EXECUTIVE BOARD – 8TH FEBRUARY 2017

AGENDA ITEM 17 (LEEDS SITE ALLOCATIONS PLAN SUBMISSION DRAFT STAGE (INCLUDING ADVERTISEMENT OF PRE-SUBMISSION CHANGES TO THE PLAN)

SUPPLEMENTARY INFORMATION

UPDATED PLAN WITHIN APPENDIX 2 (Site Reference: MX2-39 (5372). Site Address: Parlington Estate, Aberford (Phase 1))

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Site Reference: MX2-39 (5372)

Site Address: Parlington Estate, Aberford (Phase 1)

Mixed use allocation

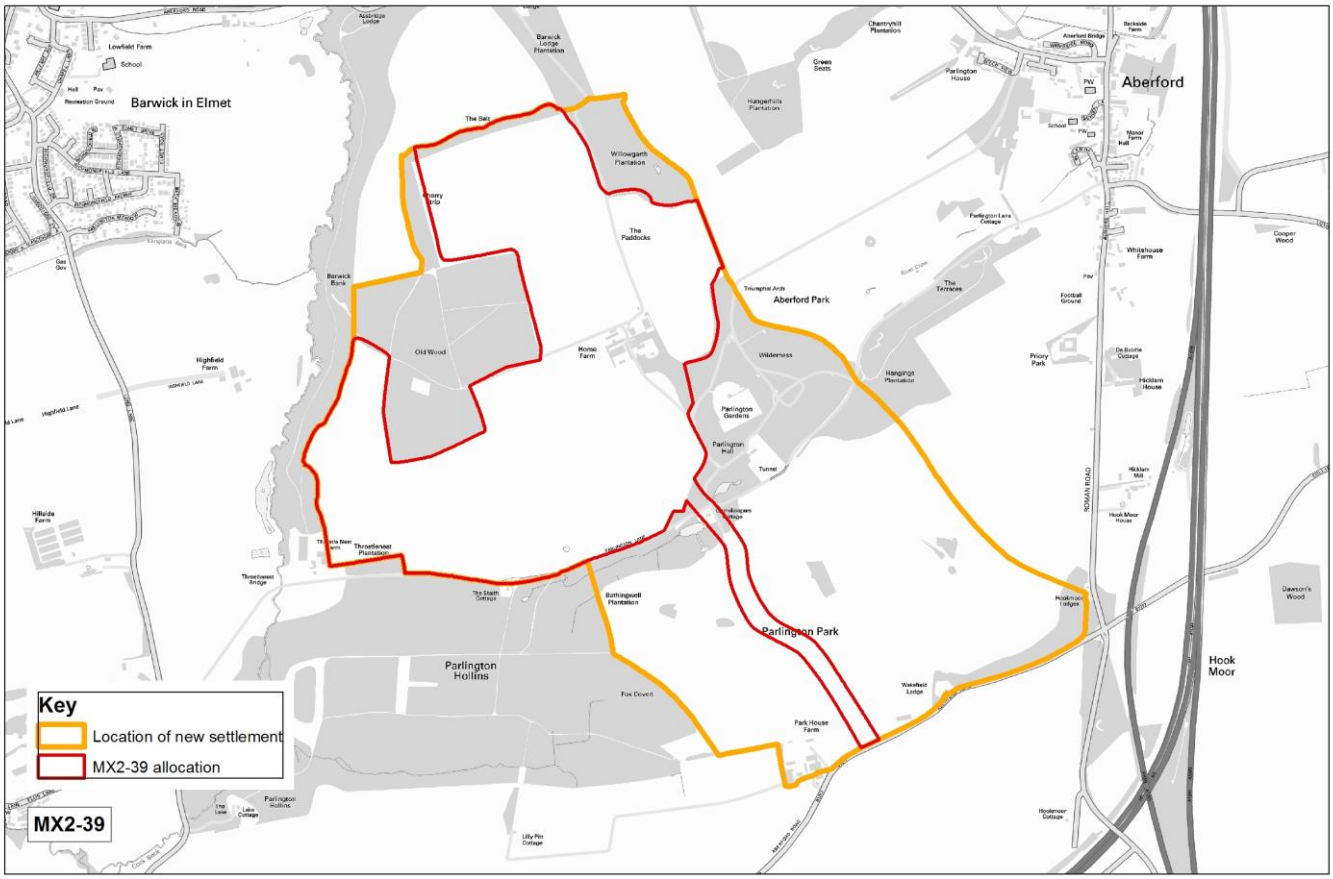
Site Capacity: 1850 units & 5 ha employment

Site Area: 114.52 hectares

Ward: Harewood

HMCA: Outer North East

Phase: 1



Site Requirements - MX2-39:

Phase 1 of the new sustainable settlement should successfully combine the built environment and the natural environments and develop a high quality of place in line with garden village principles. Provision for a school, new centre (delivered in accordance with Policy P7 of the Core Strategy), offering a range of supporting retail and commercial uses/services (in line with Policy P2), new community greenspaces, enhanced public transport and footpath and cycle links and appropriate supporting infrastructure and services should all be integral to Phase 1.

In accordance with Core Strategy Spatial Policy SP9 and Policy E1, provision of approximately 5ha of general employment land is anticipated to support Phase 1.

- **Highway Access to Site:**

Highway Access to Phase 1: Two points of access should be provided, with the primary access being from Aberford Road.

- **Local Highway Network:**

Impacts are predicted on strategic and local road networks. A comprehensive masterplanning and transport planning exercise will be needed to confirm the details of the road network and public transport enhancements needed. Mitigation works should be carried out in accordance with the findings of the assessment work.

- **Public Transport Access:**

The site layout should enable public transport services to be diverted through the Phase 1. The development should provide improved links to Garforth train station(s). This includes enhanced cycle links and a frequent shuttle bus service (to meet Core Strategy accessibility standards).

- **Ecology:**

Ecological impacts of the development will require appropriate mitigation and an ecological assessment will be required. Biodiversity buffers (not private garden space) will be provided along the boundaries of the site. The existing areas of trees and woodland along the site boundaries should be maintained as far as possible and enhanced where necessary to screen the development and integrate it into the surrounding landscape.

- **Greenspace:**

Provision of a wide range of new community green spaces/typologies will be provided on the site. These greenspaces are to be identified through a comprehensive development brief and masterplan for Phase 1.

- **Listed Buildings:**

Parts of Phase 1 are in the setting of Listed Building(s). Any development in those parts should preserve the special architectural or historic interest of Listed Buildings and their setting. Whilst lying outside of the site boundary, the rural character of the approach towards the Grade II* Triumphal Arch is important to its setting and will need to be respected as part of any development proposals. The setting of Park House Farm House, and the woodland setting to Gardens House, are also important to their significance and will need to be responded to through measures to be incorporated in the development brief and masterplan relating to Phase 1.

- **Conservation Area:**

Parts of Phase 1 may affect the setting of the Aberford Conservation Area. Any development should preserve or enhance the character or appearance of the Conservation Area. Separation must be maintained between Phase 1 and the Conservation Area to maintain its special linear character and rural setting.

- **Education Provision:**

School provision will need to be provided on site at an early stage of the development to be approved by the Local Planning Authority as part of the Infrastructure Delivery Plan supporting Phase 1.

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