



Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 30th June 2022

Subject: 21/08380/FU – Development comprising 58 apartments for affordable rent, including communal and ancillary spaces on land at Railway Street, Saxton Gardens, Leeds, LS9.

APPLICANT	DATE VALID	TARGET DATE
Leeds & Yorkshire Housing Association	20.10.2021	01.07.2022

<p>Electoral Wards Affected: Burmantofts and Richmond Hill</p> <p><input type="checkbox"/> Yes Ward Members consulted</p>	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
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POSITION STATEMENT: Members are requested to note the contents of this report on the proposal and to provide views in relation to the questions posed to aid the progression of the application.

INTRODUCTION:

1. The application is presented to North and East Plans Panel. This report is a Position Statement meaning that the application is not being reported for determination at this point in time. The purpose of this Position Statement is to inform Members of the proposal, to report on the progress of the application and to seek Members comments on key planning issues associated with this development.

PROPOSAL:

2. The proposed development includes a five-storey apartment building, parking area, amenity space and landscaping. The building would contain 58 apartments with a split of 28 x 1-bed, 25 x 2-bed and 5 x 3-bed. The scheme is 100% affordable housing with all apartments set at social rent.
3. The site lies to the south of Railway Street, on the site of the former Yorkshire Riders Sport and Social Club (which has since been demolished). To the west of the site is an Energy Centre (with a 20m flue), which forms part of the Leeds Pipe District Heating Network and to the east is an area of public open space. The railway viaduct lies to the north and the Saxton Gardens estate to the south.
4. The application involves building on the site of the former Social Club plus an area of allocated green space to the south. The amount of green space which would be lost as a result of the development is 958 m².

SITE AND SURROUNDINGS:

5. The site is located to the south east of Leeds City Centre, off Railway Street. The site includes a cleared site (the former Social Club) and an area of grassland (associated with the wider green space).
6. There are railway arches (supporting an active railway line) to the north, an area of public open space (maintained by the Council's Parks and Countryside team) to the east, Energy centre (associated with the District Heating Network) to the west and the Saxton Gardens estate to the south. The surrounding area includes high-rise apartment buildings to the south, traditional housing and a play area to the east and light industrial units to the west. The area contains a mix of building types and styles with significant differences in heights and massing. There have been several recent planning approvals for large high-rise developments. They include:
 - Two apartment buildings ranging from 6 to 22 storeys and housing 349 apartments to the west at Saxton Lane / Flax Place (ref. 19/01010/FU),
 - One residential building ranging from 15 to 20 storeys and housing 204 apartments to the south west at Saxton Lane / Foundry Street (ref. 20/04145/FU); and,
 - Five residential buildings ranging from 12 to 22 storeys and housing 1012 apartments with commercial uses at ground floor to the north at Shannon Street / Marsh Lane (19/04471/FU),
7. A prominent feature of the area is the Saxton Gardens estate which is made up of seven high-rise apartment blocks. The estate includes a mix of private and social housing. Two of the blocks (to the rear of the estate) underwent an extensive refurbishment in the 2000s led by Urban Splash. All seven blocks are constructed of brick with enclosed balconies to the front. As part of the Urban Splash scheme, the two blocks were fitted with grey cladding.

8. The land levels on site are relatively flat, however, to the east of the site the land rises sharply.

RELEVANT PLANNING HISTORY:

9. The relevant planning history includes:
 - PREAPP/20/00290 - Residential development of 57 affordable flats with landscaping – Pre-app response 20.10.2020
 - 19/06641/DEM - Determination for the demolition of Social Club building – Approved 11.11.2019
 - 18/00741/FU - Demolition of existing buildings, construction of new energy centre including new boilers and 20m high flue stack – Approved 18.05.2018
 - 19/01010/FU - Demolition of existing buildings, construction of two residential (Use Class C3) buildings including communal areas for residential use, servicing, basement car parking, landscaping, public open space and highway works – Approved 09.06.2020
 - 19/04471/FU - Residential development comprising five residential blocks of dwellings (C3 use), commercial and community uses (A1, A2, A3, A4, A5, B1, D1 and D2 uses), public houses, wine bars, or drinking establishments, hot food takeaways, communal spaces, service areas, accessways, landscaping and car parking and related site preparation and demolition works – Approved 11.03.2022
 - 20/04145/FU - Demolition of the existing buildings and construction of a new building for residential (Use Class C3) purposes incorporating communal areas for residents use, along with servicing, car parking, covered cycle parking, landscaping, highways and associated works – Approved 15.03.2022

PUBLIC/LOCAL RESPONSE:

10. The application was advertised as a major development. Site notices were posted around the site on 03.11.2021 and the application was publicised in the Yorkshire Evening Post on 29.10.2021.
11. A total of 2 representations have been received. Leeds Civic Trust support the application and consider the apartment building to be well designed. The other comment was made by a member of the public. They support the proposed development in terms of delivering greater levels of affordable housing in the area. However, they were concerned the development may exacerbate parking problems on Railway Street and requested that commuted sums are spent on upgrading the existing playground and making public safety improvements to the railway footbridge and immediate area (they suggested additional street lighting).
12. Ward Members: The case officer wrote to the Burmantofts and Richmond Hills ward members on 18.11.2021. Cllr Khan responded on 24.11.2021 in support of the application.

CONSULTATION RESPONSES:

13. METRO: A Real Time Information Display (battery type) could be provided at busy stop 23378 along with a Real Time Information Display at bus stop 23377 at a cost to the developer of £10,000 each.
14. Flood Risk Management: No objection subject to details being agreed
15. Contaminated Land: No objection
16. Environmental Health: No objection
17. Yorkshire Water: No objection subject to conditions
18. Environmental Studies Transport Strategy: No objection
19. Highways: The proposals cannot be supported as improved linkages are required to encourage walking and cycling. Parking provision is below the maximum of one space per unit but can be accepted subject to safe and attractive walking and cycling routes being available.
20. Influencing Travel Behaviour Team: The Travel Plan should be included in the Section 106 Agreement along with the following:
 - a) Leeds City Council Travel Plan Review fee of £3,278, subject to a 3% increase annually on 1st April.
 - b) Provision of a Residential Travel Plan Fund of £14,833.50. A 50% discount has been applied as the development is within the city centre fringe location.
21. Network Rail: No objection in principle to the development.
22. Landscape: No objection subject to details being agreed.
23. Design: No objection
24. Nature: No objection
25. Local Plans: The proposed development would provide a valued contribution towards meeting the need for affordable housing in Leeds. However, there are currently some outstanding issues with the proposal in terms of how it meets with planning policy requirements in relation to the loss/provision of green space.
26. West Yorkshire Police: No comments
27. Wind consultant: No objection

PLANNING POLICY:

28. Section 38(6) of the Planning and Compulsory Purchase Act states that for the purpose of any determination to be made under the Planning Acts, the

determination must be made in accordance with the plan, unless material considerations indicate otherwise. For the purposes of considering and determining this application, the Development Plan comprises of the Core Strategy as amended by the Core Strategy Selective Review (2019), Site Allocations Plan (2019), Natural Resources and Waste Local Plan (NRWLP, 2013), Aire Valley Area Action Plan (2017), saved policies of the UDPR (2006, included as Appendix 1 of the Core Strategy) and any made Neighbourhood Plan.

29. The policies below are considered to be most relevant in this instance:

Core Strategy, as amended (2019)

30. SP1 Seeks to ensure development accords with the spatial hierarchy
 SP7 Distribution of new housing
 SP11 Transport Infrastructure Investment
 H2 Housing on unallocated sites
 H3 Density of Development
 H4 Housing Mix
 H8 Older persons housing
 H9 Space Standards
 H10 Adaptable and Accessible Housing
 P9 Provision and protection of community facilities
 P10 Seeks to ensure that new development is well designed.
 P12 Seeks to ensure landscapes and townscapes are protected,
 T1 Transport management
 T2 Accessibility requirements and new development
 G4 On site Greenspace provision
 G6 Provision and redevelopment of existing Greenspace
 G9 Biodiversity Improvements
 EN1 Climate Change
 EN2 Sustainable Design and Construction
 EN4 District Heating Network
 EN5 Managing flood risk
 EN8 Electric Vehicle Charging Infrastructure
 ID2 Developer Contributions
 CC3 Connectivity between the city centre and neighbouring communities

NRWLP (2013)

31. NRWLP sets out where land is needed to enable the City to manage resources such as minerals, energy, trees, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.
32. General Policy 1 General planning considerations
 Water 1 Water efficiency (including incorporation of SUDS)
 Water 4 Development in Flood Risk Areas
 Water 6 Flood Risk Assessments
 Water 7 Surface Water Run Off

Land 1	Land contamination
Land 2	Development and trees
Air 1	Air quality mitigation and management

Saved UDPR (2006) Policies

33. GP5 All development proposals resolve detailed planning considerations
 BD2 New buildings should complement and enhance existing skylines
 BD5 Seeks to ensure new development protects amenity
 N23 Incidental space around development
 N25 Seeks to ensure boundary treatments are appropriate
 LD1 Development and landscape schemes

Aire Valley Area Action Plan (AVAAP)

34. ALV5 (2) Local job opportunities
 AVL8 Improving public health
 AVL12 (11/12/13) Strategic transport infrastructure improvements
 AVL13 Green infrastructure network
 AVL17 Heat networks
 EB2 Green space and green infrastructure

Supplementary Documents/Guidance:

35. Sustainable Development Design Guide (SPG10)
 Neighbourhoods for Living (and associated addendum) and Guideline
 Distances from Development to Trees (SPG13)
 Sustainable Urban Drainage (SPG22)
 Street Design Guide
 Designing for Community Safety
 Sustainable Design and Construction
 Accessible Leeds
 Leeds Parking Policy

Climate Change Emergency

36. The Council declared a climate change emergency on the 27th of March 2019 in response to the UN's report on Climate Change. As part of the Council's Best Council Plan 2019/20 to 2020/21 the Council seeks to promote a less wasteful, low carbon economy. 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.

National Planning Policy Framework (NPPF)

37. The National Planning Policy Framework (2021) (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.

38. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

MAIN ISSUES:

39. The Position Statement will focus on the main planning issues. Other issues – such as landscaping, drainage, land contamination and environmental amenity will be covered within the final report but are not considered key areas of concern in relation to this application. The main issues are:
- Principle of development
 - Housing (policy requirements)
 - Green Space
 - Design, Appearance and Amenity
 - Highways
 - Sustainability and Climate Change
 - Representations

APPRAISAL:

Principle of development

40. The site is located within the Main Urban Area, which Spatial Policy 1 of the Core Strategy states will take the largest amount of development, taking advantage of existing services, high levels of accessibility and priorities for urban regeneration.
41. While there are no specific designations associated with the part of the site formerly occupied by the social club building, the land immediately surrounding this to the south and east is designated through the Aire Valley Leeds Area Action Plan as part of a wider area of green space (site reference G306: Saxton Gardens (Dolphins Greenspace)). This is one of the sites identified on the policies map as being a priority for improvement.
42. Policy H2 of the Core Strategy sets out the approach to new housing development on non-allocated sites. It states that new housing development is acceptable in principle on non-allocated land provided that:
- (i) The number of dwellings does not exceed the capacity of transport, educational 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.

Of relevance to the greenfield element of this site, it also states that greenfield land:

- a) Should not be developed if it has intrinsic value as amenity space or for recreation or for nature conservation, or makes a valuable contribution to the visual, historic and/or spatial character of an area, or
- b) May be developed if it concerns a piece of designated green space found to be surplus to requirements by the Open Space, Sport and Recreation Assessment.

43. The site is located in a sustainable location and satisfies the requirements of the first part of Policy H2. In terms of the second part of the policy, the area of greenfield is a grassed area associated with the wider green space allocation. It constitutes a relatively small part of the green space allocation and, unlike the area to the east which contains the playground and group of trees, it does not appear to provide intrinsic amenity value. It also does not make a significant contribution to the visual, historic, or spatial character of the area. The proposal is not therefore considered to result in conflict with Policy H2. Nevertheless, the application must demonstrate that the loss of green space is acceptable under Policy G6. This is considered within the 'Green Space' section of the report.

Housing (policy requirements)

44. Core Strategy Policy H3 sets out density targets. The site is located within the 'City Centre and fringe' where densities should meet or exceed 65 dwellings per hectare. In total, 58 apartments are proposed across the 0.27ha site, which equates to a density of 214dph, far exceeding the minimum requirement of this policy.

45. Core Strategy Policy H4 seeks to ensure an appropriate mix of dwelling types and sizes is provided to address needs measured over the long term, taking into account the nature of the development and character of the location. The table below shows the Council's preferred mix according to Policy H4.

<i>Type</i>	<i>H4 Preferred Max%</i>	<i>H4 Preferred Min %</i>	<i>Target %</i>	<i>Target for application (no. of units)</i>	<i>Mix proposed in application (no. of units)</i>	<i>Mix proposed in application (%)</i>
<i>Houses</i>	90	50	75	44	0	0%
<i>Flats</i>	50	10	25	15	58	100%
<i>Size</i>	<i>Max%</i>	<i>Min%</i>	<i>Target%</i>			
1	50	0	10	6	28	48%
2	80	30	50	29	25	43%

3	70	20	30	17	5	9%
4+	50	0	10	6	0	0%
TOTAL	-	-		58	58	100

46. As can be seen in the table above, the proposed mix overprovides on flats and underprovides on 3 bed dwellings when assessed against the preferred maximum and minimum targets. However, paragraph 5.2.11 of the Core Strategy recognises that a scheme of 100% flats may be appropriate in a particular urban context. In this case, the development lies on the edge of the city centre within an area containing several high storey apartment blocks. The site is also constrained by its size in terms of delivering both flats and houses. It is therefore considered that 100% flats is appropriate. Paragraph 5.2.11 also recognises that applications need to take account of local housing need and that the Policy has been specifically worded to offer flexibility, hence why it refers to a 'preferred' housing mix. The applicant has submitted evidence based on Leeds City Council's Housing Growth Team's Demand Data from November 2019 which identifies that the affordable housing requirement for Richmond Hill is 68 1-bed, 42 2-bed, 32 3-bed, 9 4-bed and 1 5-bed. Whilst the demand may have changed slightly in the intervening period, the proposals were tailored to the demand identified at the outset of the project. The Council's Policy team are also satisfied that – given the scheme is being put forward by a registered provider to cater for specific housing needs and with all of the units being proposed as affordable housing for social rent – the need to meet the targets of this policy (rather than being within the minimum /maximum range) is not an overriding concern.

Question 1: Do Members consider the proposed housing mix acceptable in light of Core Strategy Policy H4? Are there any observations Members would wish to make in respect of the housing mix proposed?

47. Core Strategy Policy H5 sets out the requirements for affordable housing provided as part of market housing developments. The proposal is for 100% affordable housing which is significantly greater than the 7% policy requirement for this area. Policy H5 asks for an affordable housing split of 40% Intermediate (generally affordable to households in the lower quartile of earnings), and 60% Social Rented (generally affordable to households in the lower decile of earnings). Although the proposal is for 100% Social Rented, paragraph 5.2.17 of the Core Strategy advises that for housing schemes led by Registered Providers for social housing, such as this, the Council will take a flexible approach to determining the appropriate quantity and type of affordable housing, taking into account the needs of the area and the wider benefits of development.
48. Core Strategy Policy H9 requires all new dwellings to comply with standards as set out in the policy. The Design and Access Statement confirms that all dwellings will meet the minimum space standards and the layout plans demonstrate this.
49. Core Strategy Policy H10 requires that new build residential developments include the following proportions of accessible dwellings:

- 30% of dwellings meet the requirements of M4(2) 'accessible and adaptable dwellings' of Part M Volume 1 of the Building Regulations.
 - 2% of dwellings meet the requirement of M4(3) 'wheelchair user dwellings' of Part M volume 1 of the Building Regulations. Wheelchair user dwellings should meet the M4(3) wheelchair adaptable dwelling standard unless Leeds City Council is responsible for nominating a person to live in the dwelling.
50. The Design and Access Statement confirms that all apartments comply with M4(2), significantly exceeding the minimum requirement for 30%. 1 apartment will also meet the requirements of M4(3), which equates to the 2% required by H10.

Green Space

51. There are two key issues relating to green space:
- 1) The impact of the scheme on the land designated through the AVLAAP as green space and consistency with Core Strategy Policy G6 (and AVLAAP Policy EB2), and;
 - 2) The requirement for new green space to be provided as part of the development under Core Strategy Policy G4.
52. Overall, the scheme will result in a loss of 958 m² of designated green space. Policy EB2 of the AVLAAP identified that in the East Bank, Richmond Hill and Cross Green area green spaces will be maintained and enhanced, and notes that the quality of all of the existing green spaces in the area fall below the minimum standards of the Core Strategy, with there being a need for regeneration and, where appropriate, new developments, to contribute towards improvements.
53. Core Strategy Policy G6 (which AVL14(1) confirms is the basis for protecting green spaces in the Aire Valley) sets out the approach to protecting green space, identifying that it should be protected from development unless one of the following criteria is met:
- (i) There is an adequate supply of accessible green space / open space within the analysis area and the development site offers no potential for use as an alternative deficient open space type, as illustrated in the Leeds Open Space, Sport and Recreation Assessment, or,
 - (ii) The green space / open space is replaced by an area of at least equal size, accessibility, and quality in the same locality, or,
 - (iii) Where supported by evidence and in the delivery of wider planning benefits, redevelopment proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality.
54. The application seeks to satisfy criteria (iii). The 100% affordable housing provision presents a clear wider planning benefit. In terms of demonstrating a clear relationship to improvements of existing green space quality, the

application proposes the following improvements to the remaining area of green space:

1. Re-profiling the earth berm and installing a timber knee-rail on the Flax Place frontage,
2. Repairs and improvements to the existing footpath on the northern boundary of the Saxton Gardens estate,
3. A commuted sum of £11,000 to be spent on local green space improvements in consultation with residents and ward members. This could include tree planting, footpaths and play features such as a trim trail.

Question 2: Do Members consider the wider planning benefits and proposed green space improvements justify the loss of existing green space, and in doing so satisfy Core Strategy Policy G6? Do Members have any further comments on the proposed greenspace improvements?

55. In addition, policy G4 of the Core Strategy requires that residential developments provide on-site green space (or, where this is unachievable or inappropriate, equivalent off-site provision or financial contributions). The on-site green space requirement is based on the number of bedrooms provided, and for this application equates to a requirement of 1689 sqm. Given that the quantity of green space is unachievable on site as well as the proximity to existing areas of green space, it is accepted that an off-site financial contribution of £71,000 in lieu is appropriate.

Design, Appearance and Amenity

56. The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted”. Policy P10 of the Core Strategy seeks to ensure that new development is of high quality and is appropriate to its context.
57. The existing site has little visual amenity value and comprises previously developed land and a grassed area (forming part of the wider green space).
58. The general layout is considered acceptable. The more functional aspects of the development such as the parking area are set against the energy centre and away from the apartment building. There would be separate pedestrian and vehicular accesses to ensure pedestrians do not have to negotiate the car park to access the development. Proposed landscaping would also help screen the back of the energy centre, buffer the main building from the car park and soften the edges of the development.
59. The apartment building is orientated north-south to follow the urban grain of Saxton Gardens and allows all apartments to have an aspect either towards the city centre to the west, or the green space to the east. The varied elevation form and angles add interest to an area dominated by the blocky form of

Saxton Gardens and break up the massing and bulk of the building. The sleek design, brick pattern and floor-to-ceiling windows give the building a contemporary appearance.

60. The Council's Design team as well as Leeds Civic Trust has responded positively to the design and have no objections subject to details being agreed.
61. The proposal includes private gardens for the ground floor flats and a communal area of amenity space located to the west of the building for the upper floor residents. The gardens and communal area would be contained by defensible boundaries to provide privacy. However, the private amenity provision is well below the recommended quantity set out in the Neighbourhoods for Living SPD which states that private amenity space for flats should, as a minimum, equal 25% of the total gross floor area when provided on a communal basis. The current proposal only achieves 14.2% which represents a shortfall of 385 m². Officers have previously suggested the development include balconies and / or a roof terrace to create greater levels of amenity space. However, the applicant insists these are not deliverable for the following reasons:
1. Balconies are not within budget and have been costed at £300,000. Furthermore, Leeds and Yorkshire Housing Association management consider balconies a safety risk for young children,
 2. The roof area is given over to solar panels and therefore cannot accommodate a roof terrace.
62. In response to the shortfall, the proposal has been amended to include access gates leading from the development into the public open space. The amount of private amenity space would remain below Neighbourhood for Living's standards, but there will be improved connectivity through to the green space which could be used by residents for recreation purposes.

Question 3: Do Members consider the proposed level of private amenity space acceptable?

Highways

63. The site meets the Core Strategy Accessibility Standards. The centre of the site is within the designated 400m walking distance of a bus stop (located on York Street) that provides access to numerous services that exceed the frequency of 4 buses per hour to a major public transport interchange (defined as Leeds, Bradford or Wakefield). Furthermore, the Leeds City Bus Station itself is within a 600m walk of the site.
64. Additionally, there are numerous services within Leeds City Centre that are within easy walking distance of the site. There is also a primary school (Richmond Hill Primary), secondary school (The Ruth Gorse Academy) and a medical centre (York Street Health Practice) nearby.

65. The site is located within the “Fringe” where up to 1 car parking space per dwelling is permitted (as a maximum). As such, the proposed development could provide a car parking provision of up to 58 spaces according to the parking guidelines. However, the proposal includes a provision of 21 spaces. Although the level of parking is well below the maximum threshold allowed in the Transport SPD the Council’s Highways team consider the level of parking acceptable because of its sustainable location. The application is expected to provide a financial contribution towards a residential travel plan fund to encourage the use of sustainable travel modes by the residents of the dwellings.
66. The Transport Statement states that the proposed development will not add more than 15 two-way trips per hour to the adjacent road network during the peak background traffic flow periods. This level of traffic which makes no allowance for the traffic generated by the previous use, will have limited material impact on the adjacent highway network.
67. Nevertheless, the Council’s Highways team maintain an objection on the current scheme. They have asked that contributions / additional measures for safe attractive routes for walking/cycling are provided. Required improvements include extending the public footpath on the south side of Railway street to East Field Street.

Question 4: Do Members consider further connections / linkages are required and, if so, should this be achieved by extending the footpath along the south side of Railway Street?

Sustainability and Climate Change

68. The application confirms that a fabric first approach is being taken to enhance the thermal insulation of the buildings and offer low air permeability. Heating and domestic hot water will be generated by Heat Interface Units in each apartment. High efficiency LED light fittings will be used, with occupancy control switching to ensure lights are only switched on when required. It also confirms that the scheme will connect to the Leeds District Heating network, which is a low carbon energy source. Overall, this will deliver a 23% reduction in carbon emissions, which exceeds the minimum 20% sought by policy EN1, and more than 10% of the energy need will come from a low carbon source (the district heat network). The proposal therefore meets the requirements of EN1.
69. The report also states that consideration is currently being given to the installation of a modest array of solar PV panels on the roof, though the viability of this is currently uncertain due to the roof structure and a final decision will not be made until all costs are established. This would improve the performance of the building against the requirements of EN1.
70. In order to address the water consumption requirements of policy EN2 various measurements are to be taken, including low flush or reduce cistern volume toilets, flow limiters on shower sets, and through given careful consideration to the layout of the hot water pipe network. Together, this will reduce the water

consumption to below 105l/person/day, which is below the 110l requirement of EN2. This policy is therefore satisfied.

71. As noted above the scheme intends to connect to the district heat network. Connection of an existing heat network sits as the top of the hierarchy set out in policy EN4, and so the proposal meets with the requirements of this policy.
72. Based on the information provided in the Sustainable Design Alternatives report, the proposal meets the requirements of EN1, EN2 and EN4.

Representations

73. The Council has received two letters of representation.
74. Leeds Civic Trust support the application and consider the apartment building to be well designed.
75. The other comment was made by a member of the public. They support the proposed development in terms of delivering greater levels of affordable housing in the area. However, they were concerned the development may exacerbate parking problems on Railway Street and requested that commuted sums are used to upgrade the existing playground and make public safety improvements to the railway footbridge and immediate area (they suggested additional street lighting). Although the development will inevitably generate more traffic, the Council's Highways team are satisfied the level of parking is acceptable. In terms of the financial contributions, there will be opportunities to spend the commuted sums on green space enhancements which could include improvements to public safety.

CONCLUDING COMMENTS

76. Although the proposed development includes a number of positive aspects, in particular the 100% affordable housing provision, there are a several issues concerning officers. They include the principle of development (in terms of loss of green space), the proposed housing mix, the level of private amenity space and pedestrian connectivity / linkages. Panel Members are therefore respectfully requested to provide answers to the questions posed in the main body of this report, all of which are reproduced below for ease of reference, and to offer any additional comments that they consider appropriate regarding this development proposal:

Question 1: Do Members wish to comment on the proposed housing mix proposed by the applicant in light of the requirements of Core Strategy Policy H4? Are there any observations Members would wish to make in respect of the housing mix proposed?

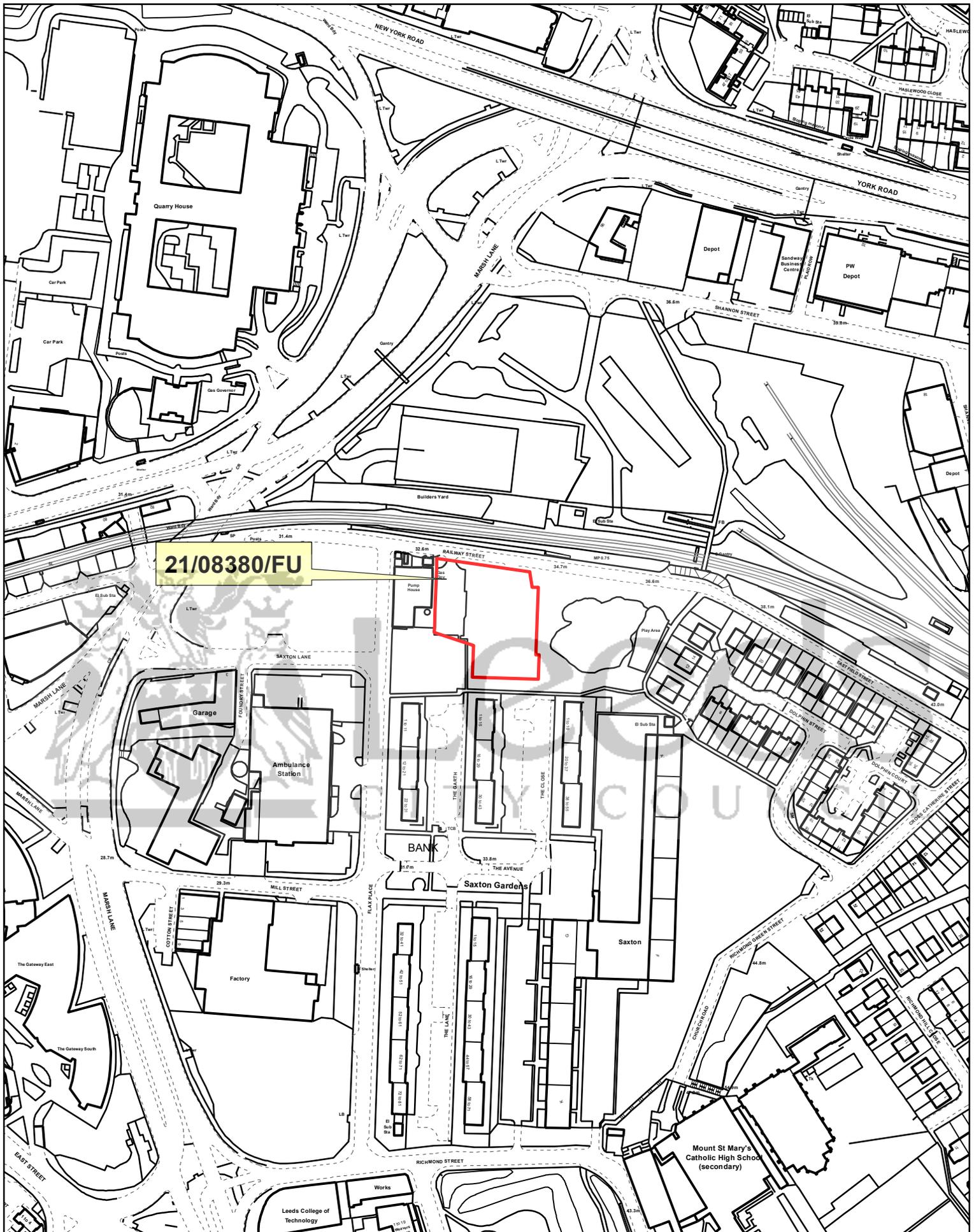
Question 2: Do Members consider the wider planning benefits and proposed green space improvements justify the loss of existing green space and, in doing so, satisfy Core Strategy Policy G6? Do Members have any further comments on the proposed greenspace improvements?

Question3: Do Members consider the proposed level of private amenity space acceptable?

Question 4: Do Members consider further connections / linkages are required and, if so, should this be achieved by extending the footpath along the south side of Railway Street?

Background Papers:

Application file: 21/08380/FU



21/08380/FU

NORTH AND EAST PLANS PANEL

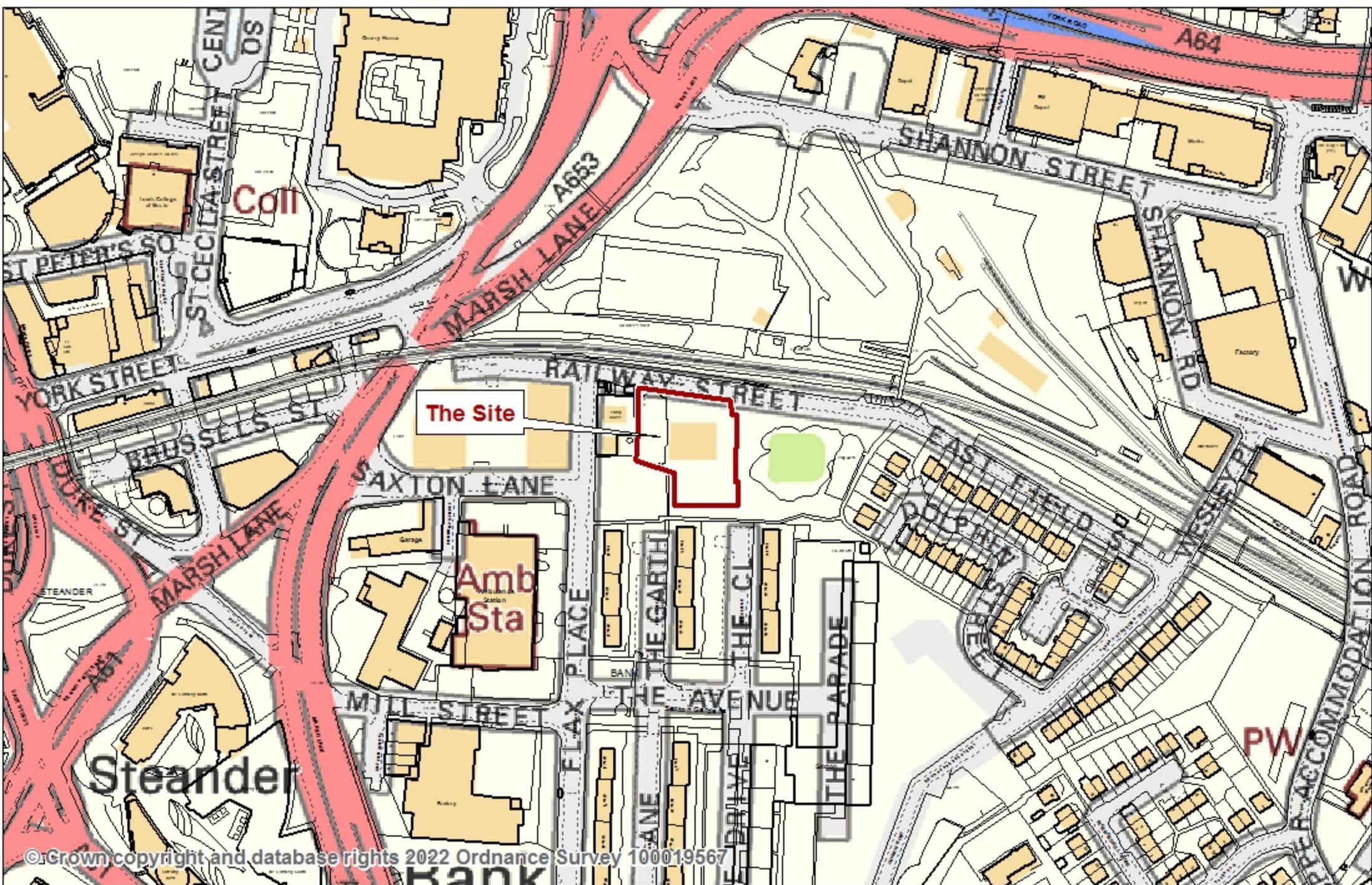
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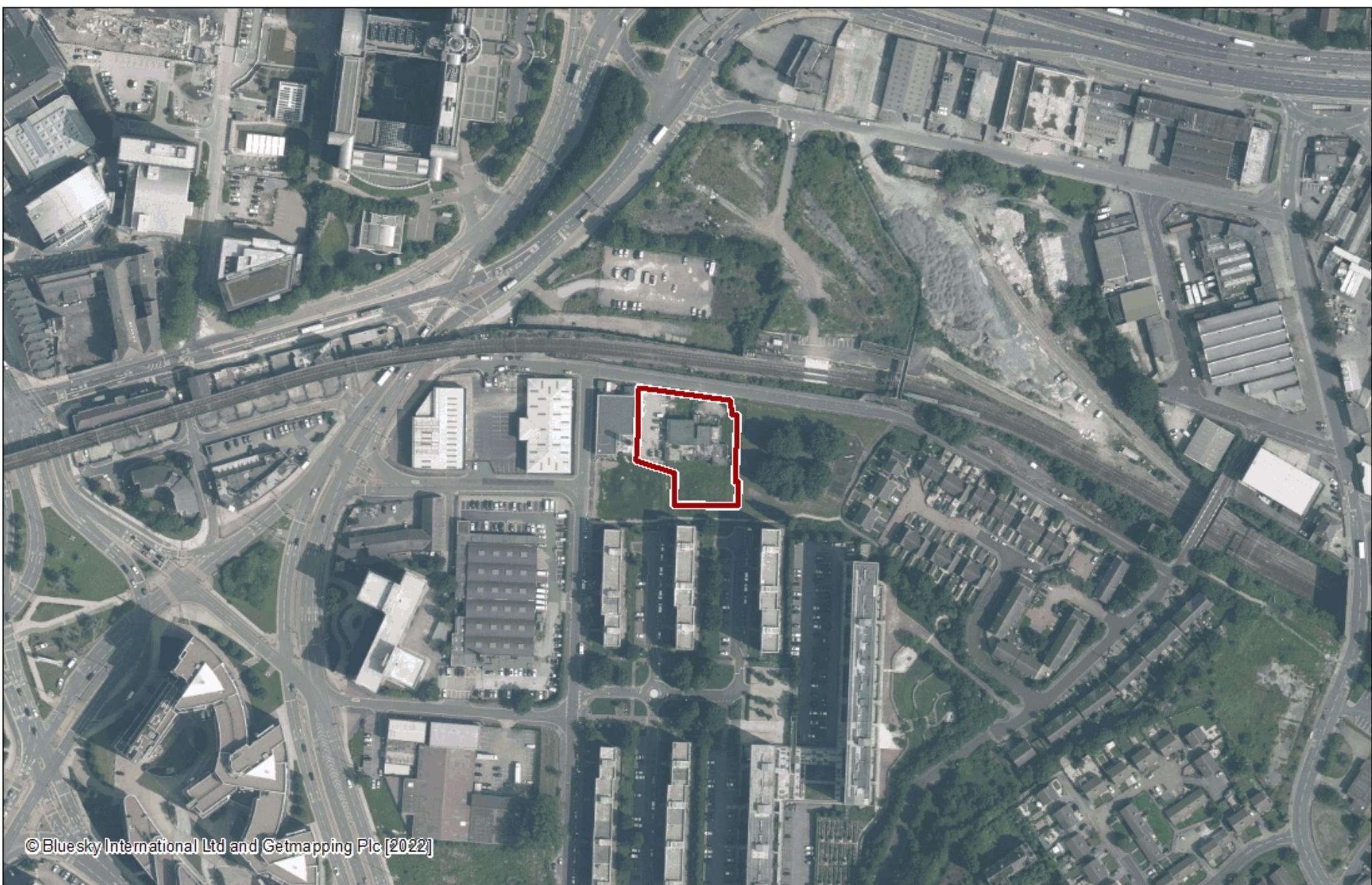
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PLANS PANEL PRESENTATION

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PLANS PANEL PRESENTATION

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