

Report of Director of City Development

Report to Executive Board

Date: 21st September 2016

Subject: Killingbeck Meadows Natural Flood Mitigation solution and Brownfield Land Programme Update

Capital Scheme Number: 16982/000/000 and 16982/NFM/000

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Killingbeck & Seacroft Temple Newsam		
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

Summary of main issues

1. Following the Boxing Day floods which hit the Kirkstall and Hunslet areas of the city, there is increasing public interest about opportunities to reduce flood risk to existing properties, and concern about the impact of new development. The Leeds Core Strategy also sets out the requirement for 66,000 net new homes by 2028 to meet the needs of a growing population as well as the Leeds Enterprise Zone which has the potential to accommodate over 4.3 million sq.ft. of new employment floorspace providing the opportunity to secure 7,000 jobs for the city. Flood risk management and mitigation need to be carefully considered in the context of new development with innovative solutions required to help achieve the ambition for the Leeds economy to grow in a compassionate way benefiting residents across the city.
2. The construction of new homes and employment space, and delivery of effective schemes to manage surface water in natural and sustainable ways, contributes to a number of the Best City outcomes, namely for everyone in Leeds to be safe and feel safe; live in decent, affordable homes within clean and well cared for places; enjoy happy, healthy and active lives; and Enjoy greater access to green spaces, leisure and the arts. In addition Housing growth and high standards in all sectors is one of the 8 breakthrough projects that the Council is progressing to deliver its priorities.

3. The Wyke Beck runs from Roundhay at the north through Seacroft, Halton Moor, and the Leeds Enterprise Zone before discharging into the River Aire. The Wyke Beck has historically been a source of flooding in the Dunhills area around Selby Road in addition to other hotspots along the corridor. The Environment Agency have undertaken a variety of improvement works over recent years including clearing overgrown vegetation and increasing capacity and flow rates at key locations which has successfully reduced flood risk. The Council is now working closely with the Environment Agency to explore further opportunities for improvement and naturalisation along the entire Wyke Beck corridor and have prepared a joint strategy to set out where further works are possible which provide flood mitigation benefits as well as helping to accommodate and minimise the impact from new development.
4. There are a number of former housing sites in the Seacroft and Halton Moor area which are earmarked for redevelopment, in addition to other large sites which already have planning consent including land to the rear of Seacroft Hospital. The Council's Brownfield Land Programme was established in January 2013 and included 33 sites across the city, with a large proportion in east Leeds. 13 sites across Seacroft and Halton Moor were marketed through the Homes and Communities Agency's Development Partner Panel in summer 2015. Keepmoat and Strata who submitted a joint bid have been selected as preferred developers and are at an advanced stage of preparing proposals for the sites with planning applications due to be submitted by the end of the year. In addition, two sites on Asket Drive were sold by the Council to Strata Homes in the year, who are now delivering 128 new homes. Overall, there is scope for c2,000 new homes to be delivered across Seacroft and Halton Moor.
5. The majority of the sites to be developed are part of the Wyke Beck catchment. New developments must adhere to greenfield run-off rates which are equivalent to 4.7 litres per second per hectare. This can be achieved through a variety of forms ranging in sustainability from Sustainable Urban Drainage Schemes which can include on-site storage ponds and soakaways through to underground storage tanks which are the least sustainable approach available.
6. Given the proximity of some of the sites to the Wyke Beck there is the potential to create a more strategic and integrated solution to managing surface water which will not only support the delivery of new housing, but also provide a much wider flood mitigation and environmental improvement scheme, enhancing access for local residents to natural open space whilst enhancing the ecological and biodiversity richness of the corridor.
7. A previous flood water storage scheme at Wyke Beck was dismissed by the Environment Agency as not being financially viable based on the number of property's it protected. The Council's Flood Risk Management team has undertaken preliminary design work for a series of Natural Flood Management schemes at Killingbeck Meadows which, subject to securing sufficient financial contributions, would increase flood protection to downstream properties.
8. It is anticipated that planning applications for the Natural Flood Management Schemes will be submitted in the autumn with work due to commence on site in Spring 2018. Keepmoat and Strata are also expected to bring applications forward for the 13 sites in Seacroft and Halton Moor that they are progressing at a similar time, with works expected to start on the first sites in Summer 2017.

9. The Council has also been successful in securing £1.1m of loan funding from the Local Growth Fund to support the viability of brownfield sites in East Leeds through the delivery of infrastructure and site preparation works. The exact nature of works is yet to be fully determined, but the loan is anticipated to be repaid through an enhanced receipt received for the sites.

Recommendations

10. Executive Board is asked to:

- i) Approve the principal of Natural Flood Management Schemes at Killingbeck Meadows.
- ii) Approve the submission of planning applications for the Killingbeck Meadows Natural Flood Management Schemes.
- iii) Agree to and give authority to inject £1.5 million and spend £1.6 million of funding from the Capital programme to support the delivery of the Killingbeck Meadows Natural Flood Management Schemes.
- iv) To note that the officer responsible for implementing the delivery of the Killingbeck Meadows Natural Flood Management Schemes is the Chief Officer Highways & Transportation. The works will be procured through competitive tender and, subject to securing sufficient financial contributions, delivered during 2018.
- v) Note the progress made to bring forward new housing on the Council's brownfield sites across the city.
- vi) Inject into the capital programme and give authority to spend of £1.1m of recoverable loan funding from the Local Growth Fund to support enabling works associated with the delivery of new homes on Council owned brownfield sites in East Leeds.
- vii) Delegate authority to the Director of City Development to approve the reinvestment of the Local Growth Fund loan into additional sites once receipts begin to be received for the original tranche of 9 sites.

1 Purpose of this report

- 1.1 This report seeks to provide Executive Board with details of a proposed scheme to improve the level of surface water storage during storm events within the Wyke Beck valley in the Killingbeck and Seacroft and Halton Moor areas of the city. The report also provides an update on the site disposal process for Council owned brownfield land in Seacroft and Halton Moor which is part of the Council's Brownfield Land Programme and seeks approval to inject funding secured from the Local Growth Fund into the Capital programme and seeks Authority to Spend to use this money to deliver Natural Flood Mitigation schemes at Killingbeck Meadows.

2 Background information

- 2.1 The Wyke Beck valley is a strategic green corridor that runs through urban East Leeds from Roundhay Park to Skelton Lake, with hugely important functions as a drainage basin (covering an area of 82 Ha), a natural resource supporting wildlife and biodiversity, a local resource for amenity and leisure uses and an attractive green setting for residential and neighbourhoods and businesses along its length.
- 2.2 An integral part of the green corridor is the watercourse that flows from Roundhay Park lake to the River Area approximately 9 km in length. The Environment Agency classifies the watercourse as a main river from Easterly Road to its confluence with the river Aire. Upstream of Easterly Road the river is classified as an 'Ordinary' watercourse.
- 2.3 Areas where there are known to be existing flooding problems include the catchments of Parkway Vale, Grange Park, and South Parkway, where approximately 100 properties have been affected by surface water flooding. In addition, the Dunhill's Estate to the south of York Road has been particularly badly affected by flooding. Feasibility work was undertaken in 2004 to explore options to reduce flood risk in this part of the city and was revisited in 2009. Following the floods in this area in 2007, the Environment Agency (EA) worked with the Council to help install Property Level Protection (PLP) products to properties that had been affected.
- 2.4 Between July 2010 and July 2012 the EA carried out major works on the channel through the Dunhill estate to increase the flow capacity of the beck. Mathematical modelling has showed that these works helped to reduce flood levels by at least 60cm throughout the estate. At the same time a flood warning siren was installed in the estate to help deliver a faster warning, should flooding be expected in the future. Whilst the beck has recorded high water levels since the works were completed – notably in 2012, the works have proved to be very effective: containing the river flows within the channel through the estate.
- 2.5 There is the potential for substantial new development within the Wyke Beck catchment over the coming years, with a number of cleared previously developed sites in Seacroft and Halton Moor expected to come forward for housing, which together with green field development of land to the rear of Seacroft Hospital, should amount to c2,000 new homes over the next 8 years. In addition, the beck flows through the Leeds Enterprise Zone which is one of the largest employment

opportunities in the city region, capable of delivering c4.3million sq ft of new employment floorspace over the next 10 years. In addition, to the east of the M1 motorway at J45, there are proposals for a new community of c1,800 new homes and a motorway service area.

- 2.6 Many of the brownfield sites identified for redevelopment are included within the Council's Brownfield Land Programme which was established in January 2013, with the remit of bringing sites in more marginal housing market locations forward for development at pace and in a programmed way. This was established in the context of the now adopted Local Development Framework Core Strategy which targets the delivery of 66,000 (net) new homes through to 2028.
- 2.7 Underpinning these broad objectives and supported by the Core Strategy evidence base, is need to develop new housing within the inner urban area, with a minimum of 60% of new homes to be built on previously developed brownfield land over the plan period. Delivery of new housing on brownfield sites not only has the benefit of reducing pressure for development on less sustainable greenfield land, but it also supports the regeneration of neighbourhoods within which cleared brownfield sites can be found.
- 2.8 The Brownfield Land Programme is now showing momentum following work to bring sites to market over the last 18 months:
- the disposal of part of a site in Gipton for a new local health surgery has generated a small receipt which has enabled site investigation works to be progressed elsewhere;
 - Completion of 51units by Bellway at Thorn Walk, Gipton;
 - The granting of planning approval to Bellway for 79 units on Oak Tree Walk, Gipton;
 - Strata Homes has commenced on the development of two sites at Asket Drive in Seacroft to deliver 128 new homes.
 - Keepmoat has been selected as the preferred developer for four sites in Middleton which will deliver c96 new homes and are currently working up detailed designs
 - Negotiations are ongoing with a developer for land at Headley Chase, New Wortley with potential to deliver 6 new homes.

3 Main issues

- 3.1 Flood risk and the impact of new development is at the forefront of people's minds in particular due to the flood events in the Kirkstall and Hunslet areas of the city on Boxing Day in 2015. While the Wyke Beck did not flood on this occasion, the threat of flooding continues to play heavily on the minds of residents and businesses and further development within the catchment area will further increase concerns.

- 3.2 Since March 2015, any new development must achieve a greenfield surface water run-off rate which equates to 4.7 litres per second per hectare. This can be achieved by a variety of means such as swales and storage ponds which are the most sustainable solution, the drilling of bore holes within which water can be stored, through to underground storage tanks which are often a solution developers utilise due to geological or land availability constraints.
- 3.3 The Council is undertaking a Wyke Beck Flood Alleviation Study (WBFAS) involving the Environment Agency (EA), which principally focuses on the existing flood risk within the Wyke Beck river catchment and looks at options for managing flood risk. The study continues to be informed by the EA modelling and is expected to be completed by autumn 2016.
- 3.4 In parallel to this the Council and the EA are working collaboratively to prepare a strategy for the Wyke Beck. A recent walkover survey has identified a number of potential opportunities /interventions to reduce the risk of flooding from the Wyke Beck, protecting existing properties whilst also exploring ways of facilitating further development in the wider catchment. These opportunities/interventions are identified on the Wyke Beck Catchment Area plan in Appendix A. The next stage in the process is for the Council and the EA to develop a programme that further explores and prioritises schemes and aligns funding from the EA and developer contributions arising from new development in the catchment area.

Killingbeck Meadows Natural Flood Management Scheme

- 3.5 The most significant intervention proposed is the creation of a series of Natural Flood Management Schemes at Killingbeck Meadows, which is currently poor quality open space. Collectively the schemes, see Plan A for provisional design layout, will provide the potential to store almost 25,000 cu metres of water and will fill at times of heavy rainfall, storing surface water from upstream areas of the Wyke Beck catchment. The intention is that this will help to manage peak river levels during storm events, with discharge from the basins being managed through a flap valve once peak levels in the Wyke Beck have reduced.
- 3.6 The schemes although simple and providing a number of benefits, are seen as only being able to be delivered by making the most of the opportunity by having a strategic drainage solution across a number of sites and a number of developers. It is hoped that this scheme may prove to be a catalyst for other developers to work collaboratively to develop strategic drainage solutions across a catchment rather than individual sites.
- 3.7 The schemes will first and foremost allow water to be collected and stored upstream of areas such as the Dunnhills which have been badly affected by flooding previously, reducing peak flows through some of the more constrained parts of the Wyke Beck Corridor, therefore reducing flood risk. The scheme will apply a 'soft' engineered solution, meaning that there is scope to incorporate a number of other environmental/ greenspace improvements such as footpaths, tree and vegetation planting which can contribute and enhance the ecology and biodiversity of the corridor as well as public access to an enhanced area of open space.

- 3.8 Through discussions with Keepmoat and Strata, who have been selected as preferred bidder for 13 sites across Seacroft and Halton Moor (see para 3.17), the Council has been exploring the potential for S106 planning contributions to be used towards the delivery of the schemes, in return for allowing sites located close to the Wyke Beck to benefit from unrestricted levels of surface water discharge into the beck. Hydrological modelling of the watercourse has shown that allowing unrestricted discharge from sites closest to the beck in Seacroft and Halton Moor reduces flood risk, as the water is carried away before river levels raise to peak levels. Water from the wider catchment area and further upstream is then proposed to be stored as part of the Natural Flood Management Schemes.
- 3.9 The sites which are identified as having the potential to contribute to the delivery of the schemes are the former Asket Hill Primary School, Kentmere Approach, Bishops Way in Seacroft, and Cartmell Drive in Halton Moor. With additional funding from the Leeds FRM Capital Programme, the Environment Agency and other S106 contributions from developers in nearby developments. It is proposed that the Council's Capital Programme will forward fund the scheme, allowing early delivery with repayment being made as S106 contributions are paid.
- 3.10 A stakeholder engagement on the preliminary design took place on 27th July which took the form of a drop in session to which the Friends of Wyke Beck and the Dunhills Flood Action Group were invited in addition to separate discussions with the Environment Agency, Yorkshire Wildlife Trust and Natural England. The views expressed have helped to inform the design for the scheme which is due to be the subject of wider public consultation in September before a planning application is submitted.
- 3.11 It is anticipated that, subject to planning, the main works will commence on site in spring 2018 and completed later in the year which will be followed by the planting work.

Brownfield Land Programme Update

- 3.12 In November 2014, Executive Board agreed to the use of the Homes and Communities Agency's Development Partner Panel (DPP) to select developers to deliver new homes on sites included within the Council's Brownfield Land Programme. The report delegated authority to the Director of City Development to determine how the sites are to be included in each development package and to incorporate other cleared development sites into the procured partnership as may be appropriate, as a means of increasing the capacity and pace of housing delivery in the city.
- 3.13 Authority was also delegated to the Director of City Development, in consultation with the Executive Member for Economy & Transport, to enter into a development agreement with a preferred developer or developers selected through the procurement exercise, with the final terms of any such agreement to be reported back to Executive Board for information.
- 3.14 Property Panel agreed in June 2015 to include 13 sites in Seacroft and Halton Moor with the potential to deliver in the region of 1,000 new homes. These sites were promoted through the DPP as set out below. Expressions of Interest were initially invited in July 2015.

Site	Size (ha)
Former Asket Hill Primary, Seacroft	5.4
Kentmere Approach, Seacroft	4.35
Seacroft Crescent (North)	1.52
Wykebeck Avenue, Osmondthorpe	1.53
Rathmell Road, Halton Moor	2.4
Kendal Drive, Halton Moor	0.47
Wykebeck Mount, Osmondthorpe	1.48
Cartmell Drive (North), Halton Moor	1.33
Brooklands Drive, Seacroft	1.58
Parkway Close, Seacroft	1.24
Brooklands Avenue, Seacroft	6.85
Old York Road Depot, Seacroft	1.12
Bishops Way, Seacroft	5.61

- 3.15 On 22nd January 2016, final tenders were received from the potential Delivery Partners. The key procurement requirements that Delivery Partners were expected to achieve were:
- To provide best financial consideration for the sites
 - To deliver in line with the suggested programme (aim is to maintain momentum)
 - To develop sites in line with planning guidance, including Neighbourhoods for Living, and local requirements included in the Seacroft Neighbourhood Framework.
- 3.16 In February, Property Panel agreed to select Keepmoat and Strata as the preferred developers since which time they have been undertaking further design work and holding pre-application discussions with planning. They have also attended various community events to raise awareness of their scheme and will be undertaking wider public consultation in September as part of the consultation events about the Killingbeck Meadows Natural Flood Management scheme.
- 3.17 A development agreement will be entered into with Keepmoat and Strata. This is based on the HCA's standard agreement as part of the DPP process and will govern the delivery of the programme including final assessment of land value and land payments and will tie the developers to delivery timescales, with termination linked to non-delivery. The use of phases will also control the use of Council owned land, only releasing land when the programme and agreement requirements are met. The agreement is due to be exchanged in September 2016.
- 3.18 Development is due to commence in both Seacroft and Halton Moor in Summer 2017, following which sites will be transferred to the developers once triggers are met as part of the development agreement. Development of all sites is due to complete by 2025.
- 3.19 The Council has secured £1.1m of loan funding through the Local Growth Fund to support site preparation and infrastructure works to brownfield sites in East Leeds as a means of improving the viability of development on some of the more marginal sites where remediation or infrastructure costs are known to be high.

These works are currently being scoped out with repayment of the loan to be made through an uplift in the land value resulting from the works undertaken.

- 3.20 There are a number of further sites included within the Brownfield Land Programme. These are set out in the table below with an indication of the likely timescale for promoting the sites to the market.

Site	Disposal Timescale
Beckhill Grove, Meanwood	Late 2016
Middleton Park Avenue, Middleton	Spring 2017
Amberton Terrace, Gipton	Spring 2017
Holdforth Place New Wortley	Spring 2017
Mistress Lane, Armley	Summer 2017
Cartmell Drive South, Halton Moor	2018

- 3.21 There are also a number of further sites in the Seacroft and Halton Moor areas which can be brought forward for development and have been identified through the process of preparing the Killingbeck and Seacroft Neighbourhood Framework and working closely with ward members in both areas. The delivery route for these sites will be explored further as development of other sites in the area progresses. The Council is also progressing preparatory work to dispose of other important sites which lend themselves for residential development including the former Copperfields School site at Crossgreen and the former Miles Hill Primary School site and adjoining cleared land in Meanwood.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 The Executive Member for Regeneration, Transport and Planning has been briefed and has helped to shape the proposed approach. In addition the Temple Newsam and Killingbeck and Seacroft ward members have been briefed on both the Killingbeck Meadows Natural Flood Management Schemes and the wider brownfield land programme. Discussions with key stakeholders took place in relation to flood management scheme in July and wider consultation on this, the housing proposals and improvements to greenspace is due to take place in September.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 An Equality Impact Screening was undertaken at the inception of the Brownfield Land Programme and has been reviewed and updated in September 2014. This has indicated that there would be no specific implications for equality groups – the programme would be addressing land predominately in deprived areas and its outcomes would potentially result in an improvement in the external perception of these, greater access to and choice of housing and opportunities for local people in training and employment.

4.2.2 It should be noted that by carrying out the flood management works the Council will be ensuring the safety of the local community and in particular more vulnerable residents such as those who are elderly or have a disability and may struggle to get to safety if flooding occurred

4.3 Council policies and best council plan

4.3.1 The development of new housing on previously developed land relates strongly to the Best City agenda, in particular Best City to Live and Best City to do Businesses. Securing development on previously developed land ensures growth of the city in a sustainable way, minimising the need to develop on greenfield sites.

4.3.2 The construction of new homes and employment space, and delivery of effective schemes to attenuate surface water in natural and sustainable ways, contributes to a number of Best Council Plan 2015-20 outcomes, namely for everyone in Leeds to be safe and feel safe; live in decent, affordable homes within clean and well cared for places; enjoy happy, healthy and active lives; and Enjoy greater access to green spaces, leisure and the arts. In addition Housing growth and high standards in all sectors is one of the 8 breakthrough projects that the Council is progressing to deliver its priorities.

4.4 Resources and value for money

4.4.1 Design work continues on the Killingbeck Meadows Natural Flood Management Schemes which will determine the delivery cost. The Environment Agency have indicated that they will support the delivery of the scheme and Keepmoat and Strata are working closely with the Council to identify the sites which will benefit from the scheme and which can contribute to its delivery. As a means of forward funding the scheme which is estimated to cost £1.6 million, funding is sought from the Council's Capital Programme which will be repaid through S106 and other funding contributions from developments which benefit from the Natural Flood Management Schemes.

4.4.2 The full scheme estimate for delivery of the overall Killingbeck Meadows Natural Flood Management current proposals is £1,600,000 (£1,290,000 works costs, £250,000 design fees and £60,000 legal and other costs), funded from the Leeds Capital Programme £100,000, Private Developers contributions £1,472,000 and Grant funding of £28,000.

4.4.3 The Council has also secured funding from the Local Growth Fund to support works to de-risk and facilitate the delivery of the Brownfield Land Programme. The LGF is recoverable loan funding (at 0% interest), although the Local Enterprise Partnership has agreed that repayment can be deferred to allow the loan to be reinvested into additional brownfield sites with housing potential. This funding will be used to undertake infrastructure and site preparation works to support the delivery of sites in East Leeds within the Brownfield Land Programme. Repayment of the loan will be made from enhanced receipts achieved through the sale of the sites.

4.4.4 Capital Funding and Cash Flow.

Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LAND (1)	0.0						
DESIGN FEES (6)	123.8	122.3	1.5				
OTHER COSTS (7)	296.2	193.9	102.3				
TOTALS	420.0	316.2	103.8	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LAND (1)	1100.0		200.0	300.0	300.0	300.0	
CONSTRUCTION (3)	1290.0				1025.0	265.0	
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	250.0		70.0	70.0	100.0	10.0	
OTHER COSTS (7)	60.0		5.0	5.0	25.0	25.0	
TOTALS	2700.0	0.0	275.0	375.0	1450.0	600.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2016 £000's	FORECAST				
			2016/17 £000's	2017/18 £000's	2018/19 £000's	2019/20 £000's	2020 on £000's
LCC Supported Borrowing	100.0		25.0	75.0	1000.0	300.0	-1300.0
Brownfield Land Programme receipts	1520.0	316.2	303.8	300.0	300.0	300.0	
Section 106 / 278	1472.0		50.0		122.0		1300.0
Government Grant	28.0				28.0		
Total Funding	3120.0	316.2	378.8	375.0	1450.0	600.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Parent Scheme Number: Brownfield Land Programme

Title: Killingbeck Meadows Natural Flood Mitigation Scheme

4.4.5 Revenue Effects

There are no direct revenue effects as a result of this capital scheme.

4.5 Legal Implications, Access to Information and Call In

4.5.1 There are no legal implications in relation to this paper. Legal advice has been obtained whilst negotiating the terms of the Local Growth Fund loan and in particular to ensure the Council meets state aid requirements in taking the loan and undertaking the works. Legal advice is also being sought in relation to the scope and model for S106 funding to be used to support the delivery of the natural flood management scheme.

4.6 Risk Management

4.6.1 A high level risk register has been created for the Brownfield Land Programme which considers risks around site disposal/ selection of developers and the delivery of new housing. The most significant risk is around the strength of the

housing market. The key risk in relation to the Natural Flood Management Schemes is that the cost of the works increases due to unforeseen issues. This could also have an impact on the time taken to deliver the works and ultimately the timescales within which additional protection is provided to properties located along the Wyke Beck corridor.

5 Conclusions

- 5.1 The Council is working with the Environment Agency and developers to deliver a series of Natural Flood Management Scheme at Killingbeck Meadows which will provide storage for storm water within the Wyke Beck valley corridor. This will help to protect properties downstream from flooding whilst also providing opportunities to enhance the richness of ecology and biodiversity within the corridor and public access to high quality open space.
- 5.2 Delivery and funding of the schemes, which with the number of developments taking place is seen as a once only opportunity, is subject to securing sufficient financial contributions from nearby developments. Subject to agreement by Executive Board, the Council's Capital Programme will forward fund the scheme with repayment being made from S106 and other financial contributions.
- 5.3 Initial stakeholder consultation took place in July. Wider public consultation is planned for September and it is proposed that the preliminary design is developed sufficiently to submit planning applications for the Killingbeck Meadows Natural Flood Mitigation Works later in the year with on-site delivery commencing in 2018.
- 5.4 Following a competitive process, Keepmoat and Strata have been selected by the Council as preferred developers for 13 sites across Seacroft and Halton Moor. They are currently preparing planning applications which will be submitted in the autumn. Construction will commence in both neighbourhoods in spring 2018 and sites will be released to the developers once milestones are met as set out in the Development Agreement. All sites are due to be complete by 2025.
- 5.5 Public and stakeholder consultation is due to take place in September to give local residents the opportunity to comment on the emerging development proposals, natural flood management scheme and greenspace improvements.
- 5.6 The Council has secured £1.1m of recoverable loan funding through the Local Growth Fund to support works which will support redevelopment. Schemes are currently being scoped out, but the funding is likely to be utilised to forward fund the delivery of adopted highways.

6 Recommendations

- 6.1 Executive Board is asked to:
 - i) Approve the principal of Natural Flood Management Schemes at Killingbeck Meadows.
 - ii) Approve the submission of a planning applications for the Killingbeck Meadows Natural Flood Management Schemes.

- iii) Agree to and give authority to inject £1.5 million and spend £1.6 million of funding from the Capital programme to support the delivery of the Killingbeck Meadows Natural Flood Management Schemes.
- iv) To note that the officer responsible for implementing the delivery of the Killingbeck Meadows Natural Flood Management Schemes is the Chief Officer Highways & Transportation. The works will be procured through competitive tender and, subject to securing sufficient financial contributions, delivered during 2018.
- v) Note the progress made to bring forward new housing on the Council's brownfield sites across the city.
- vi) Inject into the capital programme and give authority to spend the £1.1m of recoverable loan funding from the Local Growth Fund to support enabling works associated with the delivery of new homes on Council owned brownfield sites in East Leeds.
- vii) Delegate authority to the Director of City Development to approve the reinvestment of the Local Growth Fund loan into additional sites once receipts begin to be received for the original tranche of 9 sites.

7 Background documents¹

7.1 None.

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.