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Report of the Chief Planning Officer

SOUTH AND WEST PLANS PANEL

Date: 7TH July 2022

Subject: 22/01376/FU – Proposed New 3G pitch and tennis courts, and associated fencing up to 4.5m high, former South Leeds Golf Course, Gypsy Lane, Beeston.

Applicant: Leeds City Council

Electoral Wards Affected:

Middleton Park / Beeston & Holbeck

Yes Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT: Members are requested to note this report on the proposal and to provide views in relation to the questions posed to aid the progression of the application.

INTRODUCTION:

1. This application is presented to Plans Panel following a request from Cllr Sharon Burke who supports the over-arching need for the school’s additional sporting provision, but also recognises the weight of public objection and their concerns, as well as the loss of mature trees. These reasons are considered to be material planning issues and after consultation with the Chair of South West Plans Panel, it has been agreed that the application should be reported to Plans Panel for determination.
2. The site involves a parcel of land forming part of the former South Leeds Golf Course situated to the immediate south of Cockburn Academy. Although the application has been submitted by the council, ultimately, it is understood that this will be run by the Cockburn Academy Trust and used by its students but will also be available for community use outside of school hours.
3. The requirement for additional formal play space follows a recent approval to expand the school under (planning ref: 20/03547/FU) for a three-storey modular classroom block. Essentially, this expansion increased the size of the school

from 1050 to 1,261 places and consequently placed has placed additional pressure on existing formal outdoor play space. It is understood this is exacerbated during periods of wet weather, the existing 3G pitches at the school remain in use but the grassed areas are not suitable due to waterlogging. The availability of existing indoor sports facilities is reduced in December, March and the summer exam series, which exacerbates the existing issues even further.

4. The applicant has indicated that in accordance with Department for Education (DfE) Guidance for soft outdoor PE spaces, based on the school's current NOR (number on roll) of 1,261 pupils, the school should have a minimum of 50,135m² of soft outdoor PE spaces. However, the area of soft play within fence-line of the school is currently approximately 32,341m². This means that the school has a deficit of 17,794m² of play space. The school therefore has only 64.5% of the required provision – a deficit of 35.5%.

PROPOSAL:

5. The proposed works involve new 3G pitch and tennis courts and associated fencing up to 4.5m high. The planning submission also indicatively shows the proposed diversion of public footpath 207 Leeds and Leeds Links Permissive Bridleway which would be re-routed to the south of its current alignment. In addition, the submitted site plan shows, on adjoining land edged in blue, proposals for soft landscaping to the south and west of the site, to mitigate against tree/ habitat loss as a consequence of this proposal and to provide a wider landscape strategy. These broader works also annotate the new realignment of the public right of way (PROW) which would be created to mitigate the loss of public access to the section of the PROW footpath and bridleway that currently runs between the school and the application site.

SITE AND SURROUNDINGS:

6. The application site relates to a parcel of land forming part of the former South Leeds Golf Course and is situated to the south of Cockburn Secondary School. The site incorporates (along the northern boundary) a section of Leeds Public Footpath / Bridleway 207 which runs in an east / west direction. The footpath connects Gipsy Lane to the west where residential properties and a boarding kennels and cattery are located. In an easterly direction, the footpath/ bridleway leads to ancient woodland which also forms part of Middleton Woods Local Nature Reserve.
7. The school itself fronts onto to Gipsy Lane and consists of a large two storey rendered structure which serves as the main school building with 3 storey elements to the rear which utilise level changes. To the east side (rear) of the school building are modular buildings with hard surface play courts and outdoor seating area. The remainder of the site to the east consists of sports fields. To the west of Gipsy Lane lies residential areas to the north and west, to the south the land is formed by the remaining areas of the former golf course and land used as a bike park.

RELEVANT PLANNING HISTORY:

8. 20/03547/FU – New three-storey modular classroom block, a single storey link corridor, relocation of a changing room cabin, demolition of a single storey classroom block, external alterations to play area and new fencing. Approved 11.08.2020
9. 12/04061/FU - Provision of artificial pitch including changing facilities, eight lighting columns and fencing to school grounds. Approved 19.11.2012
10. 12/02987/FU: Cockburn High School - All weather football pitch with eight lighting columns, fencing and changing facilities – Withdrawn: 17-Sept-2012
11. 06/07128/LA: Cockburn High School - Reserved matters application for part demolition & erection of part 1 storey, part 2 storey and part 3 storey extensions to school with car parking & landscaping - Approved: 27-FEB-07
12. 21/213/05/OT: Cockburn High School Gipsy Lane Leeds - Outline application to erect extension to school - Approved: 05-OCT-05
13. 16/06103/LA – Former Middleton Park Golf Course, laying out of urban bike park and bike hub comprising of a series of bike trails. Approved 14.03.2017

HISTORY OF NEGOTIATIONS:

14. Informal pre-application meetings were held with the LPA on 16th March 2021 and 7th June 2021. The issue was also initially discussed at the time planning application reference 20/03547/FU was also submitted. The planning advice given has consistently raised concerns regarding the excessive amount of tree loss, impact on the environment and wildlife.
15. Although only for illustration purposes, the proposed diversion of public footpath / bridleway 207 has been amended to a route closer to the north western end of Gipsy Lane following comments received from the council's public rights of way team.

PUBLIC/LOCAL RESPONSE:

16. The application has been advertised by multiple site notices on the 14.3.22.
17. In total 201 representations have been received to date, of which 140 are in support, 48 are objections, 3 are neutral and 10 contributors have commented more than once. 19 representations have also identified as living outside of the locality.
18. The objections relate to increase in traffic in the area causing disruption and increase parking pressures on surrounding streets, proposal will cause issues with access to bike park and increase the risk of the land being used illegally by the travelling community, objection to the diversion of public bridleway, the covering of historic cobbles which is part of the areas historic heritage, the removal of vegetation and trees which is contrary to the councils climate change agenda, loss of wildlife, greenspace and harm to biodiversity, increased noise and environmental pollution (microplastics), air pollution, drainage and flooding issue harm to a designated nature reserve and the largest remaining ancient woodland site in West Yorkshire. It is noted that the

footpath is an ancient trail and is known as 'Monk's path'. Facilities on the existing school site could be improved to avoid the need for this development.

19. Save South Leeds Former Golf Course Community Group (SSLFGCCG)– Objection. Proposal needs to be viewed in terms of the Leeds Parks and Green Spaces Strategy because the land identified is green belt land that was added to the Middleton Park Estate. Loss of habitat / harm to ancient woodland, harmful to bio-diversity and climate change, loss of trees and micro-plastics will harm the eco-system. Alternative options should be explored to provide sporting provision for the school such as improving existing pitches and drainage to enable all year use and using the John Charles Sports Centre. The proposal does not support council values of spending money wisely, working with communities or treating people fairly. As part of a consultation exercise, Leeds City Council Inner South Community Committee asked local residents and community groups to consider the concept of 20-minute neighbourhoods. In response (SSLFGCCG) highlighted that the section of former golf course land (the area subject to this application) as the essential green space for their 20-minute neighbourhood. The site is already designated green belt, part of Middleton Park, part of Leeds Habitat Network and an Urban Green Corridor and should be protected.
20. Peak and Northern Footpaths Society - The Society is concerned that the diversion of Leeds 207 will result in the loss of a popular and well-used walking route. This path has previously been promoted (with Council support) as a valuable heritage asset as part of the South Leeds Heritage Trail.
21. Leeds Civic Trust - The Trust understands the need for additional high-quality playing field space for the school but considers some aspects of the proposal could have been planned more sensitively. Whilst an Arboricultural Survey has been submitted in support of this application, it does not provide a full assessment of the trees that are to be lost. Furthermore, as the proposals do not include any lighting proposals, but these are planned (as evidenced by the cabling for their future provision), there has been no assessment of the impact of this upon the wildlife of the adjoining woods, particularly in terms of bats, insects and night-flying birds. The Biodiversity Plan mentions the potential for hedgehogs and small mammals but does not specify any mitigation.
22. The Trust is also aware of the PROW footpath that runs along the northern edge of the site which has some paved setts or stone slabs in certain sections of the path, and this is a confirmed historic route. The Trust feels that the loss of this route would be significant because of this historic character and feels that it should be retained. There are examples in Leeds of schools that have school playing fields separated from the main school site, such as Carr Manor Community College, and feel that this option should be adopted in order to retain this important historic route. If the footpath cannot be retained, any historic surfacing should be removed and relocated rather than be lost due to re-surfacing and level changes.
23. Beeston Forum & Neighbourhood Planning Team – Objection due to concerns that the application is being assessed in the context of Cockburn School and Middleton Park only, and not in the context of Beeston residents who live close or adjacent to this proposed site.
24. The former golf course has been retained as green space under the terms of its inception. Leeds Council decided to absorb it into Middleton Park, even

though parts of the golf course were actually in Beeston. Concerned, therefore, that Cockburn Academy can annex the land and build on this green space when the land has been so classified. Although Beeston Forum and Neighbourhood Planning Team appreciate that anyone can comment on a planning application, it has been brought to their attention that notices of support have been submitted by pupils from the school during lessons, at the behest of teachers, without a balanced discussion taking place.

25. Main themes of objection relate to

- Beeston is a built-up area with small amounts and pockets of green space. The nearly 5-acre area to be developed is a considerable amount of green space which would be permanently removed.
- The right of way/bridleway which would be moved and built on is a cobbled lane shown as Deacan Lane in 1852, leading to the former Scurr's House and on to what is now Westland Road. This old cobbled lane is identified as a heritage asset in the Neighbourhood plan and should be restored accordingly.
- The importance of this route is further qualified by the fact that it marks the Beeston Ward Boundary.
- Since the golf course closed this area has developed into a much-used recreational facility for local residents, it is a relaxing oasis away from the very busy roads cutting across Beeston. There is a feeling of real open space aided by the abundance of mature trees.
- There has been construction work and access next to this site recently so it is considered that a wildlife survey in May-July 2021 would not be a true representation of the wildlife using this area. Additionally, this area's wildlife was not looked at in context or relevance to any wildlife in other green spaces across Beeston.
- Construction would cause considerable disruption to local wildlife. Additionally, noise pollution from the use of these facilities would continue the disturbance.
- Levelling of the gradient, removal of 37 mature trees, tarmacking of the access will lead to potential problems with run-off water and potential flooding.
- Despite the application stating that they do not intend to have floodlights, nonetheless they are cabling electricity into the area. Lighting would be of great detriment to any wildlife.
- There are alternative sports facilities nearby. The John Charles Sports Centre has 6 indoor and 6 outdoor tennis courts. There are other under used recreational sports facilities nearby. For instance, the football pitch on land adjacent to the Parkwood Estate, Cardinal Square, and Kings Field pitches. These alternatives could be enhanced for a much-reduced cost both financially and environmentally.

26. Woodland Trust - The Trust holds concerns regarding this application due to the potential for impact on Park Wood Ancient Semi Natural Woodland (grid ref: SE29492934), designated as such on Natural England's Ancient Woodland Inventory (AWI). We note that the proposed rugby pitch would be situated approximately 30 metres away from the ancient woodland. The plans show a 15-metre buffer adjacent to the ancient woodland. The Trust ask that before a decision is made on this application the applicant provides information to demonstrate that there will be no deterioration of Park Wood as a result of run-off from the material used to construct the surface of the rugby pitch and that no pollution would occur. This is backed up by Natural England and Forestry

Commission's standing advice which states that "the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone." The applicant should also assess the impact of any lighting provision associated with the sports facilities on the nearby ancient woodland habitat. Finally, it is noted that part of the cycle track is proposed to be within the 15-metre buffer zone. Natural England's standing advice is clear that access to buffer zones should be carefully considered. Access may be permitted if the buffer zone habitat is not harmed by trampling. However, development should not be approved within buffer zones. It is therefore requested that any new cycle track provision is located outside of the buffer zone.

27. The comments in support of the application relate to the need for all year round sport, improvement of the schools facilities and community provision, the environmental harm is being off-set with tree planting and biodiversity measures, development will improve lifestyles and promote well-being, Cockburn school has insufficient facilities for pupils and this will offer all-year use. Many of the representations in support are from pupils of Cockburn Academy who state that the school has approximately 1300 students. The school finds it is important that every child participates in some sort of physical activity and learns about healthy lifestyles therefore all students study BTEC Sport and every student takes part in physical education. Cockburn School is currently 65% under provision for the number of students that attend this school. For students to get the most out of their PE lessons these facilities are of paramount importance because it would provide more space and introduce a larger variety of sports to students.

CONSULTATIONS RESPONSES:

Statutory Consultations

28. Coal Authority – Initial holding objection. Following receipt of additional supporting information, the objection has been removed subject to planning conditions.

Non-Statutory Consultations

29. Sport England – Objection on the grounds that that the applicant has not submitted a robust 'Needs Assessment' (carried out by a recognised sporting consultant) to properly addresses paragraph 99 of the NPPF. The applicant has also failed to work with the relevant National Governing Bodies of Sport.
30. Re-consultation comments received 14.6.22 reaffirms earlier comments dated 24th March 2022, 25th March 2022, 5th May and 17th May 2022 as well as in a pre-application enquiry response to the agent in an email dated 16/12/2021. Furthermore, the additional information submitted does not appear to provide any clarification as to why the Community Use Agreements for the previous planning permissions associated with the school have not been implemented and whether the applicant will enter into a Community Use Agreement for the community use of the proposed facilities.

31. District Heating Network – No comment
32. Environmental Health – No objection
33. Flood Risk Management – No objection in principle subject to conditions
34. Highways – No objections in principle subject to conditions
35. Landscape – Tree survey and AIA reports reviewed, and further clarification was sought in relation to levels and root protection areas. Objection received on the grounds of the loss of 38 trees which make a valuable contribution in landscape terms.
36. Land contamination – No objection in principle subject to conditions
37. PROW - No objection in principle. Initial comments sought an amendment to reroute the footpath 207 closer to Gipsy Lane and to note that a Public Path Diversion Order for this under the Town and Country Planning Act 1990.
38. Nature conservation team - the semi-improved grassland area is likely to be of Moderate Distinctiveness rather than Low Distinctiveness. A quadrat-based survey to identify the no. of species per m² is required. The current survey was done in April 2021 which is too early in the year to assess botanical diversity. This should be carried out in the optimal survey season May-Aug. Once the above has been done (now is the optimal time of year) there will need to be a revised Ecological Impact Assessment with full Excel Spreadsheet calculations also submitted (not just a summary of them in the report). Prior to determination an assurance is required that the full costs of achieving BNG for a minimum 30-year period has been calculated.
39. Any hedgerow or woodland UK BAP Priority Habitat needs to be clearly shown on maps and measures put in place to retain these as per Policy G8. Surface water run-off – confirmation whether there are any measures in place to intercept any rubberised granules (or similar) before discharging to any adjacent water courses.
40. The impact on the population of Hedgehogs needs further consideration – with a programme of measures put forward to demonstrate they can be protected and safeguarded. Such measures can then be conditioned. Impact of lighting – this will be required for the sports pitches and possibly some of the new surfaced footpaths (from a safety perspective) and impacts on the local bat population need considering as part of this application.
41. Natural England – The LPA should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 180 c) of the National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk). Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. Natural England and the Forestry Commission have produced standing advice for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be considered by planning authorities when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

PLANNING POLICIES:

42. Section 38(6) 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. The Development Plan for Leeds currently comprises the Core Strategy (amended 2019), the Site Allocations Plan (2019), saved policies within the Leeds Unitary Development Plan (Review 2006) (included as Appendix 3 of the SAP) and the Natural Resources and Waste Development Plan Document (2013) (NRWLP), The Aire Valley Area Action Plan and any made Neighbourhood Plan.

Local Planning Policy

43. The Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019) sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. For the purposes of decision-making in relation to this application, the following Core Strategy (amended 2019) policies are relevant:

General Policy – Sustainable Development and the NPPF
Spatial Policy 1 – Location of Development
G6- Protection and redevelopment of existing green space
G8 – Protection of important species and habitats
G9 -Biodiversity improvements
EN1 – Climate change
EN5 – Managing Flood Risk
P9 - Community facilities and other service
P10 – Design
P12 – Landscape
T1 – Transport management
T2 – Accessibility requirements and new development

44. The Site Allocations Plan was adopted in July 2019. Following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt, has been remitted to the Secretary of State and is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight.

45. The following saved UDPR policies are also relevant:

GP5 Seeks to ensure that development proposals resolve detailed planning considerations, including amenity
N8 Urban green corridors
N23 Incidental green space
N33 Development within the Green Belt
LD1 Landscaping

46. The Natural Resources and Waste Local Plan (NRWLP) was adopted by Leeds City Council on 16th January 2013 and is part of the Local Development

Framework. The Plan sets out where land is needed to enable the City to manage resources, like trees, minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. No NRWLP policies are relevant.

Neighbourhood Planning

47. There is no neighbourhood plan relevant to the development:

Supplementary Planning Guidance

Sustainable Design and Construction (2011)

Parking (2016)

Street Design (2009)

Designing for Community Safety (2007)

Neighbourhoods for Living (2003)

Sustainable Drainage in Leeds (2004)

National Planning Policy

48. The National Planning Policy Framework (2021) (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. The Framework must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
49. The introduction of the Framework 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 Framework 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 Framework.
50. The following sections of the Framework are most relevant for the purposes of determining this application:
- Achieving sustainable development;
 - Decision-making;
 - Achieving well-designed places;
 - Protecting Green Belt land;
 - Conserving and enhancing the natural environment
51. Paragraph 92 of the NPPF supports the provision of community facilities and other local services in order to enhance the sustainability of communities: To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

52. Paragraph 95 attaches great weight to the need to create, expand or alter schools:

53. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- give great weight to the need to create, expand or alter schools; and
- work with schools' promoters to identify and resolve key planning issues before applications are submitted.

54. Paragraph 96 requires faster delivery of public service infrastructure such as further education colleges, hospitals and criminal justice accommodation, local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted.

Paragraph 99 relates to existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Paragraph 130 seeks to ensure that planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

55. Paragraph 131 states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Paragraph 180 advises that when determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

MAIN ISSUES:

56. Given that a Position Statement is under consideration and the application is not at Plans Panel for determination at this moment in time, only the key

planning issues will be covered in order to focus discussion. The key planning considerations for the current proposal are considered to be:

MAIN ISSUES:

- 1) Principle of development - Green Belt / Sport England issues
- 2) Landscape
- 3) Ecology
- 4) Design and visual impact
- 5) Impact on the living conditions of surrounding residents
- 6) Highways
- 7) Representations
- 8) Conclusion

APPRAISAL:

Principle of development

57. The site is located within the Green Belt and therefore attention should be drawn to the policies which are most relevant in this case. In this case development plan policy N33 states that, except in very special circumstances, approval will only be given in the Green Belt for certain categories of development.

The guidance within the NPPF sets of the main objectives of Green Belt policy as being:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

58. The essential characteristics of Green Belt are their openness and their permanence. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 notes when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
59. Paragraph 150 provides details of development within the Green Belt (aside from the noted exceptions in Paragraph 149) that might not be inappropriate, provided they preserve the openness and do not conflict with the purposes of including land in the Green Belt.
60. Policy N33 of the Leeds Unitary Development Plan (Review 2006) (the UDP) sets criteria for approving development in the Green Belt where they comprise one of a number of exceptions set out in the policy or where there are very special

circumstances. These exceptions generally mirror those found in the National Planning Policy Framework.

61. The provision of appropriate facilities in connection with the existing use of land or a change of use for outdoor sport, outdoor recreation is regarded as one of those exceptions.
62. The main issues in relation to this application are therefore;
 - whether the proposal constitutes inappropriate development in the Green Belt as set out in the Development Plan and having regard to national policy set out in the Framework. This document advises that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and;
 - if it is inappropriate development, whether the harm by reason of inappropriateness, and any other harm is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.
63. Although the provision of sports facilities can be considered to be not inappropriate development as defined in paragraph 150 of the framework, consideration needs to be given to preserving the openness of the Green Belt and the purposes of including land within it. Although the operation of laying out the tennis courts and 3G pitch will include the removal of trees, other vegetation and level changes, these will be screened to a degree by the presence of retained trees and landscaping with the remodelled earth works, achieved through cutting and filling, creating a landscape buffer.
64. It is therefore considered that the proposed development, insofar as it relates to the laying out of the pitch and tennis courts, has been carefully situated where it will be effectively screened from long distance public views due to the existing boundary treatment and changes in levels. In this context, the modest scale of the development proposed, its design and locational backdrop, the inherent spatial and visual effects arising from the development would not harm the overriding sense of openness.
65. This said, the proposal does include the provision for fencing arrangements consisting of fencing of 4.5m high (3G pitch), 3.5m (tennis courts) and 2.4m perimeter fencing. Fences and gates are not listed as noted exceptions to Green Belt policy. It is therefore concluded that the installation of the fencing and gates would be inappropriate development for the purposes of paragraphs 149 and 150 of the Framework. Inappropriate development is not normally acceptable unless there are very special circumstances to justify allowing the development to proceed.
66. The proposed boundary fencing is essentially 'open in nature' comprising a mesh system with open views through but which provides an essential boundary for the proposed sports use. The fence is to be coloured green to blend into both existing vegetation and the additional planting proposed in the landscaping scheme.

67. In terms of the sports pitch, rebound panels are also shown. The pitch and tennis court enclosures are considered to be the minimum height required to enable these elements to properly operate in order to retain balls within the pitch and court area. The boundary treatment reflects the typical height sought by the DfE for perimeter fencing and has been justified by the applicant on the grounds of safeguarding and security.
68. In visual terms, the open form of the boundary treatment would allow light to penetrate and minimise the visibility of the structure. In this context, when observed against a backdrop of mature trees and other vegetation, the structures would also be visually subsumed against its surroundings and further screening would be achieved via comprehensive landscaping proposals. The visual impact of such will therefore be minimal and assisted by various level changes which, combined with the aforementioned landscaping, will create a strong visual barrier.
69. In this case, the applicant has submitted a supporting statement putting forward a case for very special circumstances as a justification to outweigh any harm caused by reason of inappropriateness and harm to the openness of the Green Belt. This is based on need due to the aforementioned deficit of formal play space provision and in terms of safeguarding by providing a secure boundary.

**Do Members wish to comment on these Green Belts issues?
Do Members wish to comment on the suggested very special circumstances put forward by the applicant and whether they clearly outweigh the Green Belt harm?**

Sport England comments

70. The site is not considered to form part of or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No.595) and therefore, Sport England is a non-statutory consultee.
71. Government guidance, within the Planning Practice Guidance (Open Space, Sports and Recreation Facilities Section) advises Local Planning Authorities to consult Sport England on a wide range of applications. This application falls within the scope of the above guidance as it relates to the loss of, or loss of use for sport, of any major sports facility.
72. Sport England note that this is a full planning application for the partial loss of an 18-hole golf course that is understood to have closed in 2019 and has not been in active use since this date. The development relates to a new 3G 'third generation' synthetic pitch primarily for football and rugby as well as three tennis courts of porous asphalt construction, together with associated works.
73. Supporting information details how the facilities are for use by Cockburn High School. In addition, the proposal involves landscaping outside the red line boundary to facilitate biodiversity enhancement measures resulting in further loss of land associated with the former golf course. Supporting information states that the new facilities will address the shortage of outdoor sporting facilities at Cockburn School to allow them to deliver their curriculum. The new facilities will also be made available for community use. No sports lighting is included as part of this proposal.

74. As part of their assessment of the application, Sport England has consulted various sporting bodies including the Lawn Tennis Association, Rugby Football League and the Rugby Football Union. It is understood none of these bodies are aware of the proposal and consequently have not been involved in the design / or need for the development.
75. As part of the applicant's submission, a needs case has been presented together with a justification relating to the loss of the golf course. In terms of national guidance, as contained in Paragraph 99 of the NPPF, Sport England consider this to be insufficient and have sought a robust needs assessment which demonstrates whether or not there is a need for the golf course and that there is a clear need for the chosen sport facilities which will be provided as part of this application.
76. As part of a following up comment, Sport England have also provided details of a recent appeal decision (APP/D0650/W/21/3285817) dated 10th May 2022, which involved a proposal for the partial loss of a Golf Course in Halton, Widnes.
77. The appeal decision outlines the approach that should be taken when assessing whether or not a golf course is considered to be 'surplus to requirements' in relation to paragraph 99 of the NPPF. However, within paragraph 99 there is also two other qualifying criteria to consider.
78. Paragraph 99 states:
- Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use*
79. In this case the applicant has chosen to seek to justify suffix (c) and has provided details of the proposed pitch specification and tennis court details which, the applicant claims, meets Sport England requirements and those of related National Governing Bodies (NGB's).
80. In terms of the broader background, it is understood, following a decline in memberships and ongoing vandalism of the site, the golf course closed in November 2019 and is now included in the Middleton Park Estate managed by Leeds City Council (LCC). The club was run privately, and the land was leased from LCC.
81. As mentioned earlier, following the expansion of Cockburn Academy, the council pursued the opportunity to transfer a small section of the former golf course to the Trust for outdoor sports provision to help to address the shortage of outdoor sports facilities at the school and therefore allow the delivery of their curriculum.

82. Given these circumstances it is logical that the additional sports facilities are provided adjacent to the existing school to enable integrated use and to do so in the secure environment for safeguarding reasons and to avoid unnecessary management and logistical issues that would arise from the use of remote facilities.
83. The closure of the golf course was a commercial decision and is not connected to this planning application. Given the passage of time, the former golf course has also become overgrown with self-seeds and transformed into a nature / wildlife area given it is no longer maintained in a formal way. There is no realistic prospect of this being reused for its former purpose and commercially this would also be an unlikely proposition given the level of investment now required. Also, given the publicly accessible attractive environment which has since been created, the complete removal of this resource would be a retrograde step from a nature conservation perspective.
84. The proposals do not include floodlighting or separate changing facilities outside of the school's existing buildings. This is due to need to minimise the amount of development and harm that would be caused to the openness of the Green Belt. The key driver is to address the shortage of outdoor sporting facilities at Cockburn School although the facilities will be made available to the wider community. It is understood for this reason the applicant did not seek views of the (NGB's) prior to the planning submission. This said, as detailed above, it is understood the design and specification of the proposed facilities meets Sport England and the (NGB's) technical standards, albeit, at the time of writing this is yet to be confirmed.

Do Members support the principle of considering this application without the requirement for a need's assessment as suggest by Sport England?

Landscape

85. The applicant has carried out a full tree survey and AIA. The councils landscape architect has assessed this information and recognises that the loss of trees to accommodate this proposed development is regrettable, but it is accepted that it is not feasible to carry out the development as proposed without some tree loss and impact on the landscape.
86. In terms of direct tree impacts the proposed development requires the removal of 38 trees, the vast majority being B category (good quality). Although the trees which require removal are located centrally within the site and are partially screened by trees on the periphery of the site, the visual importance of these trees, in terms of their group value, will mean that their removal will have a significant impact on the immediate visual context. In terms of longer views, the impact is less so, given the wider sylvan context and as such are subsumed within it.
87. In addition, details relating to proposed levels, where footpath routes appear to coincide with root protection areas and soil re-grading works has not been provided to sufficiently clarify likely impacts to surrounding trees.
88. As part of a mitigation strategy replacement trees are to be provided at a ratio of 3:1 in accordance with council policy. However, in terms of climate change and the declared council's climate emergency, the value of these trees should be fully recognised in terms of carbon storage, their mitigation of air / noise pollution and flooding. Whilst newly planted trees are recommended, the benefits of carbon sequestration would take at least 25-30 years to attain the volumes that the

current established trees achieve. The council's landscape architect is of the view that the loss of so many established and mature trees cannot be supported in landscape terms and the development is in conflict with the council's declared climate emergency.

89. It is also noted that the boundaries with open space, such as the west boundary, should be designed to accord with LCC policy N24, SPG 25 - Greening the Built Edge and LCC Landscape Guidance No. 3 – 'Buffer planting'.
90. Should planning permission be granted, the trees shown as retained will need to be safeguarded by appropriate tree protection measures. Additionally, given the intricate work proposed around trees and RPA's, it is recommended that this is overseen by an arboriculturist to ensure that measures set out in the AIA and method statement are properly implemented.

Do Members have any comments to make regarding tree loss and the proposed mitigation measures?

Ecology

91. Core Strategy policy G9 'Biodiversity improvements' requires that the design of new development, including landscape, enhances existing wildlife habitats and provides new areas and opportunities for wildlife.
92. The primary aims of Biodiversity Net Gain are to secure a measurable improvement in habitat for biodiversity, to minimise biodiversity losses and to help to restore ecological networks. The National Planning Policy Framework (NPPF) makes provisions for the delivery of biodiversity net gain.
93. The applicant has submitted a Preliminary Ecological Appraisal (PEA) and an ecological impact assessment. The PEA concludes that the proposal is not likely to have any significant effects on internationally or nationally protected sites.
94. In relation to broader ecological impacts, the supporting report confirms that the proposal will result in the loss of habitat areas within the Leeds Wildlife Habitat Network. Although the report indicates that various individual habitat areas are of low ecological value, collectively and without mitigation, the impact would be significant.
95. The site is situated close to several locally designated sites, Leeds Nature Areas (LNA) and Local Nature Reserve (LNR).
96. Middleton Woods LNR located approximately 31 metres east of the site, Waddington's Wildlife Run LNA located approximately 760 metres north-east of the site, West Wood LWS located approximately 1.2 km south-south-west of the site, West & Sisson's Wood LNA located approximately 1.65 km south of the site, Noster Hill LNA located approximately 1.8 km north of the site, Albert/Valley Road LNA located approximately 1.95 km south-west of the site.
97. In relation to other designations, the site sits within the Leeds Wildlife Habitat Network (LWHN) together with the remainder of the former Leeds Golf Course. The site is also adjacent to woodland listed on the West Yorkshire Ancient Woodland Inventory; Middleton Woods is an extensive area of Ancient Semi Natural Woodland located approximately 37 metres east of the site boundary at its nearest point.

98. At the site's closest point to wider woodland, a buffer zone of 15m is to be provided to protect ancient woodland and individual ancient or veteran trees. The buffer zone will also be screened by protective fencing which will also serve to preclude digging or stock piling or other disturbance from construction activities which could potentially result in impacts on Middleton Woods and Ancient Woodland.
99. As described, in the Arboricultural Method Statement, standard Tree Protection Fencing (TPF) will be used to protect retained trees and woodland adjacent to the development. The TPF will be located at least 15 metres from the boundaries of Middleton Woods LNR and Ancient Woodland (Middleton Woods) to provide a woodland buffer zone of at least 15 metres. New tree planting will be undertaken off-site. The tree planting will comprise native species. Mixed scrub will be created off-site. The mixed scrub will comprise native species. In addition, various habitat areas are to be provided. According to the biodiversity net gain calculations presented in the Biodiversity Enhancement Management Plan (BEMP), the proposed development will result in a net gain of 10.07%. The BEMP will also be reviewed and updated every 5-10 years and will be implemented for a minimum of 30 years.
100. In terms of implementing and maintaining the BEMP for 30 years, the applicant (the council's project team) has been asked to confirm that funding arrangements will be put in place for such and that this has been agreed with by Parks and Countryside. Although it is understood that the applicant is still in discussions with Parks and Countryside, Panel Members should be aware however that no such undertaking has been provided at the time of writing.
101. The supporting reports and surveys have been assessed in terms of the developments impact on the affected habitat and wildlife and the guidance contained in Paragraph 179 of the NPPF Habitats and biodiversity . The council's nature conservation officer has also reviewed this and concluded that the semi-improved grassland area is likely to be of Moderate Distinctiveness rather than Low Distinctiveness. A quadrat-based survey to identify the no. of species per m² is required, and this should be carried out in the optimal survey season May-Aug. Confirmation of whether there is any acidic grassland is also required. The current survey was done in April 2021 which is too early in the year to assess botanical diversity. Once the above has been done (now is the optimal time of year) there will need to be a revised Ecological Impact Assessment with full calculations set out, not just a summary, as is currently the case. Losses in habitats will need to reflect the cut and fill drawings as presented, and any footpaths to be created which will need surfacing and drainage impacts. Similar calculations and maps are required for those off-site areas that are referred to in the submission.
102. Prior to determination an assurance is required that the full costs of achieving BNG for a minimum 30-year period has been calculated to achieve the BNG and that monitoring will take place to assess the details of such.
103. Any hedgerow or woodland UK BAP Priority Habitat needs to be clearly shown on plans and measures put in place to retain these as per Policy G8. The Woodland along the north boundary to be retained needs a buffer to ensure no changes in ground levels within the RPAs. This needs to be clearly shown to demonstrate no loss of trees in this area. In terms of surface water run-off – confirmation is required to demonstrate that measures will be put in place to intercept any rubberised granules (or similar) before discharging to any adjacent water courses.

104. The impact of the development on the population of hedgehogs needs further consideration with a programme of measures is required to demonstrate they can be protected and safeguarded.
105. Impact of lighting, although no flood-lighting is proposed, new surfaced footpaths may have low lighting (from a safety perspective) and impacts on the local bat population need considering as part of the overall ecological assessment.

Do Members have any concerns or comments relating to ecology matters?

Design and visual impact

106. As noted above, the proposed works involve a new 3G 'third generation' synthetic pitch and 3 tennis courts, with steps, ramped access, pitch and court enclosures as well as perimeter fencing. The pitch will be mainly used for rugby and football but can also be used for other sports. The dimensions of the sports pitch are 68m x 100m with a 3m run off along each side. The pitch has been designed with a sub-base with drainage and would be covered by artificial grass. The design specification will meet Sport England standards. The pitch fencing will be 4.5m high weld meshed and gated.
107. In terms of the tennis courts, these would form a three-court block and laid out to dimension which satisfy minimum Lawn Tennis Association standards. The courts would be of a porous asphalt construction and green and grey in colour. The court enclosure is also weld mesh 3.5m and gated.
108. The site's secure perimeter fencing will be 2.4m high (also weld mesh) to provide the essential safeguarding and security necessary for the school. All of the fencing / gating arrangements will be powder coated in green.
109. As referenced earlier, the proposed works involve level changes, these will be screened to a degree by the presence of retained trees with further landscaping proposed. The remodelled earth works will be achieved by cutting and filling, creating a landscape buffer with banks of retained soil. This will not only help reduce the visual impact of the proposal but also avoid the need for material to be exported from site.
110. **Notwithstanding the extent of tree loss, in visual and design terms, do members support the proposed layout and design solution?**

Impact upon the living conditions of surrounding residents

111. Core Strategy Policy P10 and saved UDP Policy GP5 require that development should protect the local amenity.
112. The proposed development will need to be considered in terms of its impact upon the residential amenity afforded to nearby residents. The development is located close to the urban edge of an area of predominantly residential character. In assessing the impact, the proposed development will have upon the living conditions of surrounding residents, issues relating to overlooking, noise and

disturbance will need to be fully considered to protect the living conditions of surrounding occupiers.

113. Specifically, in regard to noise matters, the application has been accompanied by a Noise Impact Assessment. The assessment has indicated that the scheme will fully comply with the guidance contained within the Sports England document. The assessment has indicated that the scheme will comply with the absolute noise limits and LAFmax requirements described within the Leeds City Council document, however in comparison of the LAeq with the existing representative LA90 would suggest that this would exceed the criteria specified by 2dB. The assessment has been based upon the measurements recorded between 19:00 – 22:00 to account for the worst-case evening period when background noise is likely to be at its lowest.
114. However, the report goes on to say that absolute levels are low and that this small exceedance of this part of the Leeds City Council planning guidance would not impact on the amenity of the nearest residential receivers. The report concludes that the proposals are expected to cause no noise related nuisance issues.
115. The council's Environmental Health Officer has been consulted and concurs with the findings of the report and concludes that the development would be acceptable. It is acknowledged that one part of Leeds City Council planning guidance criteria is not met and that is the comparative assessment of baseline versus operational sound. This level difference is considered to be small and negligible and on balance does not object given that the more critical Lmax criteria from ball strikes etc has been met.

Do Members have any concerns or comments relating to the potential impact upon the local amenity?

Highways

116. The application has been assessed by the council's highway engineer. There are no proposals to increase student or staff numbers. Parking for the community members visiting the site after school hours will remain in the existing car park adjacent to the school site.
117. The proposed development would be accessed via Gypsy Lane which runs between the school and this site and Beeston Park Boarding Kennels and Cattery which is located to the immediate west. This access is also a public bridleway (Leeds 207) and the wider proposal involves diverting the footpath /bridleway to the south of its existing alignment. This issue is discussed below.
118. The effect of diverting the bridleway and enclosing this section of Gypsy Lane, together with the wider area of land which would be annexed to the school, is to create a secure boundary line and allow free flow of staff and pupils to the main school site where there is car parking, changing and toilet facilities.
119. As these facilities would only be made available to the community outside of school hours, users would be able to utilise the school's existing changing and car parking provision. As there are also existing facilities on site which are open for community use, further information was sought to justify whether or not sufficient parking would be available to accommodate demand.

120. The intention is for the visitors of the new sports facilities to use the car park located to the north of the application site, this is the nearest car parking area and has been recently constructed as part of the expansion of the school (planning ref: 20/03547/FU) .This car park has capacity for 47 spaces. There are also a further 62 car parking spaces within the school site to cater for any additional demand. The school have also produced an assessment based on existing and predicted demand for out of school hour use and these calculations show there would be more than adequate car parking provision to accommodate any additional demand.

Do Members have any concerns or comments relating to highway issues?

REPRESENTATIONS

121. Members are requested to note the considerable amount of matters raised both in support and objection to the proposals previously outlined within this report. The salient points are discussed below.
122. Objectors have raised concerns relating to the removal /loss of what are referred to as Monks Path and the historic cobbles and the harm this would cause to the local heritage. Whilst the history of the cobbles is not disputed, it is understood that they are not protected as a heritage asset. Insofar as the cobbles relate to the area contained within the application site, although in parts clearly visible, large sections have also been concealed by tarmac or subsumed by overgrowing vegetation and soils.
123. Other comments have referred to the impact the proposal will have on the urban green corridor and loss of green space. The site is within a wider Urban Green Corridor designated under Policy N8 of the UDPR. These Corridors are a strategic network which links the main urban area and the countryside, and these include built-up areas as well as identifiable green-wedges and linear routes. Policy N8 sets out that these Green Corridors have the potential to provide for informal recreation and also contribute to visual amenity and nature conservation.
124. With regards to the functions of Green Corridors referred to in Policy N8, the site is publicly accessible for informal recreation, and this provision will be lost, but replaced with sports facilities that would be made available for wider community use. The site is not allocated as public open space, although in any event, policy G6, which relates to the protection and of green space, would not necessarily preclude such a development given it would be used for outdoor sports. Furthermore, the wider proposals indicate the provision for tree planting, landscaping and broader biodiversity measures which will exist for public use as well as improvements to the proposed diverted public right of way.
125. In terms of drainage matters, the application has been assessed by the council's drainage engineer who has raised no objection to the principle of development.
126. Specifically, in relation to comments concerning drainage and plastic pollution, all the proposed new playing surfaces and access paths are formed in materials that are porous. Rain falling onto these surfaces percolates through them and is contained within a layer of gravel that is separated from the natural soils beneath by an impermeable membrane. The volume of the gravel layer is sufficient to store intense rainfall resulting from a 1 in 100-year severity storm, plus an additional

40% to allow for climate change. Stored water in the gravel is discharged into the nearby stream via a manhole and underground pipework. The manhole contains a flow control device to limit outflow to 5.4 litres per second, and a sump pit to remove any silt or other suspended fine material. It is understood that the gravel layer will act as a natural filter to remove suspended material and pollutants from the water flowing through it. As such, it is considered that all rainwater falling on the proposed sports pitches and access paths will be controlled, filtered and discharged to the existing watercourse in a manner that prevents it coming into direct contact with any of the woodland.

127. In terms of matters raised relating to the proposed diversion of the public footpath/bridleway, the effect of approving the development would result in the bridleway running through the extended school boundary which, in turn, would create a potential safeguarding issue.
128. The applicant is therefore proposing in order to provide a secure perimeter to divert the footpath / bridleway to the south of Gipsy Lane and to skirt around the application site and re-join the footpath / bridleway to the east of the site. The annexed area would then be enclosed by a 2.4m weld mesh.
129. As part of the consultation process, the council's public rights of way officer (PROW) has been consulted. PROW's comments state that there is no objection in principle to the diversion of the footpath/ permissive bridleway. However, the original layout details were unacceptable as it would have taken the route from the north end of Gipsy Lane south along Gipsy Lane to the former golf club house and then north again to join the original line through the woods. This diversion was considered far too long and impractical for walkers coming from the north. The proposed amended route is now closer to the north end of Gipsy Lane. As a consequence PROW have not objected to the route as amended subject to a 3-metre minimum width.
130. The planning application proposes the closure/ diversion of the path and this is considered necessary to enable development to proceed, given the safe guarding needs of the school. If the planning application is successful it will be necessary to legally extinguish this section of the affected right of way through S257 of the Town & Country Planning Act through a Public Footpath Diversion Order (PPO).
131. It is also understood that the path should not be altered until the (PPO) has been determined. The granting of planning permission will not permit the applicant to divert or extinguish a public right of way, only a Public Path Order can do this.
132. The consideration of this issue is a separate legal matter to the processing of this planning application. The granting of planning permission will not permit the applicant to divert or extinguish this claimed public right of way.
133. The proposal will not provide access to the adjacent bike park. The issue of the land or (adjoining land) being used by the travelling community is not a material planning consideration. The site is not located in or adjacent to an Air Quality Management Area (AQMA). No floodlighting is proposed as part of this planning submission, although it is acknowledged that ducting for cabling may be laid out as part of the construction process, this is a common practice and it does not necessarily mean that an application for floodlighting will be submitted in the future or indeed approved.

134. In terms of alternative options, including the enhancement of the schools existing sporting provision and nearby facilities, this is not the proposal under consideration and this application must therefore be determined on its own planning merits. The applicant has however indicated that if the proposed facilities were to be constructed on the school site, it would result in a temporary loss of the existing pitches to facilitate the construction which would further exacerbate the issue with the delivery of curriculum. There will also be a loss car parking due to the need to form a construction site access through the existing car park that was delivered as part of the Phase 1 works in 2020.
135. Comments made in relation to representations suggesting that pupils have been coerced into making comments have not been substantiated or indeed is such a matter relevant to the determination of this planning application. All representations received are accepted in good faith. As with all representations, only comments relating to material planning issues are taken into consideration as part of the assessment of the application. Whilst it is obvious from some of the details provided that there is some suspicious activity and idiocy at play, the decision does not hinge on the volume of public comment whether for or against a proposal.

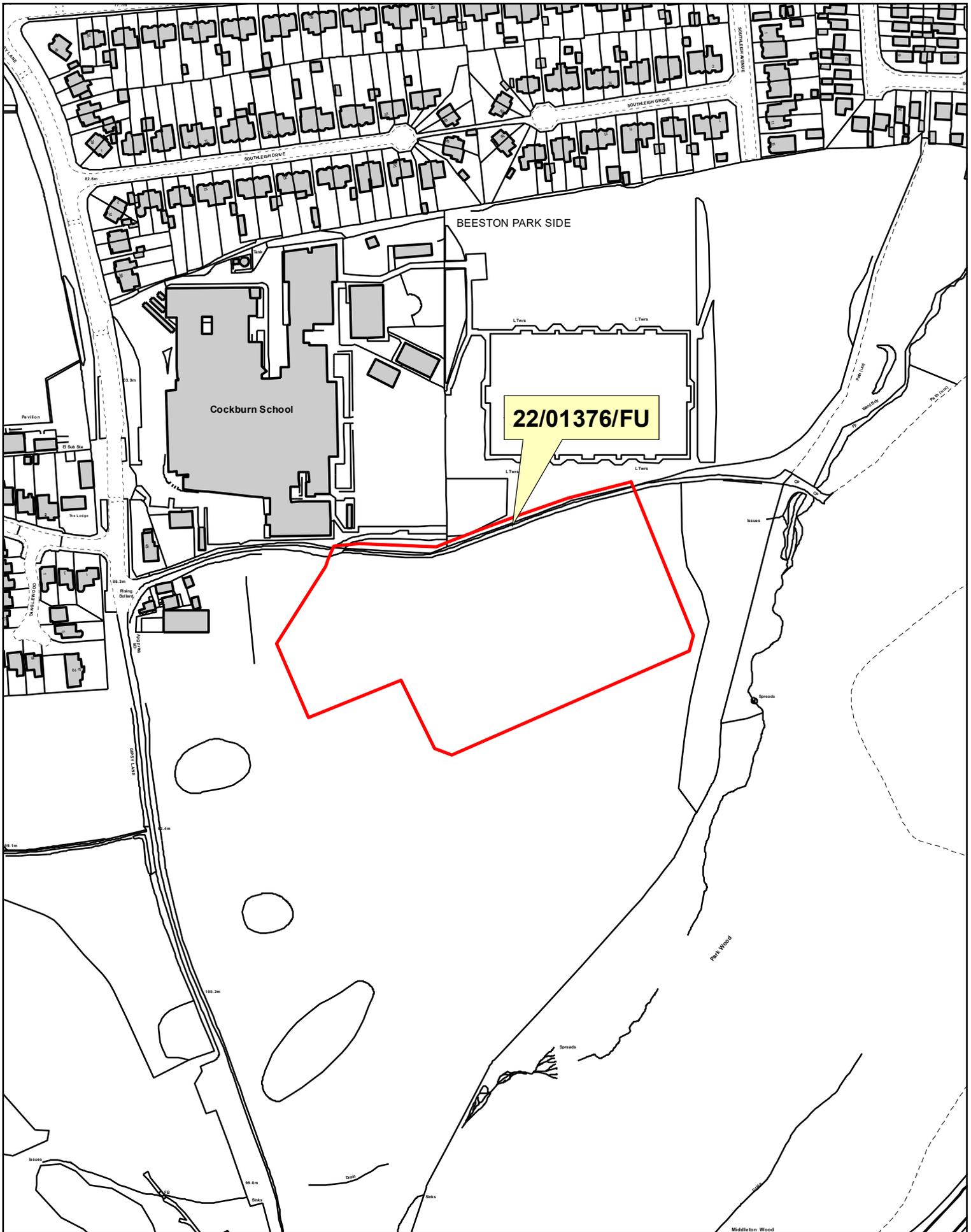
CONCLUSIONS

136. Members are 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 are appropriate regarding this development proposal:
- **Do Members wish to comment on these Green Belts issues?**
 - **Do Members wish to comment on the suggested very special circumstances put forward by the applicant and whether they clearly outweigh the Green Belt harm?**
 - **Do Members support the principle of considering this application without the requirement for a need's assessment as suggest by Sport England?**
 - **Do Members have any comments to make regarding tree loss and the proposed mitigation measures?**
 - **Do Members have any concerns or comments relating to ecology matters?**
 - **Notwithstanding the extent of tree loss, in visual and design terms, do members support the proposed layout and design solution?**
 - **Do Members have any concerns or comments relating to the potential impact upon the local amenity?**
 - **Do Members have any concerns or comments relating to highway issues?**
 - **Do Members wish to raise any other matters at this point in time?**

Background Papers:

Application file: 22/01376/FU

Certificate of Ownership: Signed by applicant



SOUTH AND WEST PLANS PANEL

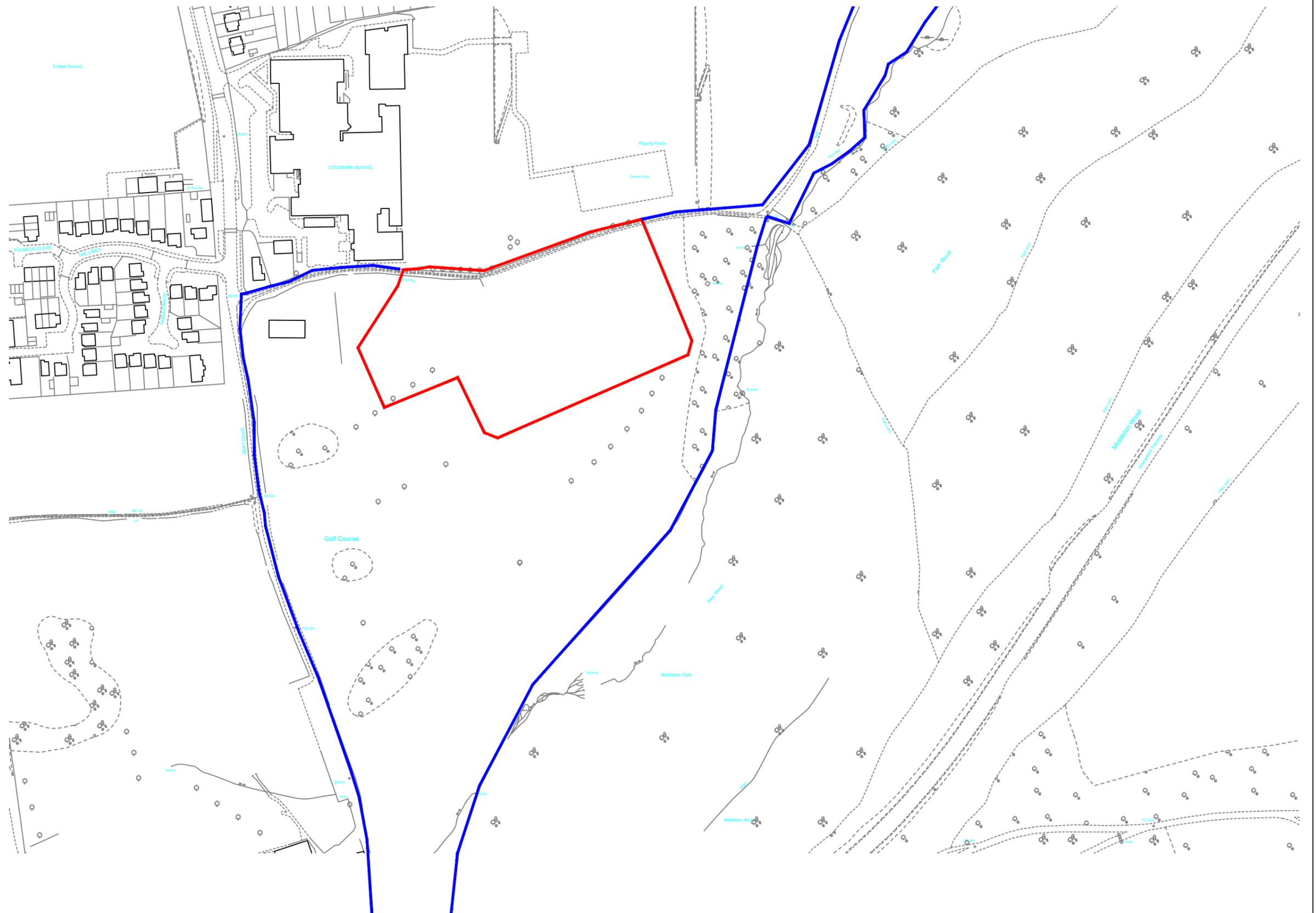
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SCALE : 1/2500



- Land within the same ownership
- Application site boundary



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KEY PLAN



ORIGINAL SHEET SIZE **A3**

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Blue line location changed						
REV	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
P2	RA	23.11.21				
FIRST ISSUE - RIBA STAGE 1						
P1	SF	03.03.21	RB	03.03.21	RB	03.03.21

CLIENT
Leeds City Council
LLEP

PROJECT
Cockburn Phase 2 - Golf Course Redevelopment

TITLE
Location Plan

SCALE 1:2500	DISCIPLINE Architect	PROJECT NUMBER 107427
DRAWING NUMBER NPS-00-DR-A-009		REV CODE P2
STATUS CODE S3	PURPOSE OF ISSUE Preliminary	Drawn by SF Checked by RB Approved by RB



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