

OULTON & WOODLESFORD DESIGN STATEMENT

Page	Consultee	Comment	Amendment
	LCC Planning – Steve Wilkinson		
		Various typos	Amend document accordingly
		Quality of some maps is poor	Quality is due to low resolution of emailed copies. Final version will be high resolution.
4		<p>Within the attached document I have highlighted an area on page 4 where a few words on the emerging Oulton and Woodlesford Neighbourhood Plan could be written. It is important for people to realise that the document will not become out of date quickly because of the Neighbourhood Plan. More that it will be a key document which will help inform any design elements of the Neighbourhood Plan.</p> <p>I would suggest some wording based on the following ‘Since ... the community within Oulton and Woodlesford have been working on an emerging Neighbourhood Plan for the area, with the support of Leeds City Council. The Neighbourhood Plan is being produced under the provisions of the Localism Act 2011 which introduced the means for local communities to produce planning policies for their areas. Once the Neighbourhood Plan is brought into force it will have statutory status, forming part of the Local Development Framework and will be used to determine planning applications and guide planning decisions within the neighbourhood area. This Design Statement could be used as a key background document and form part of the evidence base for the Neighbourhood Plan in</p>	<p>Add section RHS of p4 as follows:</p> <p>“Neighbourhood Plan Since November 2012 the community within Oulton and Woodlesford have been working on an emerging Neighbourhood Plan for the area, with the support of Leeds City Council. The first AGM of the proposed Neighbourhood Forum was held in April 2013. The Neighbourhood Plan is being produced under the provisions of the Localism Act 2011 which introduced the means for local communities to produce planning policies for their areas. Once the Neighbourhood Plan is brought into force it will have statutory status, forming part of the Local Development Framework and will be used to determine planning applications and guide planning decisions within the neighbourhood area. This Design Statement will be used as a key background document and form part of the evidence base for the Neighbourhood Plan in future. Its aspirations will feed into the vision for the future of the area which the Neighbourhood Plan will provide and it will continue to</p>

		future. Details of the emerging Neighbourhood Plan can be found at http://www.oawnf.co.uk/	provide guidance for new development. Details of the emerging Neighbourhood Plan can be found at http://www.oawnf.org	
5		Bring consultation procedure up to date	Omit final entry re adoption Add: "Nov 2012 – Oct 2012 Consultation with LCC and amendments to document <i>Date to be inserted – Approval by Planning Board</i> "	
22		<p>PAS Site</p> <p>I have spoken to Steve Butler the team leader of the South planning team (Development Control) and we have agreed the following points in relation to the PAS land section:</p> <ul style="list-style-type: none"> - It could be stated that the development of site for housing is now likely within the short term, and would constitute a new area of growth for the village. - Give a description of the surrounding character (which the new development should respect/assimilate into) - Demonstrate how this local character and distinctiveness could be protected/enhanced by a new development. - Advise on the key aspects you would like to see within any new residential development. For example attractive, good quality, usable greenspace provision, design which respects the adjacent conservation area/countryside. Try not to be too prescriptive. Key considerations/guidance for a future reserve matters application if you like. - Please delete the elements which I have crossed out within 	<p>Amend as follows:</p> <p>"An area of land to the east of Oulton Village was designated as a Protected Area of Search (PAS) for development in the Leeds Unitary Development Plan (UDP Policy N34). The purpose of this designation is to provide land and flexibility for the city's long-term development needs. An outline application to develop the land was approved in 2013. The site is approximately 3 hectares of agricultural land situated between Oulton Conservation Area to the east and Green Belt to the west, and between Fleet Lane to the north and Oulton Beck and the boundary of the Area of Special Landscape Value to the south. A public right of way footpath through the site links Farrer Lane with the Leeds Country Way and Trans Pennine Trail.</p> <p>The site is visible from within the Oulton Conservation Area and the design of any development should be carried out in close consultation with the local community and should respect the quality of the conservation area and the village as described in the Oulton Conservation Area Appraisal and within this Design Statement. Building forms, massing and heights will therefore need careful consideration to ensure</p>	

		<p>the attached document.</p> <p>- Alternatively the whole page on the PAS site could be removed if it becomes to problematic.</p>	<p>the development does not dominate the village in views from Fleet Lane, Methley Lane, the countryside footpaths and from within the conservation area.</p> <p>There is a view from Fleet Lane of St John's Church spire above the village and the layout of the development should retain and emphasise this view. The footpath leading to and from Farrer Lane should be retained and the layout should also take advantage of the opportunity provided by that right of way and Oulton Beck to create an area of publicly accessible open space with further pedestrian links to Fleet Lane through the development."</p>	
26		<p>Delete last paragraph of section on Pottery Lane.</p> <p>"The recent outline approval (12/00798/OT) on the site includes a Design Code which should be followed in any subsequent application. Detailed proposals should only be prepared in consultation with the local community which was involved in the preparation of that Design Code"</p> <p>This could prejudice future planning applications as new Design Codes could be produced.</p>	<p>The close involvement of the community in producing the Design Code for the existing approval was an important aspect of the design and grew out of the consultations which took place as part of the process of producing this Design Statement. Future developers should be made aware of that here.</p> <p>Amend final paragraph to:</p> <p>"The outline approval (12/00798/OT) on the site includes a Design Code which was written in consultation with the local community who should be similarly consulted on any further and detailed proposals for the site."</p>	
58		<p>Omit 5thbullet point re PAS land in Guidance for Development. This is covered in the revised section on the PAS land.</p>	<p>Agree. Omit.</p>	
		LCC Nature Conservation - Richard Marsh		
60		<p>The only comment from a nature conservation perspective would be to include as an aspiration:</p> <p>"Produce a map based on up-to-date information that shows the ecological network for the area." This will fit in with emerging Core</p>	<p>No change.</p> <p>This would be a major addition to the document which does not come from local residents. Information on existing habitats are contained in the sections on Water Haigh Country Park and the Countryside.</p>	

		Strategy policy G9 which shows the Leeds Habitat Network – which is currently being revised in partnership with West Yorkshire Ecology and may produce a map that can be used for this purpose. The NPPF refers to coherent ecological networks in para. 109 and 117.	The ecological network would be better defined by the neighbourhood plan.	
	LCC Highways Transport Strategy - Tim Harvey			
17		Consider HGV restrictions on Wakefield Road A639 (from Rothwell Sports Centre to M62). I think you mean Wakefield Road A642, however, this route is one of the M62 diversion routes, so that would be an issue. Also worth bearing in mind that the HGV ban on the A642 further north will act to reduce commercial vehicles here anyway. NB you should mention this in the text as it will be reducing HGV flows through Oulton and Woodlesford.	p17 Action for Improvement bullet point 6 change “A639” to “A642” p16 4 th bullet point add to end of first sentence: “.....within the village, in spite of HGV restrictions on the A642 north of Woodlesford ”	
16		“All these main roads are also bus routes for a few services, with occasional buses permeating the village as well. Bus routes lead to Castleford, Wakefield and Leeds, with the closest centres, Garforth and Rothwell, being the least well served.” P17 however has: “Buses The villages are also served by buses to Garforth, Leeds, Castleford, Pontefract and Wakefield but the closest centre - Rothwell - is the least well served”	Amend caption to Photo 1 omitting the word “Garforth” to conform with the main text and better reflect the reality of the services.	
17		Investigate the possibility of reducing traffic volumes and speed on Aberford Road through the Oulton Conservation Area. This is probably easier said than done. Short of closing the road to	No change. This may be so. The aspiration is to investigate the possibilities.	

		make it access only (which would also disbenefit local residents) I guess the only way to make it less attractive and reduce speeds is to traffic calm it.		
	LCC Parks and Countryside – Verney Armitage			
14		<p>Page 14 – Landscapes -second paragraph – “More seats and bins, especially dog bins, would be useful and an improved entrance to the park particularly from Quarry Hill would give it more presence.”</p> <p>Unable to supply and install any new dog waste bins as their cost plus cost of emptying is beyond our means. Would encourage dog owners to take dog waste home with them or use road side bins. Unable to install new seats due to their cost. If money could be found, would need to ensure new seats would not encourage anti-social behaviour. Please discuss further with Parks and Countryside officers regarding improvements to the entrance and if money could be found.</p>	<p>No change Aspiration is for when funding is available</p>	
14		Page 14 – third paragraph – fly tipping at Quarry Hill – could this be addressed by the council’s Enforcement Team?	<p>No change Residents will no doubt take this up with Enforcement as part of the Management Plan</p>	
15		<p>Page 15 – Action for improvement (Landscapes) “Name the recreation ground Woodlesford Park” – please discuss further with Parks and Countryside.</p> <p>“Continue the improvements taking place at the recreation ground: definable entrances with gates, gateway features a tree planting.” Please discuss further with Parks and Countryside and if money can be found?</p>	<p>No changes The offer of discussions will be taken up by residents. Aspirations are for when funding is available</p>	

		<p>"Define boundaries to the recreation ground with more tree planting, particularly adjacent to the All Saints estate." <i>Would depend on the presence of any services and if money could be found for providing and maintaining.</i></p> <p>"Investigate opportunities for planting street trees where appropriate." <i>If Highways approval could be obtained, we would be able to supply cost estimates for the work.</i></p> <p>"Improve access for all on footpaths eg from Beechwood to canal and new footpath from The Locks." <i>Please discuss further with our Public Rights of Way Team</i></p> <p>"Investigate locations for more allotments." <i>If site (s) can be found, please discuss further with Parks and Countryside Allotment Team.</i></p>		
16		<p>Page 16 – seventh paragraph – "...maintenance is always required to keep paths clear" <i>Please discuss further with our Public Rights of Way Team.</i></p>	No change The offer of discussions will be taken up by residents.	
17		<p>Page 17 – Action for improvement (Moving About) "Improve walk/cycle attractiveness and safety wherever possible" <i>Please discuss further with our Public Rights of Way Team.</i></p>	No change The offer of discussions will be taken up by residents.	
20		<p>Page 20 – Action for Improvement (Oulton Village) "The bare grass around the Toby Carvery provides good open space but would be much improved by better landscaping" – <i>where does the responsibility rest?</i></p>	No change At this stage the Design Statement is not defining responsibility. This can be pursued as part of the Management Plan	
24		<p>Page 24 – Action for Improvement (Woodlesford Village) "Investigate the possibility of re landscaping the large area of unnecessary tarmac at junction of Pottery Lane/ Church Street/ Station Lane" – <i>we could assist by supplying cost estimates for the</i></p>		

		works.		
24		"The canal towpath needs regular maintenance"...would this be British Waterways?	No change	
26		Page 26 – Pottery Lane Tree planting is mentioned twice and lay out of greenspace on Site E – would this be for a developer to implement?	No change This section will no doubt be considered by a future developer and LCC development control at the appropriate time	
29		Page 29 – Action for improvement (Beechwood and the Northwoods) "Two grass areas off Northwood Park would benefit from tree/shrub planting" – Parks and Countryside would be able to supply cost estimates for any planting required " The footpath link to the canal can get quickly overgrown" – please discuss further with our Public Rights of Way Team "A footbridge across the river and canal ..." who is leading on this?`	No change These items will be part of future discussions when implementing the Management Plan	
33		Page 33 – Action for improvement (The Maltings) "Flooding takes place in the greenspace on occasions and the storage capacity of the surface water sump should be investigated" – will this be for the developer to resolve?	No change Responsibility will more likely lie with the Drainage Authority.	
35		Page 35 – Action for improvements (All Saints) "Add tree planting in the green space on All Saints Road" – Parks and Countryside could provide a cost estimate "Plant trees/shrubs in verge at junction of All Saints Drive with All Saints View (subject to highways assessment)" – Parks and Countryside could provide a cost estimate. "Restore hedges to front boundaries where these are missing" – would this be the residents responsibility?	No changes required	

		"Avoid parking on the verges especially where off road space is available" - Highways?		
38		<p>Page 38 Action for improvement (North Oulton) "Old quarry area – investigate restoration and possible status as a Nature Area" – please discuss further with Parks and Countryside</p> <p>"Landscape the land in front of Quarry Hill" – Parks and Countryside could provide a cost estimate.</p> <p>"More trees, shrubs and bulb planting on bare grass areas" – Parks and Countryside could provide a cost estimate.</p> <p>"Improve entrance to recreation ground" – Is any money available? Please discuss further with Parks and Countryside.</p>	No changes required	
		<p>Page 41 – Action for improvement (Derwent Avenue and The Langdales) "Provide tree planting on open frontages in Langdales" – Parks and Countryside could provide a cost estimate. Service checks needed.</p> <p>"Investigate the possibility of providing tree planting to verges, particularly North Lane" – Parks and Countryside could provide a cost estimate. Service checks needed.</p>	No changes required	
43		<p>Page 43 – Action for improvement (The Eastfields) "Investigate ways of improving the footpath from Eastfield Crescent to Leeds Hill and the link to Eastfield Drive" – consider discussing with our Public Rights of Way Team.</p>	No change	
47		<p>Page 47 – Action for improvement (Holmsley Grange) "Improve demarcation of entrance to Country Park at Pickpocket Lane" – Has money been found? Please discuss further with Parks and Countryside.</p> <p>"Investigate means of preventing the use of motorbikes on</p>	No change	

		<p>Pickpocket Lane” – are the Police aware? Which council department is responsible? If Parks and Countryside, please discuss further with us.</p> <p>“More tree planting would help to screen blank brick walls particularly close to the entrance to the estate” – Parks and Countryside could provide a cost estimate</p>		
		<p>Page 50 South Oulton – Action for improvement</p> <p>“Improve appearance of prefabricated garages on exposed corner plots by screen planting if re-building is not possible” – Parks and Countryside could provide a cost estimate if money is available.</p>	No change	
53		<p>Page 53 Action for improvements (Oulton Hall)</p> <p>“Consider removing or replacing the fence to the main road which detracts from the quality of the landscape it encloses.”</p> <p>Responsibility and funding issues?</p> <p>“ The original entrance gates need refurbishment” Responsibility and funding issue?</p> <p>“Seek the removal of advertising banners and car parking at original gate which are inappropriate.” Responsibility for and any alternatives available?</p> <p>“Install interpretation board showing the history of the park at the entrance.” Would there be any funding available?</p>	No change	
55		<p>Page 55 Action for improvement (Water Haigh Country Park)</p> <p>“Add more interpretation boards” – would there be any money made available?</p> <p>“Form a footpath/cyclepath connection to/from the Maltings if possible.” Please discuss further with our Public Rights of Way Team.</p>	No change	

		<p>“Screen views of the oil depot which detracts from the otherwise rural character.” Would there be any money made available?</p> <p>“Seek to repair and maintain the Trans Pennine Trail where it has been diverted away from its original alignment due to collapsed pilings along the banking” Please discuss further with our Public Rights of Way team.</p>		
57		<p>Page 57 – Action for improvement (Countryside)</p> <p>“Maintain footpaths by regular walking and management of signs, stiles, gates etc.” Please discuss further with our Public Rights of Way Team.</p> <p>“Create link across river and canal from Rothwell Country Park to Temple Newsam (funding anticipated from Coal Authority)” Please discuss further with our Public Rights of Way Team.</p>	No change	
60		<p>Page 60 Management Plan</p> <p>“Investigate circumstances where suitable grassed areas either within the Highway or public ownership should be landscaped in consultation with local residents and the local authority. This might, for example, involve tree planting in certain places, eg North Lane” Parks and Countryside would be able to give cost estimates for the work.</p> <p>“Carry out a survey of sites for additional allotments” If a site could be found, please discuss further with our Allotment’s Team.</p>	No change	