
Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 18th October 2018

Subject: **POSITION STATEMENT** - **Application 18/02140/FU and 18/02141/LI** – Planning and Listed Building Applications for conversion of mill buildings, demolition of Listed Buildings to provide 30 dwellings and the construction of 82 new dwellings (112 dwellings in total) with associated access and landscaping - **Stonebridge Mills, Stonebridge Lane, Wortley, Leeds**

APPLICANT

Stonebridge Mills Limited

DATE VALID

23rd January 2018

TARGET DATE

PPA 30th November 2018

Electoral Wards Affected:

Farnley and Wortley

☐ Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: For Members to note the content of the report and to provide feedback on the questions raised at section 9 of this report.

1.0 INTRODUCTION:

- 1.1 This report is brought to South and West Plans Panel for information. Officers will present the current position reached in respect of this application to allow Members to consider the scheme and make comment. Officers will detail the extent of demolition and conversion works of the Listed Buildings, the layout / design of the new build element.
- 1.2 This report is based on a draft alternative layout, which has reduced the number of new build properties by 16, when compared to the original layout, and an increase of 2 conversion units (generated by the retention of buildings 10 and 11). The application

has not yet been formally amended with these revisions, as the applicants are awaiting the comments from Members and outcome of this panel meeting, prior to finalising the revisions and formally amending the application. Any revisions will be re-advertised and under-go a further round of consultation.

2.0 PROPOSAL

2.1 The revised proposal is for the conversion of 9 buildings into 30 units, and 82 new build properties.

2.2 The conversion element, seeks to vertically divide the existing buildings to provide houses, as oppose to apartments. The following units are proposed through the conversion scheme.

- Buildings 1 & 2 7 x 3 storey units
- Building 3 3 x 3 storey units
- Buildings 10 & 11 2 x 2 storey units
- Building 12 1 x 3 storey units
- Building 13 2 x 3 storey units
- Building 14 6 x 2 storey units
- Building 15 9 x 2 storey units

2.3 The proposal also seeks to retain both the stone Water Tower and Mill Chimney, which exist upon the site, and part of the Mill Pond, and adjacent stone walls and cobble surfacing.

2.4 The new build element of the scheme comprises of the following

Property Type	Internal floor area Sqm	Number of units
2 bed 2 storey (Heritage type)	70	7
4 bed 2 storey (Heritage type)	126	4
2 bed 2 storey	70	6
3 bed 2 storey	96	31
4 bed 2.5 storey	122	30
4 bed 3 storey (integral garage)	126	4

- 2.5 The new build properties comprises of two elements. There are 11 properties which face towards the retained Listed Buildings. These are described by the applicants as a 'Heritage' property type, and have a different design to the other new build properties. The 'Heritage' properties contain design features such as sash timber windows, stone cills and heads, dentils and parapet details to the roof, and are of a traditional design.
- 2.6 The remainder of the new build properties are of a modern design with facing materials of render and brick. Designed with slim-line aluminium windows, and some properties have dormers. Four properties are three storey in height with integral garages.
- 2.7 The applicants have confirmed they are not proposing any S106 contributions. The application at present is not fully policy compliant however, the applicant has raised viability as a reason why the application should be granted despite this. This is detailed in Section 9 of this report. At the time of writing this report, the applicants have not confirmed if they would agree a S106 agreement which included a Training and Local Employment clause, or a Travel Plan Monitoring fee.

3.0 SITE AND SURROUNDINGS:

- 3.1 Stonebridge Mills consists of a complex of traditional industrial buildings located on the south east side of Stonebridge Lane/ Silver Royd Hill. The Farnley / Wortley Beck runs along the south eastern boundary of the site with the Leeds Ring Road beyond. Access into the site is off the bend on Stonebridge Lane/ Silver Royd Hill and suffers from limited visibility for traffic turning out of the complex. The site is inward facing, with much of the development centred on a mill pond, within the site.
- 3.2 The majority of buildings on the site are of stone construction but there are some brick and cladding buildings. Within the site are a mill chimney, a water tank tower, a mill pond and adjoining the site entrance a row of three cottages. Much of the site is undeveloped, and covered in trees and other vegetation.
- 3.3 There are a number of Listed Buildings within the complex. These are located in the northern part of the site and are:
- The Old Mill, Engine House and Boiler House (10095)
 - Row of workshops to the north fronting Stonebridge Lane (10097)
 - The Mitre House and 2 cottages to the south west fronting Stonebridge Lane (10098)
 - Row of 3 cottages to the North West fronting Silver Royd Hill (10099)
- 3.4 The site has had a history of industrial activity since the early nineteenth century and was gradually developed over the next 100 years or so and operated as a textile mill. Textile working ceased in 1980 and since then the buildings have been let out for largely for light industrial purposes with some office and residential use in the cottages close to the entrance. The site is unique as it illustrates the development of a range of industrial processes and how people lived and worked on the site from the early C19 to the mid-C20. There is a significant protected tree belt along the north-eastern boundary of the site, which is essentially a woodland.
- 3.5 The site is now run down with several units vacant and in need of investment. The Listed Building are on the Leeds City Council's own 'Buildings at Risk' register 2018. Building at Risk is a listed building at risk from neglect and decay rather than

alteration. The Buildings at Risk Survey is complete and it has found that 120 listed buildings are at risk which is 4.8% of the total of listed buildings in the city. 4 buildings on this list, are contained within the Stonebridge Mills complex. The site is allocated as a Phase 1 Housing site through the Site Allocation Plan (SAP).

3.6 The site has several constraints, which restrict the developable area of the site. The main constraints include

- Restricted vehicular access
- TPO Tree belts through the site
- Part of the land within the site is within the Flood Plain
- Derelict Listed Buildings in need of repair
- Landmark Mill chimney is need of repair
- Existence of a large mill pond, which is integral to the setting of the Listed Buildings

4.0 RELEVANT PLANNING HISTORY:

4.1 The site has had previous consent (Planning and Listed Building) for a Tesco supermarket, which was originally gained planning consent on 3rd April 2003 (24/192/00/OT). This consent was renewed through application (07/07851/OT) which was approved on 8th December 2008.

4.2 Following this approval, Reserve Matters details were approved in 2011 (11/00897/RM) – Reserve matters for a supermarket with car park approved. This consent was never implemented and has now lapsed.

4.3 A further application for a significantly larger Tesco's supermarket (ref 11/03820/FU) was refused planning consent on 8.9.2011, on retail impact grounds and the fact it would prejudice regeneration opportunities in nearby local centres.

4.4 Parallel applications to convert some of the Listed Buildings into 17 apartments were approved at this time (ref 11/03828/LI and 11/03826/FU) on 9.5.2011. These consent have not been implemented.

4.5 Listed Building consent was approved on 8.6.2011 for demolition of a number of Listed Building on site. This consent also, has not been implemented.

4.6 Planning Application (13/02788/EXT) Extension of time period for planning permission 07/07851/OT to layout access and erect supermarket and new buildings/change of use of existing buildings for a mix of uses. Approved 12.09.2013. It is important to note that this consent has now lapsed.

5.0 HISTORY OF NEGOTIATIONS:

5.1 The scheme has been revised since its original submission, following discussions and design workshop with Officers. Since its original submission the following amendments have been made to the Planning and Listed Building Applications.

- Partial retention of Mill Pond.
- Retention of cobble streets, stone wall and copings around the Mill Pond and adjacent Listed Buildings.

- Retention of internal features within the Listed Buildings such as staircases, ceiling and walls.
- Retention of Listed Buildings (Buildings 10 and 11- the oldest upon the site).
- Retention of stone Water Tower.
- Retention of full height of stone Mill Chimney (following re-build due to repair).
- Omission of 16 new build properties.
- Removal of house types with integral garages (only 4 units are now proposed).
- Elevational amendments to the design of the new build properties.
- Wooded area along the north-eastern boundary of the site removed from the rear gardens of plots 12-39 and left undeveloped as a nature area.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Leeds Civic Trust have made the following representation

- The proposal requires a re-plan. A sense of enclosure should be provided to the Mill Pond, with a new terraced block.
- Welcome the retention of the Mill Chimney and Water Tower
- Chimney should be retained to its full height
- Setts and Stone on site should be re-used in hard landscaping/ parking

It is important to note this representation was received on the originally submitted scheme, and it is considered that the revisions have addressed each one of these issues raised by the Civic Trust.

Ward Members.

6.2 Councillor Ann Blackburn has objected to the application on the following grounds.

- The development is over-intensive
- All the mill pond should be retained
- Wooded areas should not be included into gardens
- Wooded areas are precious to wildlife, it is a nature area
- The design does not enhance the site

6.3 Councillor David Blackburn has objected on the following grounds

- The developer is trying to cram the maximum number of houses onto the site
- The mill pond should be retained as its original size, as is the case at Winker Mills in Armley
- The reduction in height of the Mill chimney is not necessary, any structural issues should be rectified.
- Any new buildings should be in harmony with the protected buildings, the pond, and wooded area
- More is needed to protect the natural aspects of the site instead of intensify the site with housing of a design that does nothing to enhance the location

Public Representations

6.4 5 objections have been received to the application. The points made in these objections are highlighted below.

- The chimney and water tower should be retained at their full height, both are local landmarks.

- The mill pond has a variety of wildlife which should be retained, it could become a real feature of the site and benefit to future occupiers
- The cobble surfacing should be retained, they are integral to the setting of the Listed Buildings
- Location of access results in demolition of buildings, it be better placed off the round-about on the ring road.

7.0 CONSULTATION RESPONSES:

Highways

- 7.1 Currently Highways cannot support the submitted application and require improvements to the pedestrian route towards the bus stops on Pudsey Road including footway and informal pedestrian crossing works, also an informal crossing point on Stonebridge Lane west of the Ring Road to connect to Ryecroft Primary School and a pedestrian link (probably stepped) on to Silver Royd Hill. The latest site layout has still to be reviewed and amendments are required to the Transport Assessment. Highways raise no objection to the proposed means of access.

Environmental Studies

- 7.2 No objection, the road traffic noise should not be unduly intrusive at the site of this proposal, and there is no requirement for a Noise Report in relation to Stonebridge Lane traffic.

Contaminated Land

- 7.3 No objections, subject to conditions.

Landscaping

- 7.4 No objection in principle. Any trees to be removed should be re-planted at a 3:1 ratio. Retained planting should be external to private gardens and managed by a separate management company to ensure consistent and effective retention and management. Existing planting and open spaces / Greenspace should be managed in accordance with an agreed long-term landscape and ecology management plan.

Nature Conservation

- 7.5 It is imperative that the woodland along the northern boundary does not form part of private garden space or become a "no-man's land" that could be "gardened" in the future. The best design solution would be to have houses facing forwards to this woodland (from across an access road) or side-on. Having a degree of informal access into this woodland strip is essential in order to allow local residents to value the woodland and its ground flora and other wildlife in order to allow it to be managed positively in the long-term by a third party i.e. it will need to be managed as part of the Biodiversity Enhancement & Management Plan.

Flood Risk Management

- 7.6 No objections subject to conditions.

Yorkshire Water

- 7.7 No objections subject to conditions.

Environment Agency

- 7.8 No objection subject to conditions, which relate to biodiversity enhancements, and minimum floor levels to avoid flood risk. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA).

Local Plans

7.9 No objection to the principle of the application. The site is unallocated on the Leeds Policies Map, however the site is within the designated Strategic Green Infrastructure (Policy SP13); part of the site is designated as an Urban Green Corridor (Policy N8), Greenspace (Policy N1) and Leeds Habitat Network (Policy G9). The site comprises of a proposed Phase 1 Allocated site within the Site Allocation Plan, HG2-205 with a capacity of 75 and is at a highly advanced stage. The site requirements as described through the SAP are

- Highway Access to Site: Public Transport improvements, footway improvements on Stonebridge Lane. Significant alteration to Ring Road roundabout to provide vehicular access to the site unless suitable alternative access to Stonebridge Lane can be gained.
- Local Highway Network: This site will have a cumulative effect upon junctions on the A6110. The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting this section of the Outer Ring Road. In addition, a review of TRO's and traffic calming on Stonebridge Lane/Silver Royd Hill/Pipe and Nook Lane will be required.
- Ecology: An Ecological Assessment of the site is required. Provide a biodiversity buffer (not private garden space) to the northern, southern and eastern boundary
- Listed Buildings: The site includes a Listed Building. Any development should preserve the special architectural or historic interest of Listed Buildings and their setting. An assessment of the historic significance of the existing buildings should be undertaken to inform development on this site. The
- Listed Building, other positive buildings and the existing mill pond should be retained as part of the development.
- Gas Pipelines: The site is affected by a gas pipeline. Detailed design layout should have regard to the building proximity distance required
- Insert Flood Risk site requirement: 'A small part of the site is affected by flood risk. A sequential approach should be taken to the layout of the site so that no housing or other more vulnerable development is located in the zone 3 high flood risk part of the site'.

Local Plans also confirmed they considered the amount of on-site greenspace is policy compliant with policy G4.

Coal Authority

7.10 The application site does not fall with the defined Development High Risk Area and is located instead within the defined Development Low Risk Area. This means that there is no requirement under the risk-based approach that has been agreed with the LPA for a Coal Mining Risk Assessment to be submitted.

Health and Safety Executive

7.11 Recommend a consultation is carried out with Northern Gas Networks.

West Yorkshire Police

7.12 The development should meet secure by design standards.

Travel Plan

- 7.13 The Travel Plan is acceptable and the s106 agreement should include contributions for the review fee of £2630 and a Residential Travel Plan Fund of £62,370. Planning conditions should secure electrical charging points.

Conservation

- 7.14 On balance the extent of the demolition works are accepted, subject to justification. Most of the demolition was approved through the previous Tesco's scheme and the most conspicuous buildings are to be retained.

7.15 Historic England

Did object to the original submitted application, due to the extent of demolition works and loss of the Mill Pond. It is considered the revisions do overcome many of the issues they raised. Not received comments as yet, on the revised scheme.

7.16 District Valuer

If the high level of abnormal costs (£2.72 million) is accepted (this would need to be reviewed by a Quantity Surveyor) the original submitted scheme of 126 units would be able to provide 13.49% provision of Affordable Housing. This calculation also includes contributions towards Public Transport, in-line with adopted policy.

8.0 PLANNING POLICIES:

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 8.2 The development plan for Leeds is made up of the adopted Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.

Relevant Policies from the Core Strategy are:

Spatial policy 1 Location of development
Spatial policy 6 Housing requirement and allocation of housing land
Spatial policy 7 Distribution of housing land and allocations
Policy H1 Managed release of sites
Policy H3 Density of residential development
Policy H4 Housing mix
Policy H5 Affordable housing
Policy P9 Community facilities and other services
Policy P10 Design
Policy P11 Heritage
Policy P12 Landscape
Policy T1 Transport Management
Policy T2 Accessibility requirements and new development
Policy G1: Enhancing and extending green infrastructure
Policy G4 New Greenspace provision
Policy G8 Protection of species and habitats
Policy G9 Biodiversity improvements
Policy EN2 Sustainable design and construction

Policy EN5 Managing flood risk
Policy ID2 Planning obligations and developer contributions

Relevant Saved Policies from the UDP are:

GP5: General planning considerations.
N23/ N25: Landscape design and boundary treatment.
N29: Archaeology.
N35: Agricultural land
N37A: New development within SLAs
BD5: Design considerations for new build.
ARC5: Archaeology
T7A: Cycle parking.
LD1: Landscape schemes.

Relevant DPD Policies are:

GENERAL POLICY1 – Presumption in favour of sustainable development.
MINERALS3 – Surface Coal resources
AIR1 – Major development proposals to incorporate low emission measures.
WATER1 – Water efficiency, including incorporation of sustainable drainage
WATER4 – Effect of proposed development on flood risk.
WATER6 – Provision of Flood Risk Assessment.
WATER7 – No increase in surface water run-off, incorporate SUDs.
LAND1 – Land contamination to be dealt with.
LAND2 – Development should conserve trees and introduce new tree planting.

Draft Site Allocations Plan

- 8.3 The Examination in Public of the draft Leeds Site Allocations Development Plan Document commenced on 10 October 2017. Public hearings were held in two stages, with Stage 1 comprising matters of legal compliance, green space, infrastructure, site selection, Housing Market Characteristic Areas, Gypsies and Travellers, and Travelling Showpeople, and (subsequent) Stage 2 comprising housing. The housing session commenced 9 July 2018 and concluded on 3 August 2018. This completes the SAP sessions. The Inspectors will soon be issuing an Interim Note and reporting thereafter.

Supplementary Planning Guidance and Documents

- 8.4 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
Street Design Guide SPD
Parking SPD
Travel Plans SPD
Sustainable Construction SPD

National Planning Policy

- 8.5 The revised National Planning Policy Framework (NPPF), published in July 2018, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

8.6 Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 34	Developer contributions
Paragraph 59	Boosting the Supply of Housing
Paragraph 64	Need for Affordable Housing
Paragraph 91	Planning decisions should aim to achieve healthy, inclusive and safe places
Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 118	Recognition undeveloped land can perform functions
Paragraph 122	Achieving appropriate densities
Paragraph 127	Need for Good design which is sympathetic to local Character and history
Paragraph 130	Planning permission should be refused for poor design
Paragraph 155	Inappropriate development in areas at risk of flooding should be avoided
Paragraph 163	Planning decisions should not increase flood risk elsewhere
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment
Paragraph 175	Protection and mitigation for biodiversity
Paragraph 190	Impact of proposal on heritage asset
Paragraph 192	Enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation

Nationally Described Space Standards

- 8.7 This document sets a nationally-defined internal space standard for new dwellings. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in its local plan to the nationally described space standard. With this in mind the city council is in the process of gathering evidence in relation to the adoption of the national standard as part of a future local plan review. The housing standards are a material consideration in dealing with planning applications, however as this process is at a relatively early stage in Leeds, only limited weight can be attached to them at this stage.

9.0 MAIN ISSUES

Demolition of Listed Buildings

- 9.1 The proposal includes the restoration and demolition of several Listed Buildings. The previous Tesco approval, included the demolition of Listed Buildings which are again proposed through this application. The table below, highlights which buildings are to be retained (when compared to the Tesco's approval).

Building No	Tesco approval	Current application
1-3	Retained	Retained

4-5	Demolished	Demolished (to allow access into site)
6-7	Demolished	Retained
8-9	Retained	Demolished
10-11	Retained	Retained
12-13	Retained	Retained
14	Retained	Retained
15-24	Demolished	Demolished
Water Tower	Demolished	Retained
Mill Chimney	Retained	Retained
Mill Pond	Partial retention	Partial retention

- 9.2 This matrix maybe somewhat misleading as it details the loss of 15 buildings, and the retention of 9, which implies most buildings are to be demolished. However most of the buildings proposed for demolition are relatively small and in a serious state of disrepair, some could be described as ruins. The most conspicuous, larger and visible buildings within the site are proposed for retention and conversion. These include the buildings which abut Stonebridge Lane, both chimney towers, the former cottages and the 3 storey mill buildings (buildings 1-3).
- 9.3 When compared to the Tesco's approval, the additional buildings proposed for demolition are Buildings 8-9. The rear of these buildings abut Stonebridge Lane and provide a sense of enclosure to the site. The applicant has stated the rear walls of these buildings would be retained to still provide the enclosure to Stonebridge Lane. The Conversation Officer, on balance has raised no objection to the proposed demolition works. Buildings 8-9 are in a poor structural state of repair, and it is considered other elements of this proposal (which were not proposed through the approved Tesco's application) such as the retention of the Water Tower, outweigh the harm caused by the demolition of Buildings 8 and 9.
- 9.4 The retention of stone Water Tower, is very much welcomed and supported. It is a local landmark, and one of the most visible parts of the site, which significantly contributes to its local identity, partly due to the writing upon the tower, and the number of vehicles which pass it each day on the adjacent Ring Road. It is considered that this proposal does present a real opportunity for the long term preservation of Listed Buildings, by a developer who has a track record in delivering heritage schemes. Other developments which are either on site, or nearing completion by Rushbond include
- First White Cloth Hall- Kirkgate
 - Former Majestic – City Square
 - Upper Wortley Primary School
 - Former York Road Library

Previous consents for the listed buildings to be converted have never materialised, and the buildings are becoming increasingly 'at risk'.

Do Members accept the proposed demolition of the Listed Buildings?

Layout of New Build Properties

- 9.5 The layout of the new build element of the scheme has been subject to much discussion with Officers. The layout has been amended to have house types grouped together to provide a degree of constituency and patterning throughout the site. To maximise the number of properties which can be developed on the site, the new-build properties are terraced in predominantly blocks of 3 and 4 units. No detached or semi-detached properties are proposed. All the properties have frontage parking, which does create a car dominated scheme, which is characterised by hard surfacing.
- 9.6 The layout with regard to parking, is contrary to the design advice of the adopted SPG 'Neighbourhoods for Living' which states parking on new residential schemes should '*use discreet and innovative solutions for car parking*' and '*set parking behind the front of the dwellings*'. This adopted guidance explicitly states '*avoid vehicles dominating the frontage*'. The scheme is fairly dense and has been devised to maximise funds. The applicants have stated this quantum of development is essential to generate funds to allow the restoration of the Listed Buildings and to preserve the two landmark chimneys and partial retention of Mill Pond. It has been confirmed that all the new build properties meet with the minimum spacing standards as described in the DCLG 'Technical Housing Standards- Nationally described space standards'.

Do Members accept the quantum of new build properties, layout and consequent amount of frontage parking within the scheme?

Bio-diversity and Ecology

- 9.7 The site has a high ecological value 'Priority Habitats' (pond and deciduous woodland). Trees occupy the majority of the site, with the buildings only occupying a small part of the site towards the northern boundary. The original proposal (as submitted) sought to include the protected wooded area located along the north-eastern boundary of the site into the rear garden of plots 12- 39. The Nature Conservation Officer objected to this arrangement, stating in reality the land would be become domesticated, and lose its ecological value, and should be retained in its current form as a nature trail. It is considered given the fact the rear gardens of these properties are north-east facing, the future occupiers of these properties would be highly likely seek to develop the end of their gardens (where they benefit from the longest hours of sunshine) into a useable garden areas, constructing patio/ decked areas etc. This is the same location as the Tree Preservation Order (TPO) wooded area.
- 9.8 The developers have now (in response to these concerns) removed this area from the rear gardens of plots 12-39, and propose to now leave the area undeveloped and gated, it would not be publically accessible. This would leave an isolated linear area of land, being surrounded by rear gardens, from both the proposed development and the existing properties located on Silver Royd Drive. This has the potential to leave the properties vulnerable to crime and attract anti-social behaviour, although the land would be secured with no access.
- 9.9 Another option would be to re-orientate the properties so they faced onto this wooded area, meaning a total re-design of the layout. However this would mean only one side of a new spine road would have dwellings located off it, significantly reducing the net

developable area of the site, and thus the number of new build properties, which has a direct impact on the viability of the scheme and funds available to restore and convert the Listed Buildings.

- 9.10 It is worth noting that the site is proposed as Phase 1 Housing Allocation HG2-205 through the SAP, which is at a highly advanced stage. The SAP states the site has the potential for 75 units, and does state that an Ecological Assessment of the site is required, in support of a planning application and a housing development should provide a biodiversity buffer (not private garden space) to the northern, southern and eastern boundaries. It is now considered the proposal does follow this advice.
- 9.11 Negotiations with Officers have secured the partial retention of the Mill Pond. This was considered very important to preserve the setting of the Listed Buildings which are situated around it, with will provide a recreational and ecological function within the site.

Do Members accept the layout which leaves the wooded area along the north-eastern boundary un-development with no public access, to protect its ecological value and promote bio-diversity?

Affordable Housing

- 9.12 The proposal does not propose any Affordable Housing contribution. The development would normally require a contribution of 15% on-site. This equates to 16.8 units of the total of units on site (including the conversion element) and 12.6 units of the new build element alone. The application has been supported by a Viability Appraisal, which has been submitted to justify the lack of planning gain contributions.
- 9.13 The Financial Appraisal has been reviewed by the District Valuer, who has concluded that based on the originally submitted scheme (which included an additional 14 units) the scheme could deliver affordable housing provision at 13.49%, which equates to 17 units.
- 9.14 It is important to note that the Viability Appraisal was conducted on the original submission which included an additional 14 units. It is therefore highly likely that the scheme would deliver a lower profit level on the revised layout, especially now part of the Mill Pond is to be retained along with associated stone walls and cobbled streets. However it is considered the quality of the development of this revised scheme is greater (when compared to the original submission) which would attract higher sale prices, particular on the units situated around the retained part of the Mill Pond, and the proposed new build 'Heritage' properties. Without a revised Viability Appraisal It is unknown whether the uplift in sale prices would totally compensate for the loss of 14 units, and therefore what exactly the impact is, on viability. The revised scheme would need to be supported by an updated Viability Appraisal.

Do members accept the conclusions of the District Valuer?

Do members wish to express any comment at this time if a updated viability statement is submitted for a revised scheme (with fewer new build properties) should result in a nil or reduced contribution towards Affordable Housing?

- 9.15 Highways have stated they would seek a contribution of £2,500 per unit, towards improvements to the A6110, which are detailed in full in the Leeds Site Allocation Plan Draft Submission. Also, in accordance with the Travel Plans SPD, the following contributions are also been sought

- Bus stop improvement £10,000
- Residential Travel Fund £62,370

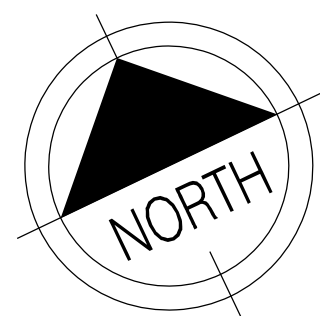
9.16 The developers have declined to make any highways and public transport contributions citing viability issues. It is important to note the District Valuer report, which states Affordable Housing provision at 13.49% could be delivered, did base their calculations based on all of the sought after highway contributions being made.

Do Members accept the non-provision of the sought after highway and public transport contributions?

Conclusion

Member's views are sought on the following issues

- **Do Members accept the proposed demolition of the Listed Buildings?**
- **Do Members accept the quantum of new build properties and consequent amount of frontage parking within the scheme?**
- **Do Members accept the layout which leaves the wooded area along the north-eastern boundary un-development with no public access, to protect its ecological value and promote bio-diversity?**
- **Do members accept the conclusions of the District Valuer?**
- **Do members wish to express any comment at this time if a updated viability statement is submitted for a revised scheme (with fewer new build properties) should result in a nil or reduced contribution towards Affordable Housing?**
- **Do Members accept the non-provision of the sought after highway and public transport contributions?**



Proposed 'CribLock' retaining structure to rear gardens of dwellings 51 - 75.


Please refer to engineers drawings for construction details

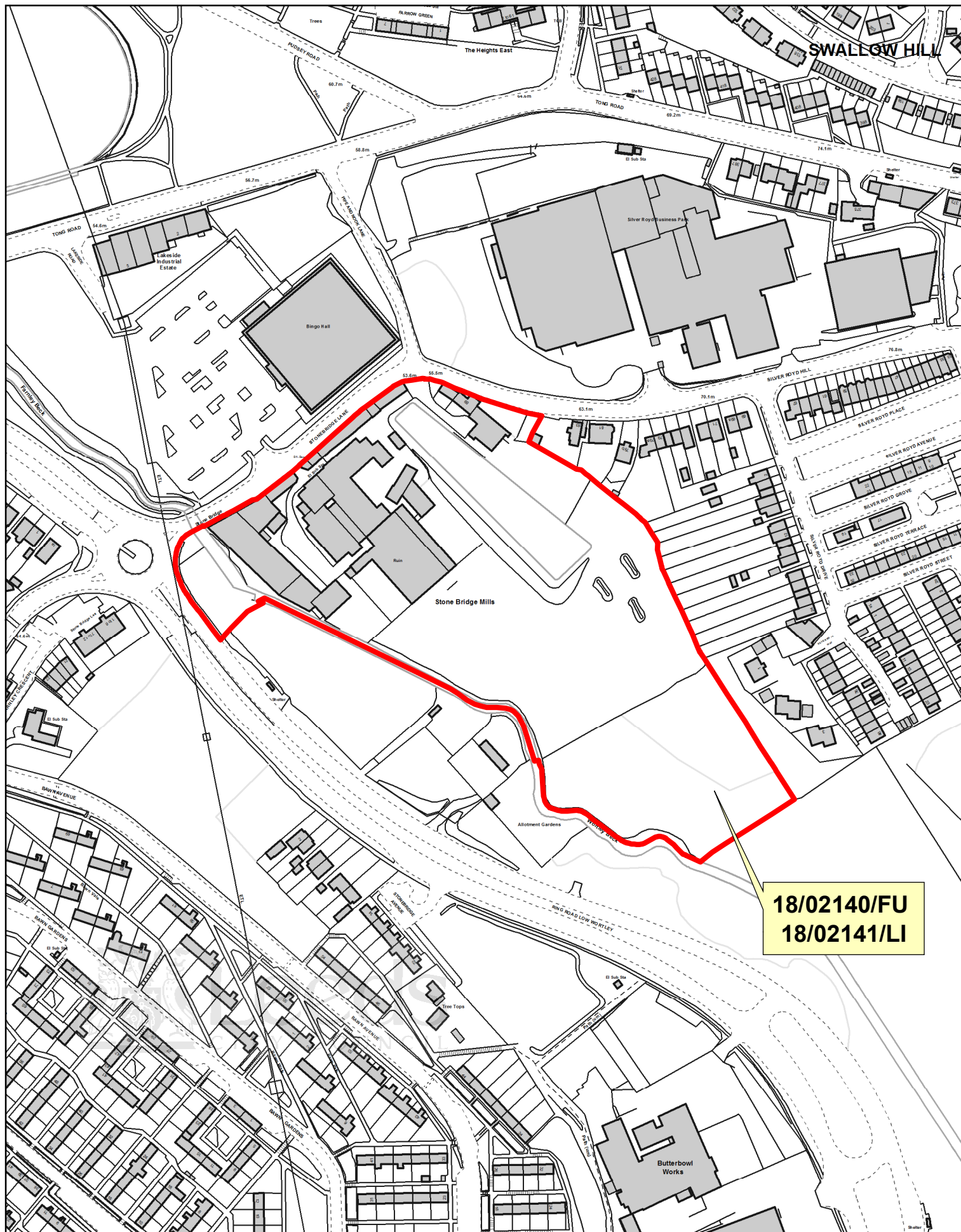
For full landscape details, please refer to landscape architect drawings and information

For existing trees to remain, and for positions of newly planted trees, please refer landscape architect information and Ecology consultant information

Architects are to be notified of any discrepancies.
Contractors must check all dimensions on site.
This drawing is subject to copyright laws and is for use on this project only.
This drawing is to be used solely for the information as titled only.
For other information refer to the latest revision of any cross referenced drawings.
To be read in conjunction with relevant design standards/protocols.

15-6053 Stonebridge Mills, Wortley					
Schedule of Accommodation					
New Build Dwellings					
Plot	No. of Beds	Type	Garage	Area (Inc. Garage)	Area (Excl. Garage)
1	4	4C	N/A	108m2	108m2
2	2	2B(1)	N/A	70m2	70m2
3	3	3B(1)	Y	117m2	97m2
4	4	4D(1)	Y	126m2	106m2
5	2	2B(1)	N/A	70m2	70m2
6	3	3B(1)	Y	117m2	97m2
7	4	4B(1)	Y	126m2	106m2
8	2	2B(1)	N/A	70m2	70m2
9	3	3B(1)	N/A	117m2	97m2
10	4	4E(1)	N/A	117m2	117m2
11	4	4E	N/A	117m2	117m2
12	3	3B	Y	117m2	97m2
13	3	3B	Y	117m2	97m2
14	2	4D	Y	126m2	106m2
15	2	2B	N/A	70m2	70m2
16	3	3B	Y	117m2	97m2
17	4	4D	Y	126m2	106m2
18	4	4C	N/A	108m2	108m2
19	2	2B	N/A	70m2	70m2
20	3	3B	Y	117m2	97m2
21	3	3B	Y	117m2	97m2
22	2	2B	N/A	70m2	70m2
23	3	3B	Y	117m2	97m2
24	4	N/A	N/A	108m2	108m2
25	4	4D	Y	126m2	106m2
26	2	2B	N/A	70m2	70m2
27	2	2B	N/A	70m2	70m2
28	4	4E	N/A	117m2	117m2
29	4	4E	N/A	117m2	117m2
30	2	2B	N/A	70m2	70m2
31	3	3B	Y	117m2	97m2
32	3	3B	Y	117m2	97m2
33	4	4B	N/A	108m2	108m2
34	4	4D(1)	Y	126m2	106m2
35	3	3B(1)	Y	117m2	97m2
36	2	2B(1)	N/A	70m2	70m2
37	3	3B(1)	Y	117m2	97m2
38	3	3B(1)	Y	117m2	97m2
39	3	N/A	N/A	70m2	70m2
40	2	2B(1)	N/A	70m2	70m2
41	4	4D(1)	Y	126m2	106m2
42	4	4E	N/A	117m2	117m2
43	3	3B	Y	117m2	97m2
44	2	N/A	N/A	70m2	70m2
45	3	3B	Y	117m2	97m2
46	4	4D	Y	126m2	106m2
47	4	4D	Y	126m2	106m2
48	2	2B	N/A	70m2	70m2
49	3	3B	Y	117m2	97m2
50	4	4D	Y	126m2	106m2
51	4	4D	Y	126m2	106m2
52	3	3B	Y	117m2	97m2
53	3	3B	Y	117m2	97m2
54	4	4D	Y	126m2	106m2
55	4	4D	Y	126m2	106m2
56	3	3B	Y	117m2	97m2
57	3	3B	Y	117m2	97m2
58	4	4D	Y	126m2	106m2
59	4	4D	Y	126m2	106m2
60	3	3B	Y	117m2	97m2
61	3	3B	Y	117m2	97m2
62	4	4D	Y	126m2	106m2
63	3	3B	Y	117m2	97m2
64	3	3B	Y	117m2	97m2
65	4	4D	Y	126m2	106m2
66	3	3B	Y	117m2	97m2
67	3	3B	Y	117m2	97m2
68	4	4D	Y	126m2	106m2
69	4	4D	Y	126m2	106m2
70	3	3B	Y	117m2	97m2
71	3	3B	Y	117m2	97m2
72	4	4D	Y	126m2	106m2
73	3	3B	Y	117m2	97m2
74	4	4D	Y	126m2	106m2
75	4	4D	Y	126m2	106m2
76	2	2B	N/A	70m2	70m2
77	3	3B	Y	117m2	97m2
78	3	3B	Y	117m2	97m2
79	4	4D	Y	126m2	106m2
80	4	4D	Y	126m2	106m2
81	3	3B	Y	117m2	97m2
82	3	3B	Y	117m2	97m2
83	3	3B	Y	117m2	97m2
84	3	3B	Y	117m2	97m2
85	3	3B	Y	117m2	97m2
86	3	3B	Y	117m2	97m2
87	3	3B	Y	117m2	97m2
88	3	3B	Y	117m2	97m2
89	3	3B	Y	117m2	97m2
90	3	3B	Y	117m2	97m2
91	3	3B	Y	117m2	97m2
92	3	3B	Y	117m2	97m2
93	3	3B	Y	117m2	97m2
94	3	3B	Y	117m2	97m2
95	3	3B	Y	117m2	97m2
96	3	3B	Y	117m2	97m2
97	3	3B	Y	117m2	97m2
98	3	3B	Y	117m2	97m2
99	3	3B	Y	117m2	97m2
100	3	3B	Y	117m2	97m2
101	3	3B	Y	117m2	97m2
102	3	3B	Y	117m2	97m2
103	3	3B	Y	117m2	97m2
104	3	3B	Y	117m2	97m2
105	3	3B	Y	117m2	97m2
106	3	3B	Y	117m2	97m2
107	3	3B	Y	117m2	97m2
108	3	3B	Y	117m2	97m2

REV DATE	DESCRIPTION	DRN CKD
AMENDMENTS		
STATUS: PLANNING		
CLIENT: STONEBRIDGE MILLS LTD		
PROJECT NAME: STONEBRIDGE MILLS		
PROJECT ADDRESS: STONEBRIDGE MILLS WORTLEY		
DRAWING TITLE: PROPOSED SITE LAYOUT		
JOB NO: 15-6053	DRG NO: P 50	REVISION: A
DATE: Jan 2018	SCALE: 1:500	SHEET SIZE: A1
		
CRAVEN LODGE, VICTORIA AVENUE, HARROGATE, N.YORKSHIRE, HG1 5PX WWW.SSA-ARCHITECTS.CO.UK T: 01423 856999		



18/02140/FU
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SOUTH AND WEST PLANS PANEL

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SCALE : 1/2500

