

17th October 2013

Mr A Thickett
Transport Development Services
Leeds City Council
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Dear Andy

**Land at Kirklees Knowl, Farsley – Appeal Reference: APP/N4720/A/13/2200640
Highways/Transportation Agreement (Our Ref: 11040-P3)**

Further to our previous discussions regarding the Kirklees Knowl Appeal Site I confirm the following agreed position between Optima Highways and Leeds City Council (LCC). Please respond by return to confirm the Council's agreement:

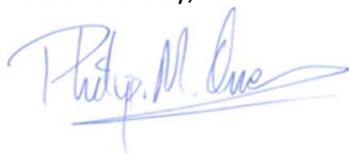
- Rodley Lane/Ring Road Roundabout improvement – The mitigation scheme in the September 2012 TA as identified on Optima Drawing No.GA-04 Rev A is agreed and is to be delivered prior to occupation of the 100th residential unit. The works are either to be provided or, at the Council's choice, which would have to be exercised within a timescale to be agreed that would not fetter the discharge of the planning obligation, an agreed equivalent financial contribution towards the Council's aspirational signals scheme. Optima to also undertake a modelling assessment of the junction for a 'without Clariant' scenario in order to demonstrate whether the GA-04 scheme remains satisfactory for Kirklees Knowl to be developed under the circumstances whereby the Clariant development has not come forward and if further improvements are required, to bring those forward or make a financial contribution at the same time as the GA-04 scheme if the Clariant development trigger has not been reached;
- Proposed Calverley Lane Site Access Junction and footway link towards Farsley – The proposed scheme in the September 2012 TA as identified on Optima Drawing No.GA-03 Rev B with the extended 30mph speed limit is agreed and is to be provided through a planning condition and subsequently a S278 Agreement, prior to occupation of the first dwelling. Any additional potential traffic calming and Traffic Regulation Orders are to be identified through detailed design and safety audit's i.e. the possibility of an extra pair of cushions on Calverley Lane. It is also agreed that the Gaunt's Site opposite can safely and satisfactorily provide their own separate, independent access from Calverley Lane (some 70m south of the Kirklees Knowl roundabout site access);
- Ring Road/Calverley Lane improvement – The mitigation scheme in the April 2013 Addendum TA as identified on Optima Drawing No.GA-05 Rev B is agreed to be provided through a planning condition and subsequently a S278 Agreement, prior to occupation of the first dwelling;
- Proposed Footway/Cycleway link along the Ring Road – This facility is to be provided from the Site Access on Calverley Lane to the footbridge approach ramp on the A6120 Ring Road near to Dawson's Corner at a width of 3.5m (width subject to the adopted highway

available). The scheme would be extended beyond the footbridge by the Council's Cycle Superhighway scheme. The works are to be provided through a planning condition and subsequently a S278 Agreement and triggered on occupation of the 20th dwelling. Agreement on this point results in LCC's second reason for refusal being withdrawn;

- Cycle Link through the Site – It is agreed to include a planning condition so that the reserved matters provide that within the site layout there will be a cycle link between Oaklands Road in the north east corner of the site to the proposed Calverley Lane roundabout access. This will enable a link all the way through from the canal towpath to the Council's proposed cycle superhighway;
- Bagley Lane Traffic Calming - to install a chicane arrangement or raised table (between the Site Access and Rodley Lane) as those installed for the Phase 1 Bellway scheme. Cost approximately £20,000. To be conditioned and subsequently provided through a S278 Agreement, prior to occupation of the first dwelling;
- Coal Hill Lane/Bagley Lane junction – no works are justified or required at this junction;
- SPD contribution for public transport – the agreed S106 contribution figure is £330,432. The first 25% payment of £82,608 is required on occupation of the 1st unit. The second 25% payment of £82,608 is required on occupation of the 100th unit. The third 25% payment of £82,608 is required on occupation of the 200th unit. The fourth and final 25% payment of £82,608 is required on occupation of the 300th unit.
- Bagley Lane Bus Stop Improvements - A S106 contribution figure of £30,000 is agreed to provide one shelter at stop 24099 including a real time display unit as well as an additional real time display unit at stop 12393 - as these two stops serve the majority of the site. This payment is required prior to occupation of the 1st unit.
- Residential Metrocard – the agreed contribution figure is £138,600. This is payable in three equal tranches. The first payment of £46,200 is required on occupation of the 1st unit. The second payment of £46,200 is required on occupation of the 100th unit. The third and final payment of £46,200 is required on occupation of the 200th unit; and
- Travel Plan - The agreed TP will be attached to the S106 Agreement and the LCC Monitoring Fee is £4,000.

I will now formally set out the above in a Highways Statement of Common Ground (SoCG) which will also include the fact that we are agreed on trip rates, trip distributions, junction analysis etc and will conclude that, with the improvements/measures proposed, the Site is accessible and will satisfactorily mitigate its impact on the highway network which will continue to operate safely. It will also conclude as we have agreed that on the basis of the above, the second reason for refusal is withdrawn and there are no highway or accessibility related reasons to withhold planning permission

Yours sincerely,



Philip M Owen
Director
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