



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 21st August 2014

Subject: PREAPP/14/00001 - Pre-Application Presentation - Proposed residential development involving demolition of existing buildings, conversion of listed building and new housing comprising circa. 92 dwellings with associated parking, public open space and landscaping and conversion of Woodlands to a convenience retail store and car parking at land at Scarcroft Lodge, Scarcroft.

Electoral Wards Affected:

Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

☐

Community Cohesion

☐

Narrowing the Gap

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RECOMMENDATION: This report is brought to Panel for information. The developer's representative will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION

- 1.1 The purpose of this report is to appraise Members of forthcoming proposals for the development of a previously developed site which is located within the Green Belt, and to inform Members of a short presentation that forms part of the on-going pre-submission consultation regarding this proposal.

2.0 SITE AND SURROUNDINGS

- 2.1 The site relates to the Scarcroft Lodge site which was previously occupied by Yorkshire Electricity and now occupied by N Power and provides office accommodation and employment for a significant number of staff. The site is located towards 11km to the north eastern of Leeds and 9km south west of Wetherby and lies adjacent to the A58 on the southern edge of the village of Scarcroft. The site contains a number of buildings, the majority of which are in use by N Power. The principal building is the grade II listed Scarcroft Lodge which was constructed in around 1830. There are later additions to the building to the north and east, as well as large brick office extension constructed in 1951. A two storey detached stone building lies to the north west of the listed building that was constructed in 1956. The largest building on site is the concrete office block which is three storeys over a

basement which sits towards the centre of the site. A concrete covered walkway connects this building to the 1950s office building. Other buildings include the cricket pavilion, a small security gatehouse along the access road. Other buildings within the ownership of the applicant include a two and part three storey stone building known as Woodlands which sits on the A58 road frontage. Either side of the vehicular access sits a pair of stone gatehouses which have been extended and altered. The only building which is specifically listed is Scarcroft Lodge itself, although other buildings sit within its curtilage.

- 2.3 Access into the site is taken from the A58, between the original gatehouses, along a road protected by a security barrier and lined by trees. Car parking is divided across the site into three main areas with approximately 350 spaces spread across the site. A large area of car parking sits between the 1970s office building and the cricket pitch, along the northern boundary. A smaller parking area is located on an elevated position to the east of the 1950s office building to the south of the 1970s building. The bulk of the car parking is located to the rear (eastern part) of the site lies adjacent to the southern and eastern boundaries. There are bus stops on both sides of the A58 which provide direct bus services to Leeds, Wetherby, Tadcaster and Otley.
- 2.4 The overall site has district character areas in terms of landscape quality. For example, the land to the south of Scarcroft Lodge which forms one of two principle elevations is known as the South Lawn and forms the context for the main house and front of the 1950s block. It is fringed with trees and there is a stone wall to the east while to the south is a haka wall. A mature cedar tree sits at the centre of this area. There is also a former bowling green to the west of the listed building. This forms part of the setting of the listed building and is enclosed by woodland to the west and one of the office buildings to the north. To the north of the listed building and in front of the 1970s building is an important copse of mature trees which originally formed a wooded oval shape which surrounded the house. There are also other mature trees and hedging which surround all sides of the site, with the planting along the northern boundary being particularly mature.
- 2.5 In front of the building known as Woodlands which sits towards the site entrance is lawned area, beyond which is a disused hardsurfaced car park which is enclosed by brick walling. On the opposite side of the access road into the site is a cricket pitch and pavilion which is used by the local cricket club and enclosed along the roadside by white post and rail fencing. In terms of topography, the land general falls away from north west to the south east, while there is a step change adjacent to the 1970s office block with a whole storey difference in height.
- 2.6 In terms of surrounding land use, the land to the east is open countryside with elements of woodland in between. To the south is a small area of woodland and an open field, beyond which is the southern extremity of Scarcroft village which comprises the original dwellings within the settlement. To the west of the site is an open agricultural field which abuts the A58, beyond which is woodland and the large residential houses on Ling Lane. The northern boundary is formed by Hellwood Lane, which is a narrow private road which serves a limited number of dwellings and a stud farm.
- 2.7 In terms of policy designation, the site is located within the Green Belt and is within the Scarcroft Conservation Area, while the existing cricket pitch is a protected playing pitch.

3.0 PROPOSALS

- 3.1 Proposals involve the redevelopment of this site for approximately 92 dwellings, split between the new build element which will total 80 units and the remaining 12 units in the converted listed Scarcroft Lodge. In order to facilitate the proposed development, all buildings within the site which include the concrete 1970s building, the adjoining 1951 building to the lodge, the 1956 detached building to the NW of the lodge and ancillary brick buildings along the eastern boundary, will be demolished. The listed Scarcroft Lodge will be retained and split into 12 self contained units. The main paneled room will be retained, as will the principal staircase, which the ballroom will be split into smaller rooms.
- 3.2 The applicants have indicated that N Power are seeking to relocate from these current premises and are actively looking to move to a city centre location and this scheme will assist them being able to facilitate this move.
- 3.3 Vehicular access into the site will remain unchanged, although the main access road then splits into two, with a secondary road leading past a set of gate piers and round past the disused tennis court towards dedicated car parking for occupants of the converted listed building. There are also footways within the site internally, both adjacent to the new access road and to connect areas across areas of public open space. The existing lawned areas to the south and west of the lodge which form the two principal elevations will be retained as communal greenspace, as well the wooded copse and land around these trees which lie to the north of the lodge. An additional area of greenspace is also proposed towards the eastern part of the site in between the proposed new houses.
- 3.4 Whilst no details have yet to be submitted on the design of the new dwellings, these are generally 2 storeys in height, with houses comprising accommodation within the roofslope. The layout allows for good connectivity and takes the form of detached, semi-detached and terrace properties. The general mix will range from 2 – 5 bedrooms. Car parking will be dispersed across the site in the form of garages, private driveways and sensitively located communal parking courts. It is envisaged that users of the cricket pitch would utilise the existing former office car park on the opposite site of the access road to the cricket pitch.
- 3.5 The applicant has indicated that the overall scheme will also include the conversion of the ground floor of Woodlands to a convenience store. This would also include a customer car parking area located to the front and a small extension and the creation of a new service delivery area. The upper floor of the building would be used as office, as per the extant permission, and the walled parking area used by the offices.

4.0 HISTORY OF NEGOTIATIONS AND PLANNING HISTORY

- 4.1 The developer first approached officers in January 2014 over proposals to redevelop the site. Officers have consulted with various colleagues within the Council to seek comments on areas of specialism and have held meetings with the agent and applicants, and have involved Ward Members in this process. The scheme has also been discussed at the department's Planning Board. Since the pre-application proposals were initially submitted, the scheme has been reduced and improved in order to lessen the impact of the development and to improve the quality of the layout, and to minimize the impact on the setting of the listed building.

4.2 Ward Members have also provided comments and these have been communicated back to the agent in a pre-application letter of advice. In summary, Ward Members have indicated that they would like to see location of the proposed affordable housing be spread (“pepper potted”) around the site, rather than in one position on the site. Concerns were also expressed over the lack of any community facilities for the existing residents of Scarcroft. It was advised that the cricket pitch would be dedicated to the community. However, this is already afforded statutory protection under Policy N6 of the UDPR and therefore there is no net gain to the community in this respect. In that respect, the applicant was advised to consider dedicating to the whole of the land between the proposed development and the A58 to the community as Public Open Space. This would be consistent with the approach described at paragraph 81 of the NPPF.

4.3 The developers have also organised two public consultation events which took place in July 2013 and in April 2014. From the applicant’s evidence, there are a number of residents who support the scheme and a number of residents who are oppose to the proposals. The comments in support of the proposals relates to:

- Site is accessible;
- Need for good quality design;
- Mix of housetypes needed;
- Look good;
- Good design; and
- Welcomes the development.

The comments opposing the proposals related to the following concerns:

- The development is not needed;
- Land should be retained for agriculture;
- Views destroyed;
- Additional pressure on health facilities and school space;
- Traffic impact on Wetherby Road;
- Impact on property prices;
- Will destroy the rural nature of the area;
- Will cause over development;
- Loss of greenfield land; and
- Disturbance.

4.4 There have been numerous applications for planning permission and listed building consent for various works at the site including small extensions, the enlargement of parking areas, internal alterations to the listed building, CCTV cameras and alterations to windows. None of these are particular relevant to the assessment of the current proposals for redevelopment.

4.5 Woodlands – This particular building has been the subject to several proposals for re-use given that it has remained unoccupied for a number of years. Permission was granted in 1990 for the laying out of an additional car park. Extensions and replacement windows to the building were also approved in 1993, 2006 and 2011. There are also current planning and listed building applications pending (Refs. 13/05880/FU & 14/00756/LI) for the change of use of the ground floor offices to a retail foodstore, a single storey rear extension, external alterations and associated works including new car parking. Officers have indicated that the proposals are unlikely to be acceptable as a standalone proposal due to the isolated nature of the

site and likely car bourne nature of the proposal and sustainability concerns. However, officers have indicated that the proposals may be acceptable if they were linked to a wider redevelopment of the whole site.

- 4.6 Lodges – In 2011, planning permission was granted for the conversion of the two ledges (at the entrance point of the site adjacent to the A58) to 2 two bedroom detached houses. However, the use has not been implemented and both lodges still remain vacant.

5.0 RELEVANT PLANNING POLICIES

5.1 National Planning Policy Framework (NPPF)

The NPPF advocates a presumption in favour of sustainable development. In particular, paragraph 49 of the NPPF requires that housing applications be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Section 9 provides guidance relating to new development within the Green Belt. In particular, paragraph 89 advises that LPAs should regard the construction of new dwellings as inappropriate in the Green Belt. There are a number of exceptions to this which are listed within 6 bullet points, one of which states:

- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Section 2 sets out the approach towards ensuring the vitality of town centres. It stipulates that local planning authorities should apply a sequential test to planning applications for town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

Paragraph 26 requires that “*when assessing applications for retail development outside of town centres, which are not in accordance with an up-to-date Local Plan, LPA’s should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:*

- *The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and*
- *The impact of the proposal on town centre vitality and viability, including local customer choice and trade in the town centre and wider area....”*

At paragraph 27 the NPPF advises that:

“Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.”

5.2 Development Plan

Leeds Unitary Development Plan Review 2006 (UDPR)

The development plan includes the adopted Leeds Unitary Development Plan Review 2006 (UDPR) which is supplemented by relevant supplementary planning guidance and documents. The site is located within the Green Belt as defined within the UDP. The cricket pitch is also a Protected Playing Pitch under Policy N6, while the whole site is within the Scarcroft Conservation Area. The following policies are relevant:

SA1: Secure the highest possible quality of environment.

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

H4: Residential development.

H11-H13: Affordable Housing.

N2: Greenspace

N4: Greenspace

N12: Relates to urban design and layout.

N13: New buildings should be of a high quality design and have regard to the character and appearance of their surroundings.

N14: Presumption in favour of the preservation of listed buildings.

N15: Changes of use of listed buildings.

N16: Extensions to listed buildings.

N17: Detailing and internal features of listed buildings to be preserved.

N19: Development within conservation areas.

N23: Relates to incidental open space around new developments.

N24: Seeks the provision of landscape schemes where proposed development abuts the Green Belt or other open land.

N25: Seeks to ensure boundary treatment around sites is designed in a positive manner.

N26: Relates to landscaping around new development.

N33: Relates to development within the Green Belt.

N37A: Development within the countryside should have regard to the existing landscape character.

N38B: Relates to requirements for Flood Risk Assessments.

N39A: Relates to sustainable drainage systems.

N50: Seeks to protect, amongst other assets, Leeds Nature Areas.

N51: New development should wherever possible enhance existing wildlife habitats.

T2: Development should not create new, or exacerbate existing, highway problems.

T2C: Requires major schemes to be accompanied by a Travel Plan.

T2D: Relates to developer contributions towards public transport accessibility.

T5: Relates to pedestrian and cycle provision.

T24: Parking guidelines.

S5 - Criteria for out-of-centre major retail development (above 2,500 sq.m gross)

GB4: Re-use of buildings within the Green Belt.

BD2: The design of new buildings should enhance views, vistas and skylines.

BD5: The design of new buildings should give regard to both their own amenity and that of their surroundings.

BC7: Relates to materials to be used in conservation areas.

LD1: Relates to detailed guidance on landscape schemes.

- 5.3 The Development Plan also includes the Natural Resources and Waste Development Plan Document (2013): Developments should consider the location of redundant mine shafts and the extraction of coal prior to construction.

5.4 Relevant Supplementary Planning Guidance

- 5.5 Supplementary Planning Document: "Street Design Guide".
Supplementary Planning Document: Public Transport Improvements and Developer Contributions.
Supplementary Planning Document: Travel Plans.
Supplementary Planning Document: Designing for Community Safety – A Residential Guide
Supplementary Planning Guidance "Neighbourhoods for Living".
Supplementary Planning Guidance "Affordable Housing" – Target of 35% affordable housing requirement.
Supplementary Planning Document – Sustainable Design and Construction "Building for Tomorrow, Today"
Supplementary Planning Guidance 4 – Greenspace Relating to New Housing Development
Supplementary Planning Guidance 11 – Section 106 Contributions for School Provision
Supplementary Planning Guidance 25 – Greening the Built Edge

5.6 Draft Core Strategy

- 5.7 The Submission Draft Core Strategy was examined by an Inspector between July 2013 and May 2014. The Inspector has approved two sets of Main Modifications to the Core Strategy. The first set in March 2014 modified a wide range of policies in order to make them sound. The second set has been published for a six week consultation between 16th June and 25th July 2014. These relate to a more limited suite of policies on the issues of housing, monitoring and climate change. The Inspector has indicated that following consideration of consultation responses to the second set of Main Modifications he will publish his Report in August. The Plan is therefore at a very advanced stage.
- 5.8 The Spatial Development Strategy outlines the key strategic policies which Leeds City Council will implement to promote and deliver development. The intent of the Strategy is to provide the broad parameters in which development will occur, ensuring that future generations are not negatively impacted by decisions made today. The Spatial Development Strategy is expressed through strategic policies which will physically shape and transform the District. It identifies which areas of the District play the key roles in delivering development and ensuring that the distinct character of Leeds is enhanced. Of particular relevance is policy SP1: Location of Development.
- 5.9 It is complemented by the policies found in the thematic section, which provide further detail on how to deliver the Core Strategy. This includes housing (improving the supply and quality of new homes in meeting housing need), and the

environment (the protection and enhancement of environmental resources including local greenspace and facilities to promote and encourage participation in sport and physical activity. Relevant policies include:

SP6: The housing requirement and allocation of housing land

SP7: Distribution of housing land and allocations

H1: Managed release of sites.

H2: New housing development on non-allocated sites.

H3: Density of residential development.

H4: Housing mix

H5: Affordable housing

P2: Sets out acceptable uses within and on the edge of town centres, and includes supermarkets and is subject to a sequential assessment.

P5: Sets out the approach to accommodating new food stores across Leeds and directs such stores towards town and local centres.

P8: Sets out the approach for sequential and impact assessments for town centre uses. It requires proposals which have a total gross floor area of 1,500m² to be accompanied by sequential and impact assessments.

P10- Relates to good design.

P11: Conservation

P12: Landscape

T1: Transport management

T2: Accessibility requirements and new development

G3: Standards for open space, sport and recreation

G4: New greenspace provision

G7: Protection of species and habitats

G8: Biodiversity improvements

EN1: Climate change

EN2: Sustainable design and construction

EN5: Managing flood risk.

ID2: Planning obligations and developer contributions

5.10 Site Allocations DPD – Issues and Options 2013

- 5.11 The Council is continuing to advance the Site Allocations Plan. Analysis is ongoing and a schedule of preferred sites will be considered by the Council's Executive Board in January 2015. The site (reference CF5M033) is shaded purple on the Site Allocations Housing DPD Map as 'sieved out'. Within the Employment section it is shaded as orange and noted as a mixed use site with employment potential and annotated as 'sites which have potential but issues or not as favoured as green sites'. The site area is given as 4.78 hectares.

6.0 MAIN ISSUES

- 6.1 Officers have held discussions with the applicant over the proposed development and have focussed on a number of wide ranging matters. Members are asked to consider the following matters in particular:
- 6.2 Principle of Residential Development in the Green Belt
- 6.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 state that applications for planning

permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 6.4 Paragraph 12 of the National Planning Policy framework indicates that development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The starting point for any consideration of the development must therefore be the provisions of the UDPR, in order to assess whether the development is in accordance with the development plan.
- 6.5 In considering the site against the provisions of the development plan, the key issue is that the application site is identified on the proposals map as being located within the Green Belt. Policy N33 of the UDPR lists a number of circumstances where planning permission would be given for development. It lists the re-use of buildings, subject to compliance with Policy GB4, and the limited infilling and redevelopment of identified major existing developed sites. Whilst the site is not listed within the UDP as a Major developed site, the guidance within the NPPF is more up-to-date. This specifies at paragraph 89 that LPAs should regard the construction of new dwellings as inappropriate in the Green Belt. There are a number of exceptions to this which are listed within 6 bullet points, one of which allows for the complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use. In this case the site is in a continuing use. The guidance also advises that such redevelopment will only be acceptable where the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 6.6 The buildings that are proposed for demolition are not unsubstantial and the 1970s concrete building can be regarded as a structure that is very unsympathetic in its rural setting. There is therefore a strong argument for the demolition of these very large buildings and erection of a more sympathetic and low rise form of development. The extent of the previously developed land is extensive, taking into account the overall coverage of buildings to be demolished and extensive car parking areas. However, the car parking areas clearly do not impact upon the openness of the Green Belt as much as the buildings. Therefore, the issues revolve around the removal of the taller buildings which have a greater degree of bulk and mass which are located on certain parts of the site with smaller residential dwellings which would be spread across the whole of the site. A visual assessment would therefore need to be carried out to ascertain the differences between what exists at present and what the proposed scheme would look like. However, with the strong buffer planting which currently exists, supplemented by more robust planting, would ensure that the scheme could sit more comfortably within its surroundings. In any forthcoming formal application, it would be useful to understand the existing volumes of buildings to be demolished, compared to the total volume of the new build form of development.
- 6.7 In assessing the proposals against Green Belt policy, it is still necessary to assess the proposal against other material considerations. Paragraph 14 of the NPPF reiterates that development proposals should be approved if they accord with the development plan but also indicates that permission should be granted where relevant policies are out of date, unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

- 6.8 In relation to housing requirements, the Council has a supply of 28,131 net homes between 1st April 2014 and 31st March 2019, which when assessed against the requirement for 24,151 homes provides a 5.8 year housing land supply.
- 6.9 This supply has been sourced from the Strategic Housing Land Availability Assessment Update 2014 and includes over 21,000 units, including sites for students and older persons housing. In addition the identified supply consists of some safeguarded sites adjacent to the main urban area which meet the Council's interim policy on Protected Areas of Search. The supply also includes evidenced estimates of supply, based on past performance, from the following categories: windfall, long term empty homes returning into use and the conversion of offices to dwellings via prior approvals. The supply figure is net of demolitions.
- 6.10 The requirement is measured against the Core Strategy Inspector's latest set of Main Modifications (16th June 2014) which he considered were necessary to make the Core Strategy sound. They indicate that the Council should supply land at a rate of 4,375 homes per annum throughout the life of the plan, but that because of market signals and the need for infrastructure be judged for performance purposes against meeting a requirement of at least 3,660 homes per annum between 2012 and 2016/17. This basic requirement is supplemented by a buffer of 5% in line with the NPPF. The requirement also seeks to make up for under-delivery against 3,660 homes per annum since 2012. It does this by spreading under-delivery, since the base date of the plan, over a period of 10 years to take account of the circumstances under which the under-delivery occurred i.e. the market signals and the need to provide infrastructure to support housing growth.
- 6.11 Whilst the scheme provides approximately 92 dwellings, this represents a small element in helping to meet the Council's housing requirements from what could be regarded as a windfall site. One of the primary considerations will be the matter of sustainability. The principle in favour of sustainable development is enshrined in the NPPF where it is stated that permission should be granted where the development plan is out of date. Whilst the development of 92 dwellings in this Green Belt location may be regarded as unsustainable leading to a reliance on the use of the private car, regard must be had for the current use of the site for offices. Similarly, an office use in this location could be regarded as unsustainable. Therefore, one unsustainable use is being replaced by another. Consideration therefore needs to be given to improving the sustainability credentials and looking at other factors such as the re-use of a major previously developed site, the re-use of a derelict listed building, benefits to the local community and relocating the employment use to a more sustainable location.
- 6.12 Presently, N Power are looking at options in terms of the relocation of the offices to an alternative site within Leeds. Officers have advised that it would be extremely beneficial to relocate to Leeds City Centre, that being the most sustainable part of Leeds. This would both help retain jobs within Leeds, help support economic development and would lead to a more sustainable form of development. This should be afforded significant weight in the decision making process.
- 6.13 In summary, the site represents an opportunity to improve the character of the area and to limit the impact of development on the openness of the Green Belt. It would also help secure the re-use of a listed building and may assist in sustainability if the offices relocate to a Leeds city centre site. At this stage, Members are asked to consider the contents of the applicant's presentation and have regard to the issues raised above.

6.14 In light of the above, Members views are sought on the following issues:

- **Is the principle of residential development acceptable in this Green Belt location ?**
- **Is the conversion of Woodlands to a convenience retail store acceptable ?**
- **Do Members consider that the existing offices should re-locate to Leeds City Centre ?**

6.15 Design, Layout & Heritage Issues

6.16 The development site is located within Scarcroft Conservation Area, while Scarcroft Lodge is a grade II listed building. Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out the duty to pay “special attention to the desirability of preserving or enhancing the character or appearance” of conservation areas. This is a duty to have special regard to preserving the conservation area’s character or appearance and this requires the decision-maker to not just treat it as a material consideration, but to give considerable importance and weight to the preservation or enhancement of it.

6.17 Officers have met with the developer’s and their agents to discuss the scheme and have sought to amend the design and layout to a form of development with is acceptable in principle. One of the local Ward Members has also been part of these discussions. The layout involves the conversion of the listed building to 12 self-contained units. All other buildings are to be demolished. The new build housing is mainly 2 storey with some dwellings with have dormers/accommodation within the roof. The housing is spread across the whole of the site with good connectivity throughout. Development has been removed from the scheme to the west of Scarcroft Lodge in order to improve its setting, while 2 very large houses have been removed from the dis-used tennis courts. Areas of public open space are spread evenly across the site for all residents to use. Officers consider the concept of the layout is broadly acceptable, although further detail will be required, including the design of the houses. In advancing such discussions over design, it is clear that given what presently exists, any development should enhance the character and appearance of the conservation area.

6.18 In terms of the listed building conversion, the principle of re-use to residential is considered to be acceptable. Discussions are still on-going over the detail, including the sub-division of some of the principal rooms with partitions, thereby altering the original plan form. The disposition of the car parking to the listed building is however, considered to be sympathetic.

6.19 The development would provide a satisfactory level of amenity for future residents, and would not be harmful to the living conditions of any neighbouring properties. The developer does however, need to consider the public benefits associated with the scheme, particularly towards the existing residents of Scarcroft. Officers and Members have advised that a larger area of greenspace, currently used as farmland between the site and the A58, could be regarded as a positive factor in redevelopment as a whole.

6.20 Members are asked to consider the presentation given and to have regard to the comments above. In particular:

- **Do Members consider the design and layout to be appropriate in principle ?**

6.21 Highways Issues

6.22 The proposed scheme utilises the existing vehicular access point at the junction with the A58. A detailed Transport Assessment will be required to support any future planning application to address the issues of site sustainability and accessibility, potential traffic impact and the level of car parking. However, there is a significant level of office development on the site at present and regard must be taken over the amount of traffic associated with this, including the modal split of journeys.

6.23 Given the level of development on site, no works are proposed to the existing T-junction which is the only access point into the site. The access road then leads into the development towards the residential development with small connecting roads which feed around the site. Parking is provided by a combination of garages and driveways for the detached, semi-detached houses and terrace houses, and communal parking courts for the listed building and some of the terrace houses.

6.24 The issue of accessibility to public transport will also be a key consideration. For this quantum of development, it is very unlikely that any bus services would enter the development site to pick up and drop off any residents. The nearest bus stops are on Wetherby Road which serve Leeds and Wetherby. Whilst the services will not need the current Core Strategy accessibility standards, the same can be said for the current office use of the site. However, there is scope to improve this with planning obligations which could enhance the level of public transport in the area.

6.25 Taking into account the above and the presentation before Members, the following questions are asked:

- **Do Members consider the site access to be appropriate ?**
- **Are Members satisfied that the public transport facilities along the A58 are adequate for the proposed development ?**

6.26 Planning Obligations

6.27 The proposed development would trigger a whole host of Section 106 requirements including the provision of the following:

- Affordable Housing (35% on this outer area);
- Education contribution;
- Public Transport Infrastructure contribution;
- Greenspace and public accessibility;
- Enhancement to bus stops;
- Travel Plan and monitoring fee;
- Retention of jobs from existing site within Leeds;
- Other obligations where deemed appropriate.

6.28 Whilst the developer may indeed be able to commit to such planning obligations, the Local Planning Authority would wish to understand the further implications for the development and whether the potential impact on local services can be mitigated by the contributions. For example, Scarcroft does not have any education establishments within the village, nor does it have any healthcare facilities. It would therefore be useful to understand that if permission is granted and the development is built, where the new occupants would go to school, and where they would go to the nearest doctor's, provided that capacity is available.

- **Do Members consider that the above listed planning obligations are required, and are any additional obligations required ?**

7.0 CONCLUSION

7.1 The site represents a significant opportunity to redevelop a previously developed site within the Green Belt. Clearly, there are a number of important factors to consider in the assessment of such a proposal, especially in light of its size relative to the size of Scarcroft. Members are asked to note the contents of the report and the presentation, and are invited to provide feedback on the issues outlined above.

MNI SCARCROFT

14/00001

LEEDS CITY COUNCIL

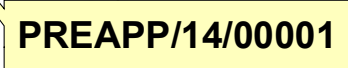
04 JUL 2014

REVISED



HOUSING LAYOUT

TYPE	NO.	SQFT	TOTAL
A	4	800	3200
B	1	800	800
C	1	800	800
D	1	800	800
E	1	800	800
F	1	800	800
G	1	800	800
H	1	800	800
I	1	800	800
J	1	800	800
K	1	800	800
L	1	800	800
M	1	800	800
N	1	800	800
O	1	800	800
P	1	800	800
Q	1	800	800
R	1	800	800
S	1	800	800
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