



# **Planning and Development Brief BRAMHAM HOUSE FREELY LANE, BRAMHAM**



**February 2015**

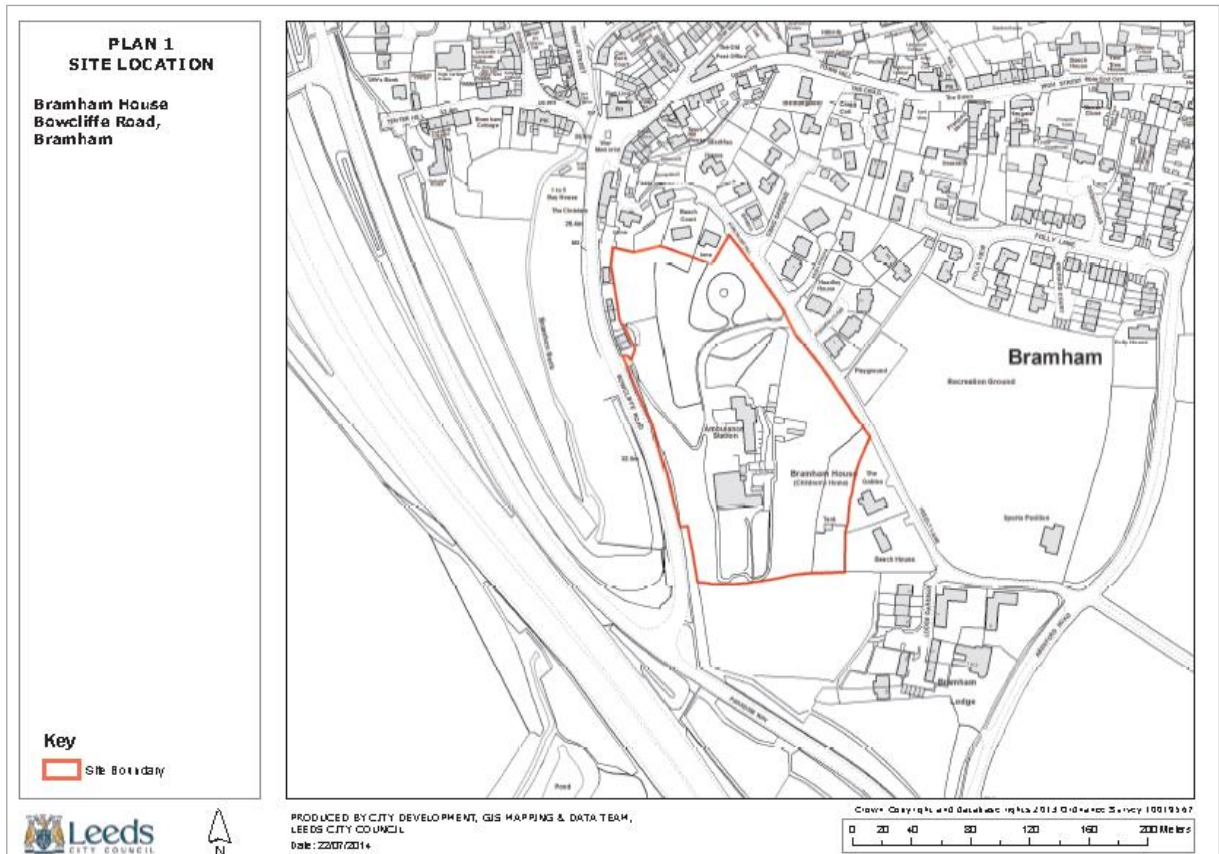
# **PLANNING & DEVELOPMENT BRIEF BRAMHAM HOUSE, FREELY LANE, BRAMHAM**

## **1. BACKGROUND**

- 1.1 This Planning Brief has been modified to reflect planning policy updates since the last Development Brief was approved in May 2010. Particularly the introduction of the National Planning Policy Framework, the Council's Local Development Framework Draft Core Strategy and additional policy guidance in the form of changes to Affordable Housing policy and the Community Infrastructure Levy have needed to be referenced in an updated document. Fundamentally, however, the development principles remain the same.

## **2. LOCATION & DESCRIPTION**

- 2.1 The site, comprising Bramham House and its landscaped grounds (see Plan 1), lies to the south of Bramham village between Bowcliffe Road and Freely Lane. The land is well treed and slopes down in a series of "steps" from east to west. Part of the land, to the front of the house, was formerly occupied by the ambulance station. The former ambulance station and the House share the current vehicular access from Freely Lane, which is a single-track road. The total site area is 2.6ha but much of that is constrained by: the extent of the housing allocation (2.11ha), in the Leeds Unitary Development Plan (Review 2006), its topography and the trees. Therefore, the developable area will in consequence be much less, perhaps 1.0ha.



### **3. DEVELOPMENT PLAN POLICY**

#### **National Planning Policy Framework**

- 3.1 Sustainable development underpins the National Planning Policy Framework (NPPF) and there is a presumption in favour of sustainable development. The core planning principles of achieving good design is a key aspect of sustainable development that should be incorporated in any residential development. Local planning authorities are required to make effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value. Development should establish a strong sense of place, respond to and make a positive contribution to the local character and history and create an attractive, safe and accessible environment. The significance of preserving and enhancing heritage assets is recognised in the NPPF.

#### **Core Strategy**

- 3.2 Development should primarily be located within the Leeds settlement hierarchy with priority given to previously developed land and buildings within the settlement. Within smaller settlements of which Bramham is identified as being one, housing density should aim to achieve 30 dwellings per hectare. However, special consideration will need to be given to the prevailing character and appearance of the Bramham Conservation Area which could mean a lesser density.
- 3.3 Policy H4 aims to ensure that new housing development delivers a range of types and sizes to meet a mix of households. The policy is worded to provide flexibility to recognise the form of development and the character of the area.

#### **Leeds Unitary Development Plan Review**

- 3.4 In the adopted Leeds Unitary Development Plan Review 2006 the site is primarily allocated as a Phase 1 housing allocation site (reference H3-1A.33 Bowcliffe Road Bramham) and is shown on Plan 2. It is only the land to the west which is not allocated but is included within the disposal and the considerations of this Brief.

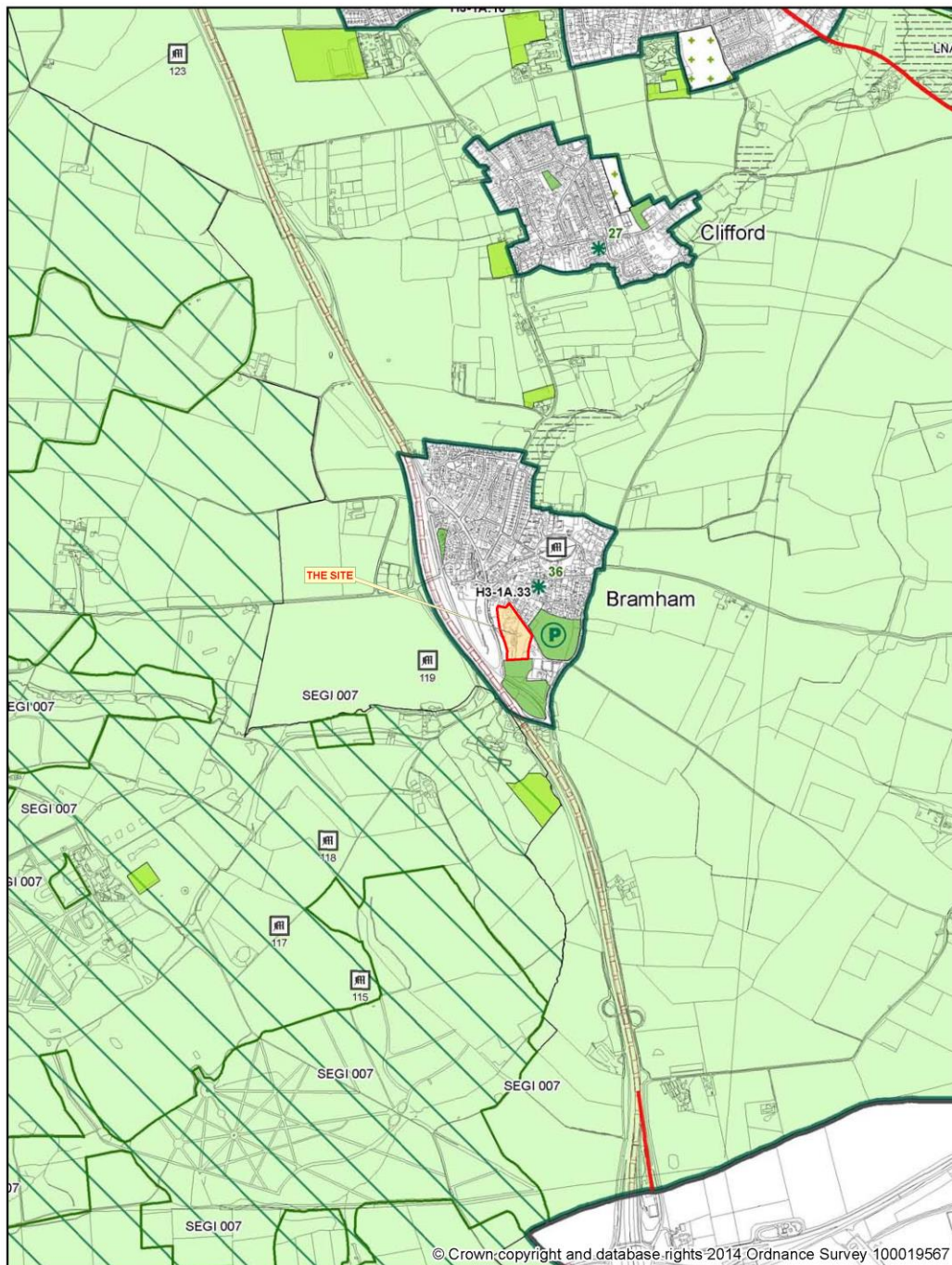
### **4. DEVELOPMENT PRINCIPLES**

#### **Conservation**

- 4.1 Bramham House is not a listed building but is of local interest. Any development should, in the first instance, seek to retain, refurbish and reuse Bramham House. However, consideration will be given to its demolition if a developer is able to demonstrate through a viability appraisal that retention of the building is not viable.



## Plan 2 - Extract from Leeds Unitary Development Plan



### PLANNING AND DEVELOPMENT BRIEF Bramham House, Bramham, Extract from the Adopted UDP (Review 2006)

Produced by City Development, GIS, Mapping & Data Team  
GIS NO: 5706 SCALE: 20000 DATE:16/06/2014



- 4.2 Any proposed development should seek to preserve and enhance the appearance of the Bramham Conservation Area and should have regard to the approved Bramham Conservation Area Appraisal and Management Plan. The plan states that although Bramham House is now vacant and in a poor state of repair, its grounds play an important role in the conservation area; stretching between Bowcliffe Road and Freely Lane the mature trees and vegetation are an important part of the landscape of the village. Within the conservation area the land surrounding Bramham House is an

important green area, although the topography of the village means it cannot be easily seen from the north or east. That said, the mature trees are visible for much longer distances and have a positive impact upon the character and appearance of the village.

### Design and Layout

- 4.3 Good design is central to making successful places. In seeking to achieve the objectives of good design, developers should think imaginatively about designs and layouts, which make more efficient use of land but do not prejudice the quality of the environment. New housing layouts must be informed by the wider context, both townscape and landscape. Site topography, existing buildings, trees, local pattern of streets and spaces, building traditions, materials and ecology should all help determine the character and identity of a development.
- 4.4 The opportunity should be taken to:
- assimilate high quality development of an appropriate scale and form that respects the sensitive setting of Bramham House and the character and appearance of the Bramham Conservation Area;
  - use traditional materials of magnesian limestone and natural slate ;
  - retain important landscape features which make a positive contribution to the character of the conservation area;
  - promote designs/layouts which are safe, attractive, pedestrian friendly and enhance local character;
- 4.5 The detailed design/layout/servicing must be compatible with environmental considerations, including the protection of the trees and the conservation area.
- 4.6 It is envisaged that any new housing in the allocated part of the housing site should be located to the north and east of Bramham House on the highest part of the site, which is generally flat with a frontage to Freely Lane. Such housing would then be accessed via a new access created off Freely Lane in a suitable location that provides adequate forward visibility when leaving the site. Any additional housing must be in conformity with highway constraints or other considerations such as: the trees, greenspace, amenity and drainage.
- 4.7 A constraints and opportunities plan (Plan 3) is included in **Appendix 1** and illustrates the site's positive features, constraints and opportunities for development.

### Landscape

- 4.8 There are many trees within the site and the general tree cover is shown on Plan No 3. The trees are afforded protection by virtue of them being located in the Conservation Area. Applicants should commission a tree survey and report on the condition and merits of the existing trees. Healthy and visually significant trees, tree groups and woodland, should be retained as part of any development proposals. The hedge fronting Freely Lane should be retained and/or replaced as part of any access arrangements. Existing walls should be retained and repaired as necessary.

- 4.9 The submission of a full landscaping scheme will be required as part of any application for development. Planting areas should provide a high quality setting in relation to surrounding developments. Developers are advised to discuss their planting schemes with the Sustainable Development Unit of City Development at an early stage.



### **Sustainability**

- 4.10 There will be a requirement for the developer to submit a sustainability statement to show how the development will achieve the Code for Sustainable Homes (CSH), Lifetime Homes, Secure by Design and other best practice standards.
- 4.11 A developer will be expected to achieve the following targets which are embedded in the City Council's Building for Tomorrow Today Sustainable Design and Construction Supplementary Planning Document:
- CSH level 3;
  - 10% of the predicted energy needs of the development met from renewable or low carbon energy;
  - Reduction in the total predicted carbon dioxide emissions to 20% less than the Building Regulation Target Emission Rate until 2016 when all development will be expected to be zero carbon.

## **5. PLANNING OBLIGATIONS**

- 5.1 The Council will pursue planning obligations where appropriate. However, any S106/CIL requirements will need to be balanced against the cost of bringing Bramham House back in to viable use.

### **Affordable Housing**

- 5.2 The affordable housing policy contained within the Core Strategy introduces a target of 35% affordable housing provision for developments over a threshold of 10 units. Developments below this threshold are expected to make a proportionate affordable housing off-site contribution. For further information on affordable housing policy please see policy H5 in the Core Strategy.

### **Greenspace**

- 5.3 Policy G4 in the Core Strategy seeks on site provision of greenspace of £80 square metres per residential unit, for development sites of 10 or more dwellings that are outside the City Centre and in excess of 720 metres from a community park and for those which are located in areas deficient of greenspace. However, it may be acceptable to provide greenspace off-site taking into account the characteristics of the site.



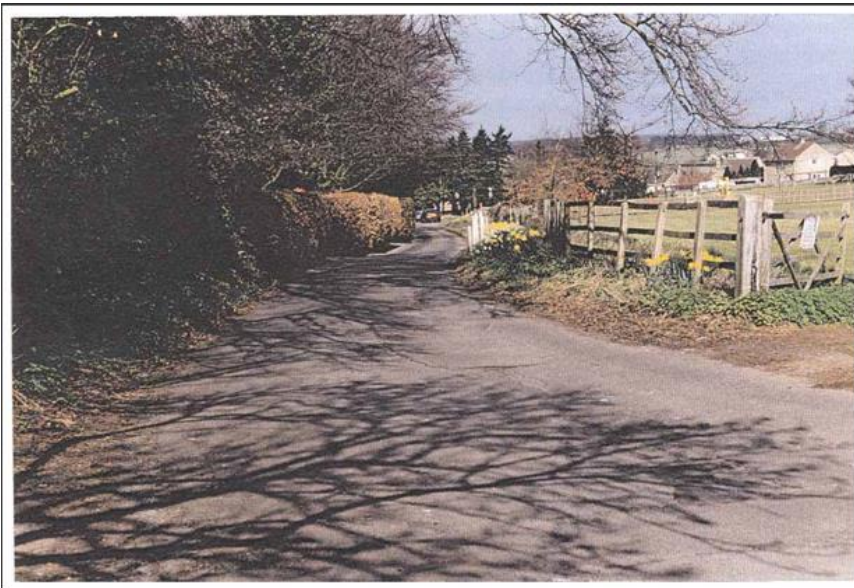
## **Community Infrastructure Levy**

- 5.4 The adopted Community Infrastructure Levy (CIL) applies to most new floorspace granted planning permission, on a £ per square meter basis. It is intended that after 6th April 2015 the current 'tariff' type S106 requirements will be superseded by this CIL charge. It is expected that a rate of £90 per sqm will be charged for residential development in this location. Please see the City Council's website for more information.

## **6. HIGHWAYS AND TRANSPORTATION**

- 6.1 Bowcliffe Road and Freely Lane are listed in the Highway registry as highways maintainable at public expense.

- 6.2 Vehicular access should be taken from Freely Lane with visibility splays in accordance with the Leeds City Council's SPD 'Street Design Guide'. Where the



speed limit is 30mph and is largely adhered to, this will be 2.4m x 43m, although a greater or lesser 'y' distance may be applicable dependent upon 85%ile speeds.

- 6.3 The existing access is the most suitable location. However, depending on the nature of the development the existing access may require amending in accordance with the Leeds City Council's SPD 'Street Design Guide'.
- 6.4 Freely Lane is a narrow lane which will require improving by the Developer to provide two-way passing from its junction with Aberford Road, provide a single footway with associated drainage, street lighting, etc. and improve the Aberford Road/Freely Lane junction.
- 6.5 An outline of the required off site highway works are shown on drawing no. HDC/3/298955/01/2 in Appendix C of the main Technical Information document (Appendix A). These improvement works will be the subject of an agreement under Section 278 of the Highways Act 1980.
- 6.6 If a Developer wishes to provide a segregated vehicular access to Bramham House, then a vehicular access from Bowcliffe Road via a private drive may be acceptable but would be subject to a maximum permitted gradient of 10%. The Council would consider the use of a private drive for this access route to serve a single use or flats only. However, the highway infrastructure, including any retaining structures, must be designed and constructed to adoptable standards. Where a private drive is proposed, the developer will be required to provide details of the long term maintenance

programme of highway infrastructure, including parking areas, and ensure that maintenance is provided. The stability of the embankment has not been investigated by the Council. All service vehicles will be required to use Freely Lane.

- 6.7 The on-site highway layout must be designed and constructed in accordance with the Street Design Guide. There must be permeability through the site for pedestrians and cyclists, with convenient routes to local facilities and public transport to encourage sustainable transport modes. Layouts must be sympathetic to existing pedestrian and cycle routes and desire lines. The Council's Police Liaison Officer should be consulted on possible secure by design issues that could result from this.



6.8 Any on site highway works to be adopted will be the subject of an agreement under Section 38 of the Highways Act, 1980. Any off site Highway Works will be subject of an agreement under Section 278 the Highways Act, 1980.

- 6.9 The site layout must include appropriate refuse storage and collection provision and the site must have turning facilities to accommodate all relevant vehicle types.
- 6.10 An appropriate level of off-street parking must be provided which must meet the guidelines of the Street Design Guide (Methods 1 or 2) for residential developments or Appendix 9A of the Unitary Development Plan Review for other uses.
- 6.11 There should be appropriate provision for cycle parking, storage and changing facilities, with reference being made to DfT Local Transport Note 2/08 Cycle Infrastructure Design, DfT Local Transport Note 2/12 Shared Use Routes for Pedestrians and Cyclists and in accordance with the advice contained in Appendix 9c of the Leeds Unitary Development Plan Review.
- 6.12 A Transport Assessment/Statement may be required for this site, subject to the scale and nature of any proposed development in accordance with 'Guidance on Transport Assessments 2007' produced by the Department of Transport.
- 6.13 A Travel Plan may be required for this site, subject to the scale and nature of any proposed development in accordance with the guidance given in the Leeds City Council's SPD 'Travel Plans'.
- 6.14 There will be a requirement to consult Metro to determine if any local bus stop improvements are necessitated by the development proposal. Any proposal will also be assessed in accordance with the guidance contained within the Leeds City Council's SPD "Public Transport Improvements and Developer Contributions". This assessment will establish whether or not a developer contribution will be required



(and the appropriate level of contribution if one is required) to secure enhancements to public transport infrastructure in order to help address the travel impact of the proposed development. The focus being the need and opportunity for improved public transport with associated good quality waiting facilities.

## **7. TECHNICAL INFORMATION**

7.1 Information relating to Ground Conditions, Drainage, Statutory Undertakers and other Technical Information is included in Appendix 2.

## **8. PLANNING PERMISSION**

8.1 The developer will be responsible for obtaining detailed planning permission, Conservation Area consent if demolition of the existing building is proposed and approval under the Building Regulations for any scheme on the site.

## **9. FURTHER INFORMATION AND CONTACTS**

9.1 This Planning & Development Brief has been prepared by City Development. It must be noted that the information applies only to the subject site, indicated on the attached plans and appendices. At an early stage in the design process, for clarification on any point or issue, the developer is advised to consult:

Forward Planning (Planning Advice)	Kathryn Holloway	tel: 0113 2478203
Planning Services	Adam Ward	tel: 0113 3951817
Conservation	Phil Ward	tel: 0113 2478146
Landscape/trees	Stephen Robson	tel: 0113 2478153
Technical Information	Wynne Floyd	tel: 0113 2475231
Property Services	Martin Blackett	tel: 0113 2477807

# Appendix 1

## Plan 3 – Constraints & Opportunities

**PLAN 3**  
**CONSTRAINTS & OPPORTUNITIES**  
 Bramham House  
 Bowcliffe Road  
 Bramham

**Key**

- Site Boundary
- UDP Housing Allocation Site (H3-1A, 33)
- Positive Building to be retained, refurbished and reused.
- Broad footprint area for development - setting of Bramham House and the character and appearance of the Conservation Area
- Possible access from Bowcliffe Road to serve Bramham House
- Retain hedge on Freely Lane
- Tree cover to be retained



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL  
 Date: 05/08/2014  
Copyright and database rights 2014 Ordnance Survey 10019967  
 YOU ARE NOT PERMITTED TO COPY, REPRODUCE, DISTRIBUTE  
 OR SELL ANY OF THIS DATA FOR OTHER PURPOSES IN ANY FORM.

