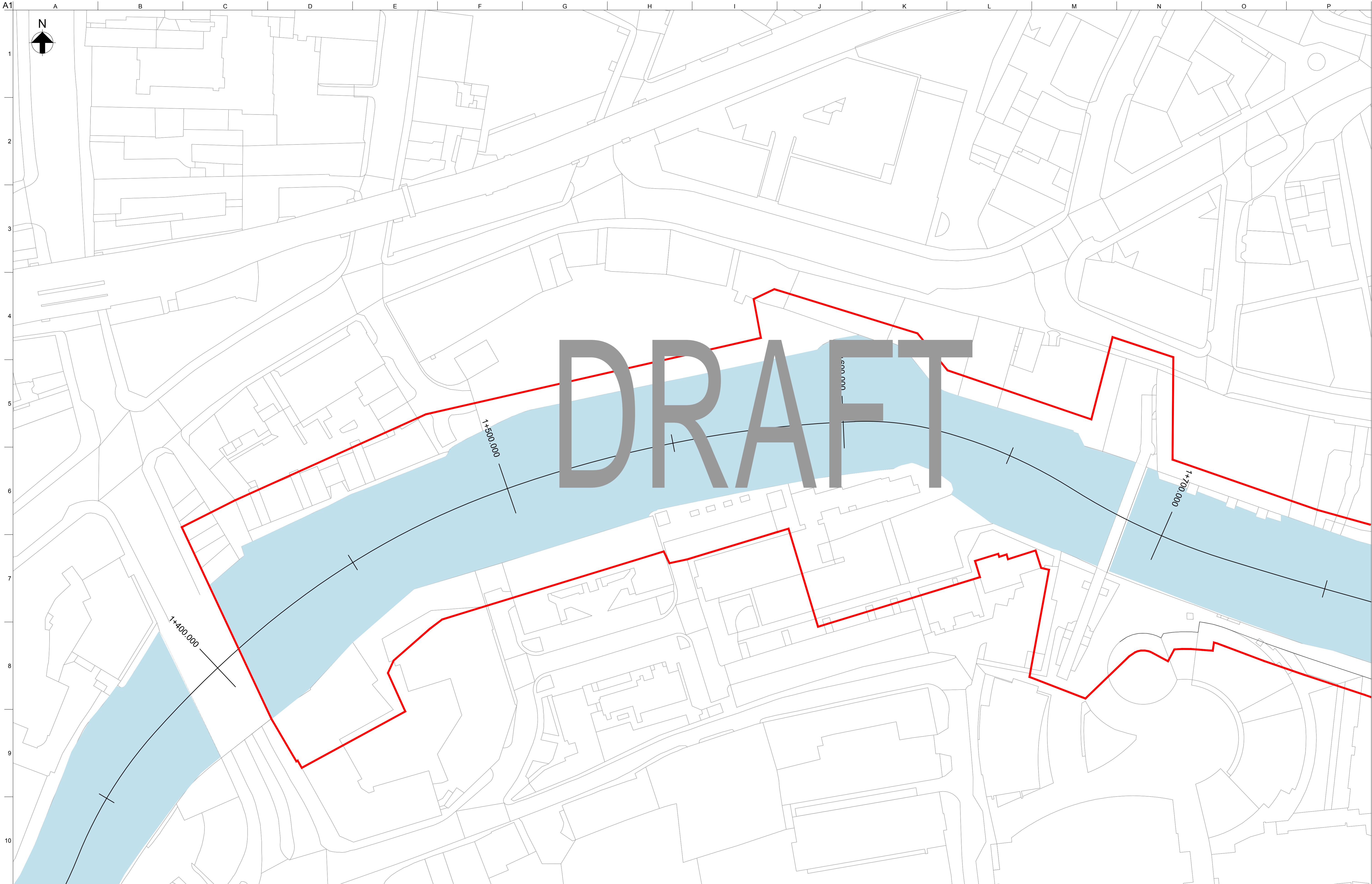
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Drawing No

PP-003

Issue

01



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01	05/04/13	JL	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title

Leeds Flood Alleviation Scheme

Scale at A1 1:500

Discipline

Civil

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Drawing Title

Red Line Boundary Plan
4 of 8

Drawing Status

For Planning

Job No

224513-00

Drawing No

PP-004

Issue

01



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01	05/04/13	JL	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title

Leeds Flood Alleviation Scheme

Scale at A1 1:500

Discipline

Civil

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Drawing Title

Red Line Boundary Plan
5 of 8

Drawing Status

For Planning

Job No

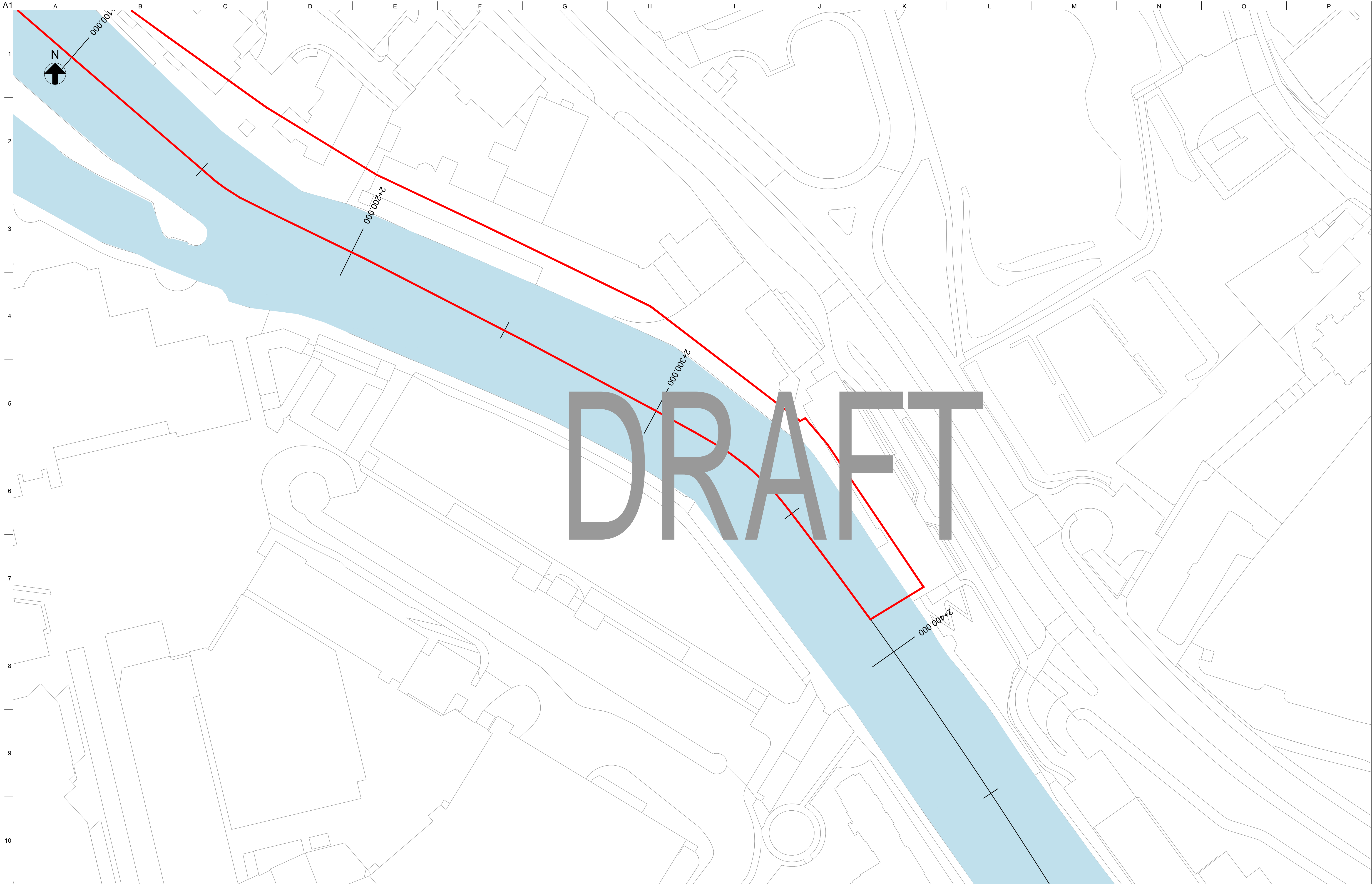
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Drawing No

PP-005

Issue

01



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01	05/04/13	JL	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title

Leeds Flood Alleviation Scheme

Scale at A1

1:500

Discipline

Civil

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Drawing Title

Red Line Boundary Plan
6 of 8

Drawing Status

For Planning

Job No

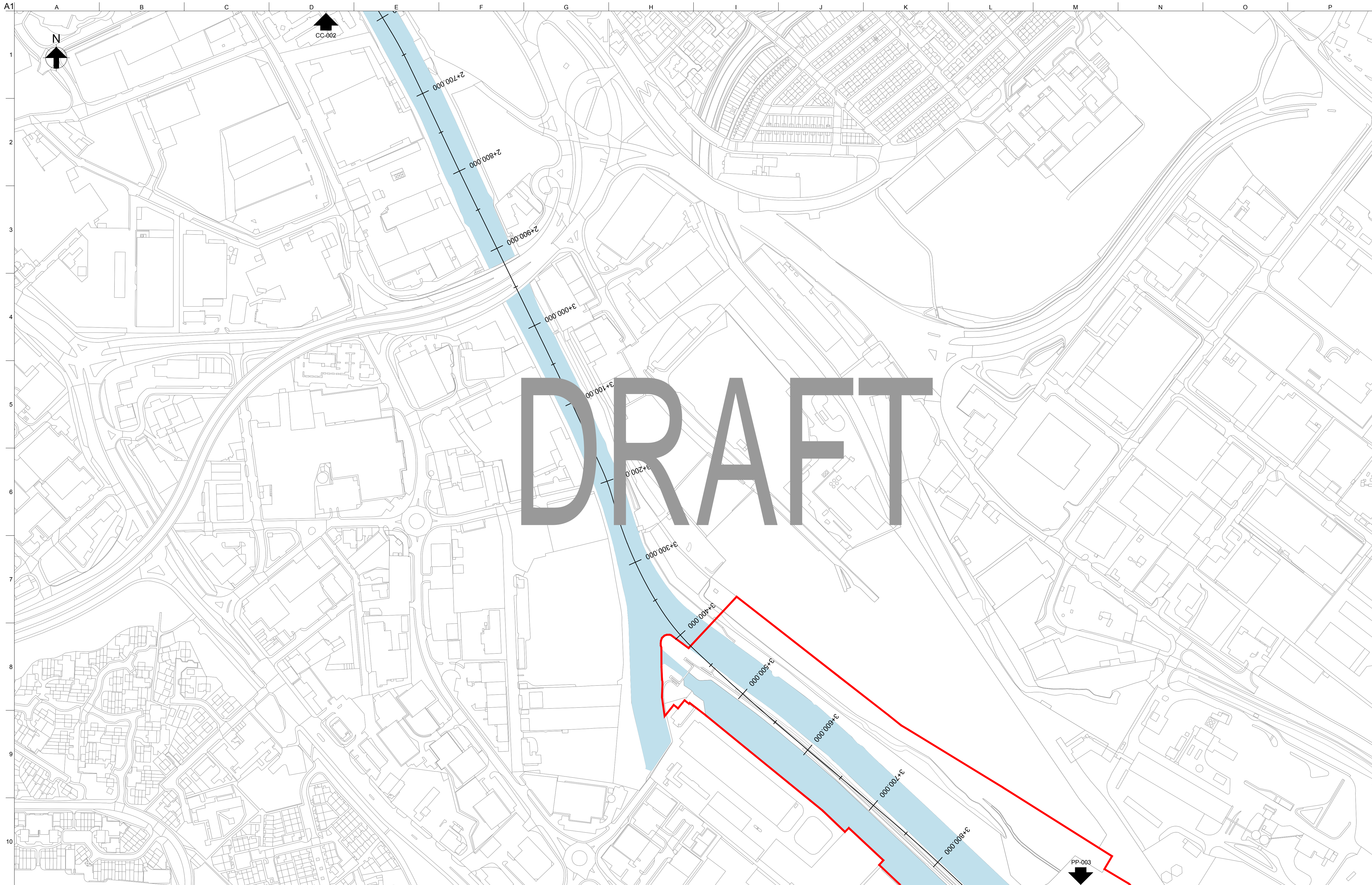
224513-00

Drawing No

PP-006

Issue

01



Notes:

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01	05/04/13	JL	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title

Leeds Flood Alleviation Scheme

Scale at A1 1:2000

Discipline

Civil

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Drawing Title

Red Line Boundary Plan
7 of 8

Drawing Status

For Planning

Job No

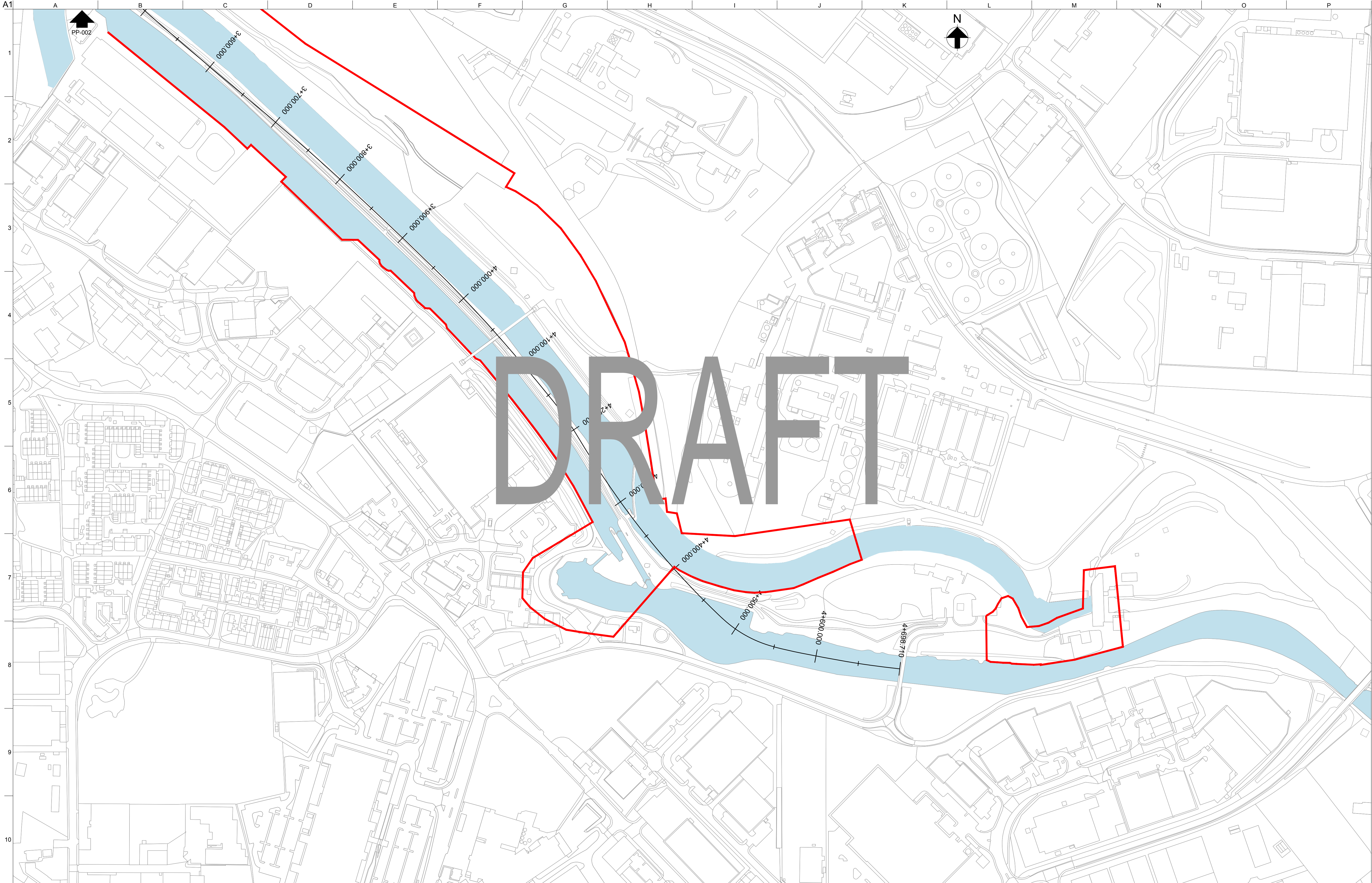
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Drawing No

PP-007

Issue

01



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01	05/04/13	JL	MN	MN
Issued for Planning				
Issue	Date	By	Chkd	Appd

Client



Job Title
Leeds Flood Alleviation Scheme

Scale at A1
1:2000
Discipline
Civil

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Drawing Title
Red Line Boundary Plan
8 of 8

Drawing Status
For Planning

Job No
224513-00
Drawing No
PP-008

Issue
01