



Report of the Chief Planning Officer

NORTH & EAST PLANS PANEL

Date: 3rd December 2015

Subject: 15/03206/FU – Residential development of 111 dwellings at Sandbeck Lane, Wetherby, LS22 7TW

APPLICANT

Barratt David Wilson
Homes/Wetherby Park
Limited

DATE VALID

16th June 2015

TARGET DATE

15th September 2015

Electoral Wards Affected:

Wetherby

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning Officer subject to:

- a) the suggested conditions specified below (and any other which might be appropriate);
- b) amendments to the design and layout of the scheme; and
- c) the completion of a Section 106 Agreement to cover the following matters:
 - 35% affordable housing on site;
 - Provision of bridleway through the site;
 - Contribution towards additional bus stop on Sandbeck Lane and new bus shelter and real time display on Deighton Road;
 - Provision of public transport tickets for future residents;
 - Provision of on-site Greenspace;
 - Travel Plan and monitoring fee of £2,565

In the circumstances where the Sec.106 has not been completed within 3 months of the resolution to grant planning permission the final determination of the application shall be delegated to the Chief Planning Officer.

- 1) Time limit;
- 2) Plans to be approved;
- 3) Materials to be approved;
- 4) Details of walls, fencing, hedging to be approved;
- 5) Landscape submission and implementation;
- 6) Arboricultural method statement;
- 7) Tree/hedge protection and retention;
- 8) Bridleway provision;
- 9) Protection of bird habitats;
- 10) Vehicle spaces to be laid out;
- 11) Retention of garages;
- 12) Roads to adoptable standard;
- 13) Electric vehicle charging points;
- 14) Class B PD and minor operations removed;
- 15) Development carried out in accordance with the submitted flood risk assessment;
- 16) Surface water drainage scheme to be approved;
- 17) Archaeological recording;
- 18) All relevant Desk Top studies and remediation reports to be submitted and approved;
- 19) No importation of soil;
- 20) Construction management;
- 21) Wheel washing;
- 22) Hours of operation;
- 23) Noise attenuation.

1.0 INTRODUCTION

- 1.1 Planning permission is sought for a development of 111 houses on a greenfield site to the edge of Wetherby. As will be outlined below the application is considered acceptable in principle, as is the density and the highway layout. Some concerns remain regarding the design of some houses, aspects of the layout of the scheme and residential amenity, particularly within the affordable housing units. The importance of delivering housing is afforded significant weight and it is felt that the development can be supported subject to appropriate revisions being achieved.

2.0 PROPOSAL

- 2.1 The applicant proposes to develop a greenfield site which lies to the north-east of Wetherby between the A1(M) and the Sandbeck Lane Industrial Estate. The site is allocated as employment land within the UDP and is split into two sections one to the north and one to the south with the site bisected by the access road which spurs off from an existing roundabout. The two sections of the site have different characters, with the southern section being of a higher density than the north.
- 2.2 The northern section is solely populated by two storey detached dwellings of three and four bedrooms each with a detached garage. The majority of the public open space is also within the area and includes a subterranean attenuation tank. A small pumping station is located to the northern most section of the site.
- 2.3 The southern section of the site includes two and three storey dwellings as well blocks of terraces, some of which are three storey townhouses. Some houses have garages, although there are two areas of open parking serving clusters of properties. A small section of public open space is located within the centre of this area and a public bridleway is provided around the site, maintaining an existing

bridleway link. The applicant is proposing 35% onsite affordable housing; these are located around the edges of the southern site.

- 2.4 The majority of the houses will be brick with seven houses constructed from artificial stone located overlooking the southern public open space. Three houses will be rendered. The artificial stone houses have faux chimneys, as do ten of the brick houses around the southern public open space. The application is accompanied by a draft S106 which commits to provide the public bridleway, public transport infrastructure improvements and public transport contributions, onsite greenspace and affordable housing.

3.0 SITE AND SURROUNDINGS

- 3.1 The land which is to be developed lies to the north-east of Wetherby between the A1(M) and the Sandbeck Lane Industrial Estate. The site is an undeveloped, greenfield site and is given over to grass with some hedging and planting to the boundaries. There is a slight land level change with the land falling from its highest point at the south of the site. The A1(M) bounds the site to the east and Sandbeck Lane to the west. The Sandbeck Lane industrial estate lies to the west with low rise, small B1 units closest to the site. Larger B1 units are present toward the centre of the estate. The site is allocated for employment in the UDP.

4.0 RELEVANT PLANNING HISTORY

- | | |
|-------------|---|
| 10/00279/OT | Outline Planning Application to layout access and erect business and industrial park development, with offices, research and development units, light industrial units, warehouses with car parking and attenuation pond
Approved |
| 12/01715/FU | Erection of a supermarket and associated infrastructure including car parking provision for 265 vehicles and petrol filling station
Refused |

5.0 HISTORY OF NEGOTIATIONS

- 5.1 Planning officers have raised concerns regarding the scale and design of the proposed houses, in particular the inclusion of three storey town houses and the two and a half storey houses with dormers and have questioned whether the development responds to the character of Wetherby. Concerns have also been raised regarding the layout and spatial character of the development, the location of the Greenspace as well as the predominant use of brick. As a consequence some houses have been moved back from the pavement edge and the gaps between some houses marginally increased. The applicant now proposes to include 7 artificial stone houses and 17 houses have faux chimneys.
- 5.2 Concerns have also been raised regarding the landscape character of the development, in particular the setting of the bridleway and the proximity of some houses to existing structural planting. As a consequence vegetation around the bridleway has been increased and the northern section of housing has been relocated approximately 1.0m further west, taking the houses out of the structural hedge to the east of the site.
- 5.3 Further negotiations have taken place with Highways and S38 colleagues to ensure that the final road layout is to an adoptable standard.

5.4 Concern was also raised regarding the siting of the affordable housing, with all units placed to the north-east of the site. As a consequence these have now been spread out around the edges of the southern section. The provision of specialist housing was also explored however this did not prove necessary for the needs within the area.

6.0 PUBLIC/LOCAL RESPONSE

6.1 None.

7.0 CONSULTATION RESPONSES

Affordable Housing	35% onsite (39 units) required, should be pepper potted through the estate.
Contaminated Land	Full Phase One DTS required and further site investigation.
Environment Agency	No objection subject to conditions
TravelWise	Obligations within Travel Plan to be secured under S106
Yorkshire Water	No objection subject to conditions.
Landscape	No objection to final revised plan subject to conditions.
PROW	Rerouted bridleway of 3.0m required.
WYAS	Conditions suggested
Highways/S38	No objection to final revised plan subject to conditions.
Mains Drainage	No objection subject to conditions.
Ainsty Drainage Board	Concern re watercourse to the north of the site.
Highways Agency	No objection.
Environmental Health	No objection subject to conditions.
Combined Authority	No objection subject to public transport improvement contributions (new pole bus stop, existing bus stop improvements and sustainable travel fund).

8.0 PLANNING POLICY

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy, saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

Local Planning Policy

8.2 The Core Strategy is the development plan for the whole of the Leeds district. The following Core Strategy policies are relevant:

<u>SP1</u>	Seeks to concentrate the majority of new development within the main urban areas and ensure that development is appropriate to its context.
<u>SP6</u>	Housing requirement and allocation of housing land
<u>SP7</u>	Distribution of housing land and allocations
<u>SP11</u>	Transport Infrastructure
<u>H1</u>	Managed release of sites
<u>H2</u>	Housing on non-allocated sites must not exceed local infrastructure capacity.
<u>H3</u>	Density of residential development
<u>H4</u>	Housing mix
<u>H5</u>	Affordable housing
<u>P10</u>	Seeks to ensure that new development is well designed and respect its context.
<u>P12</u>	Seeks to ensure that Leeds' landscape is preserved and enhanced.
<u>T2</u>	Seeks to ensure that new development does not harm highway safety
<u>G4</u>	New Greenspace provision
<u>G8</u>	Seeks to ensure that important species and habitats are preserved.
<u>EN2</u>	Sustainable design and construction
<u>ID2</u>	Planning obligations and developer contributions

The following saved UDP policies are also relevant:

<u>GP5</u>	Seeks to ensure that development proposals resolve detailed planning considerations, including amenity.
<u>GP5</u>	All relevant planning considerations.
<u>N24</u>	Seeks the provision of landscape schemes where proposed development abuts the Green Belt or other open land.
<u>N25</u>	Seeks to ensure boundary treatment around sites is designed in a positive manner.
<u>N35</u>	Development will not be permitted if it conflicts with the interests of protecting the best and most versatile agricultural land.
<u>N37A</u>	Development within the countryside should have regard to the existing landscape character.
<u>T24</u>	Parking guidelines.
<u>BD2</u>	The design of new buildings should enhance views, vistas and skylines.
<u>BD5</u>	The design of new buildings should give regard to both their own amenity and that of their surroundings.
<u>E4</u>	Allocation of employment land (site 37 5Ha of land at Sandbeck Lane)
<u>LD1</u>	Relates to detailed guidance on landscape schemes.
<u>LD2</u>	New and altered roads

Local Development Framework - Site Allocations Plan

8.3 The Council is also currently progressing a Site Allocations Plan (SAP) and is currently out to consultation on the Publication document which proposes the allocation of sites for housing to meet targets set out in the Core Strategy. The Site Allocations Plan is the means by which the Council will review and propose for allocation sites which are consistent with the wider spatial approach of the Core Strategy and are supported by a comparative sustainability appraisal. It will also

phase their release with a focus on: sites in regeneration areas, with best public transport accessibility, the best accessibility to local services and with least negative impact on green infrastructure. This approach is in line the NPPF core planning principle 1, which states that planning should “be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.”

8.4 The NPPF states in paragraph 47 that local authorities should boost significantly the supply of housing. It sets out mechanisms for achieving this, including:

- use an evidence base to ensure that the Local Plan meets the full objectively assessed needs for market and affordable housing;
- identify and update annually a supply of specific deliverable sites sufficient to provide for five years’ worth of supply;
- identify a supply of specific deliverable sites or broad locations for growth for years 6 to 10 and years 11 to 15.

8.5 The Core Strategy housing requirement has been devised on the basis of meeting its full objectively assessed housing needs. These are set out in the Strategic Housing Market Assessment (SHMA), supplemented by further evidence presented to the Core Strategy Examination in October 2013. The SHMA is an independent and up to date evidence base, as required by paragraph 159 of the NPPF and reflects the latest household and population projections, levels of economic growth as well as levels of future and unmet need for affordable housing. Accordingly, the Site Allocations Plan is the appropriate vehicle to deliver the Core Strategy requirement and will ensure that the significant boost to housing supply sought by the NPPF. The site is allocated for housing within the SAP (2133) and is coded as amber, with the isolated nature of the site noted as a constraint.

National Planning Policy

8.6 The National Planning Policy Framework (2012) sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.

8.7 The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. It is considered that the local planning policies mentioned above are consistent with the wider aims of the NPPF.

8.8 Sections 4 (sustainable transport), 6 (delivering housing), 7 (design) and 11 (landscape) of the NPPF are relevant to the consideration of this application.

8.9 Relevant Supplementary Planning Guidance includes:

- SPD: Street Design Guide.
- SPD: Public Transport Improvements and Developer Contributions
- SPD: Travel Plans
- SPD: Designing for Community Safety: A Residential Guide

SPD: Sustainable Design and Construction “Building for Tomorrow, Today.”
SPG: Neighbourhoods for Living
SPG 25: Greening the Built Edge.

9.0 MAIN ISSUES

- 1) Principle and Housing Delivery
- 2) Layout & Design
- 3) Highway Considerations
- 4) Trees and Landscaping
- 5) Section 106 package/CIL

10.0 APPRAISAL

Principle and Housing Delivery

- 10.1 Sustainable Development is a key aspect of the current planning policy framework at both national and a local level. Sustainable development has several facets, and includes siting new development in sustainable locations, using land efficiently and creating sustainable communities. Spatial Policy 1 of the Core Strategy seeks to ensure that new development is concentrated in the main urban areas in order to ensure that shops, services and public transport are easily accessible, whilst Spatial Policies 6 and 7 seek to ensure that the authority has an appropriate supply and distribution of housing land.
- 10.2 The site is currently allocated as employment land in the UDP and as such its use as housing is contrary to the development plan. However, in the emerging Site Allocations Plan (SAP) the site is allocated for housing and is coded amber, meaning that housing on the site is acceptable in principle but due to constraints other sites are considered sequentially preferable. Whilst the weight that can be given to the SAP is limited because the document is in its early stages, it is nonetheless clear that in strategically considering the requirements of Wetherby it has been concluded that the site is not required for employment purposes. As such there is no strong justification for refusing the principle of housing; the main question is not if housing is delivered on the site, but when.
- 10.3 Within the Core Strategy Settlement Wetherby is not part of the main urban area but is a major settlement. As noted at bullet point (i) of SP1 the largest amount of development will be within the main urban area and major settlements, and as noted at bullet point (ii) focussing development on previously developed land will be the first priority. This is also reflected in policy H2. The site is not previously developed land and is a greenfield site. As noted within the SAP the site is relatively isolated from Wetherby’s Town Centre and its location to the outer edge of the town means public transport and pedestrian links are poor and private car use will be high. However, this said, the only remaining ‘green’ site around Wetherby which does not already have planning permission is the Mecure hotel site and it is unlikely that this will come forward in the short term. Therefore in order to deliver new housing within Wetherby the ‘amber’ sites must be considered. Whilst the site has poor accessibility credentials and fails to meet the Core Strategy Accessibility Standards, there are two bus stops within walking distance which provide services to Wetherby and Harrogate, and more distant stops on Deighton Road which provide a twice hourly service to Deighton Bar and Leeds. Wetherby provides access to primary and secondary education, health services, shops, leisure and employment. As such, in relative terms the site is reasonably sustainable. The S106 also provides improvements to one of the nearby bus

shelters and a contribution will also be made to a sustainable travel fund administered by the WYCA and/or Optima.

- 10.4 Thus on balance the principle of housing is considered acceptable, and the grant of permission at this point in time will not undermine or be contrary to the emerging SAP.

Layout and Design

- 10.5 The National Planning Policy Framework states that “good design is indivisible from good planning” and authorities are encouraged to refuse “development of poor design”, and that which “fails to take the opportunities available for the improving the character and quality of an area and the way it functions, should not be accepted”. Policy P10 of the Core Strategy seek to ensure that new development is of high quality and is appropriate to its context and this is also reflected in saved UDP policy GP5.
- 10.6 Wetherby is an attractive market town which contains a historic core characterised by vernacular, stone built properties. Its outer edges are given over to housing and these reflect the prevailing styles of the mid-late twentieth century. Most houses are at most two stories in height, detached, set back from the pavement edge behind open front gardens and with space retained around each dwelling.
- 10.7 As noted above the application includes a mix of two, two and a half and three storey houses. The majority of these are constructed from brick, with seven from artificial stone and three rendered dwellings. Officers are now reasonably content with the density of the development. The majority of houses within the estate retain sufficient gaps between each terraced/semi-detached unit and are set back from the pavement edges. There are noticeably more dense areas, particularly to the outer edges where the affordable housing units are located, however these areas will not be overly visible from most sections of the estate and thus the impact is limited. Areas of public open space have been incorporated into both sections of the development and this also helps to reduce the overall density of the scheme. However, it is noted that the area of public open space on the denser area of the site is smaller than the public open space on the development parcel to the north where detached housing is exclusively proposed.
- 10.8 There remain concerns regarding the design of some of the proposed dwellings and the use of two and a half and three storey properties. Housing of this height and scale is not typical of Wetherby, and in fact is only really in evidence on the Micklethwaite Grove estate opposite the Police Station which is a notably higher density development than found in other residential areas of the town. Some houses also lack a sense of balance and string courses are not used consistently around each dwelling. Whilst houses of a larger scale could be appropriate these will need to be set back a generous distance from the highway frontage to prevent harmful overdominance. Revisions have been sought whereby some properties have been set back 3.0m away from the footway although others do sit closer to the pavement edge.
- 10.9 In respect of the proposed materials, there are no significant concerns with the use of brick within the development as there are large areas within Wetherby which are constructed of this material. The introduction of render is also of little concern. The use of artificial stone is a matter which has been raised with the applicants. In response the developer has assured officers that a high quality artificial stone will

be used and has suggested that this matter be resolved during the condition discharge stage.

- 10.10 In conclusion, officers have raised concerns with the applicants about the height, scale and mass of some houses within the development, the design of the dwellings, the inconsistent use of detail and the use of artificial stone. The house types are also generic and have been used elsewhere in Leeds (such as at Centurion Fields and Church Lane in Adel). Whilst the development does not respond to the historical character of Wetherby, there are many other residential estates within the town that have a similar character. The estate is located to the outer edges of Wetherby and sandwiched between the A1(M) motorway and an industrial estate. Given the architectural character and quality of the surrounding environment it is difficult to sustain an argument that the development will cause significant harm to visual amenity. As such the application is broadly acceptable in this regard.

Highway Safety

- 10.11 Core Strategy policy T2 and saved UDP policy GP5 note that development proposals must resolve detailed planning considerations and should seek to maximise highway safety. This means that the appellants must demonstrate that the development can achieve safe access and will not overburden the capacity of existing infrastructure. As outlined within the spatial policies of the Core Strategy it is also expected that development is sited within sustainable locations and meets the accessibility criteria of the Core Strategy.
- 10.12 The development does not fully meet the accessibility standards of the Core Strategy, however this must be weighed against the fact that the site has been allocated for housing with the Site Allocations Plan (SAP) and that Wetherby is a major settlement within the Core Strategy settlement hierarchy. Wetherby is a demonstrably sustainable town offering a range of employment, health, shopping and leisure facilities and the site is located close to major transport links. Public transport links in the immediate vicinity of the site are poor, however as a result of the development an additional bus stop will be provided on Sandbeck Lane and one of the Deighton Road stops will be upgraded to a shelter with real time display. A significant contribution will also be made to a sustainable travel fund which will allow residents to purchase travel cards. Therefore on balance the proposals are considered acceptable in respect of sustainability/accessibility.
- 10.13 Access into the site from the Sandbeck Lane roundabout is safe and the road layout is considered to have appropriate street types and widths. All houses have two off-street parking spaces and many houses also have garages which are of an appropriate size. As such the development will not harm highway safety.

Residential Amenity

- 10.14 Core Strategy Policy P10 and saved UDP policy GP5 note that development should protect amenity whilst policy BD5 notes that “all new buildings should be designed with consideration given to both their own amenity and that of their surroundings”. This means that new housing development must provide an adequate level of amenity for future occupants.
- 10.15 Neighbourhoods for Living provides guidance regarding housing developments and among other things notes that family houses should have a reasonable level of outdoor amenity space. The Leeds Standard was reported to and approved by the

council's Executive Board 17th September 2014 which outlines the minimum internal floor areas for new dwellings. The technical housing standards were introduced by the government in March of 2015 and suggest the minimum quantum of accommodation for dwellings as well as room heights and sizes. It should be noted that the space standards do not form part of the adopted development plan and thus the weight which can be given to these specific documents is limited. However, the advice in Neighbourhoods for Living and the space standards attempt to ensure that houses are of a sufficient size and have sufficient private outdoor amenity space to ensure a reasonable standard of living for future occupants. The need to provide a reasonable residential environment is a concern which is expressed within the Development Plan and these documents provide a useful tool for assessing amenity. As such it is reasonable to use these to inform planning decisions.

10.16 Before going on to discuss the detail of the scheme, the impact of the A1(M) should be considered. This is a significant motorway which lies just to the east of the site and which will generate noise and air pollution. Environmental Health have been consulted and raise no concerns regarding air quality and have suggested a condition relating to noise assessment which will be imposed. The scheme has been designed to ensure that garden areas (which cannot be insulated against noise in the way that houses can) are set as far away from the motorway as practicable. This then means that the outdoor space for those houses which lie immediately adjacent to the motorway remain usable, functional spaces in which people can rest and relax.

10.17 Moving on to consider the detail of the scheme. The national space standards aim to provide a minimum floor area for a variety of house sizes which reflect the number of bed spaces within the dwelling. The table below that has been provided by the applicants indicates that the majority of the houses do meet the space standards. Three house types fail, the Archford which has a deficit of approximately 6m² - 15m² and N200TE-5 and N200TI-5 which have a deficit of approximately 14m² – 23m². These house types are the affordable units. The deficit of the Archford house type is not considered to be a significant problem, as this is a deficit of 7-16% which although not ideal would not make the houses demonstrably and harmfully cramped. However, the deficit of the N200TE-5 and N200TI-5 house types amounts to approximately 20 - 30%, which means if the houses are occupied by a family with two children, the houses are only two thirds the required size. Whilst this is less than ideal, it is not considered that the smaller size of these houses would cause demonstrable harm to residential amenity. It is understood that the applicants are in conversation with three Registered Social Landlords who wish to manage the units which provides evidence that the houses are not of an inadequate size.

House Type	Floor Area (m ²)	National Standard (no.beds/people)	Complies?
Millford (8person)	105	4b/5p = 97 4b/8p = 124	Meets 5+6 person but not 7+8.
Cornell (7person)	128	"	Y
Mitchell (7person)	115	4b/7p = 115	Y
Holden (7person)	143	4b	Y

N200TE-5 (4person)	56	2b/3p = 70 2b/4p = 79	N
N200TI-5 (4person)	56	2b/3p = 70 2b/4p = 79	N
Hadley (5person)	93	3b/5p = 93	Y
Archford (5person)	78	3b/4p = 84 3b/5p = 93	N
Cannington (6person)	113	3b/6p = 108	Y
Drayton (8person)	117	"	Y
Millwood (7person)	115	4b/7p = 115	Y

- 10.18 These units also contribute to the overall housing mix across the development. Core strategy Spatial Policy 3 and Policy H4 set out the need to provide a housing stock which meets the needs of a mix of households. The development provides two, three and four bedroom houses, with the affordable units proving all the two bed roomed units and a proportion of the three bedroomed units. Whilst the development does not include any one bedroom units the overall balance of two, three and four bedroom houses is reasonable taking into account the desire for family housing within the area. The development does not strictly comply with the percentages outlined at policy H4, which would require 10% of the houses to be one bed and 50% to be two bed, it is not realistic within Wetherby to expected 60% of a housing scheme to be one and two bedroom units. As such the balance of houses is considered to be acceptable.
- 10.19 Turning then to the provision of garden areas. Neighbourhoods for Living suggests that family dwellings should have an areas of usable, private outdoor space which is approximately two thirds the gross floor area of the dwelling. The majority of houses do achieve this figure or are very close to the required garden size. Six plots have a greater deficit of around 10-20m², which could have a harmful impact upon amenity however in a development of this size some dwellings with smaller gardens does not raise significant concern, and indeed some homeowners may not desire an extensive garden. However, there are some plots where the ability to create any form of private garden is of concern. There are several examples throughout the development where houses have gardens which lie immediately adjacent to roads and the driveways of neighbours. In order to allow the gardens to be considered private space a boundary hedge of at least 1.8m in height would be required along the edge with the highway in order to prevent the gardens being overlooked from public space. However this will not be possible in the majority of these circumstances as tall boundary treatments would restrict visibility and make entering and existing the driveways of neighbouring houses hazardous. This is a concern for 13 plots (numbers 14, 19, 20, 46, 53, 62, 69, 75, 87, 93, 95, 104 and 105) all of which will require an open side/rear boundary. Five of these plots are affordable units and this means that these dwellings are small houses which lack a reasonable private garden.
- 10.20 In summary, whilst the majority of houses and private gardens within the development are of an appropriate size, all of the affordable housing units are beneath the standards set out at a national level and several of the houses on the

estate lack private gardens. Taken together this means that five of the houses have small internal and external living spaces. This is less than ideal and will result in a reduced standard of residential amenity for future occupants. This however must be weighed against the fact that the scheme will contribute to the Council's housing targets and that the development does provide 35% on site affordable housing.

Landscaping

- 10.21 The application is located to the edge of Wetherby on a greenfield site and as such there are existing hedgerows and some trees to the edges of the site which make a positive contribution to the character of the area. Following some revisions to the scheme it is now possible to ensure that the majority of this existing landscaping will remain and conditions will be imposed to ensure that should any of this be removed or die back as a result of the development that replacement planting is required.
- 10.22 The most significant contribution that good landscaping can make to the development is those areas where public and private space meet, ie the front and side boundaries of the plots. Hard and defensive boundary treatments would result in a sterile, unattractive and oppressive character to the development and this is particularly important where rear gardens front onto roads. The site plan provides indicative landscaping details with the revised landscaping plan providing some additional detail. It has been made clear to the applicants that the authority will be looking for low and soft boundary treatments which reflect the rural setting of Wetherby and the character of other housing developments in the town. It is not essential to know the full details of all boundary treatments before granting permission and this matter can be adequately addressed by condition.
- 10.23 As such, subject to the imposition of conditions the application is acceptable in this regard.

Section 106 Package/CIL

- 10.24 The Community Infrastructure Levy Regulations 2010 set out legal tests for the imposition of planning obligations. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is -
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 10.25 The authority's CIL charging schedule is in place and requires a payment of £90 per square metre of residential floor space. The adoption of CIL means that S106 payments previously identified relating to greenspace and education are no longer applicable. It will still be necessary for the appellants to enter into a S106 which commits to provide the public bridleway, public transport infrastructure improvements and public transport contributions, onsite greenspace and affordable housing. These have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. The S106 is being progressed and must be signed before any permission can be issued.

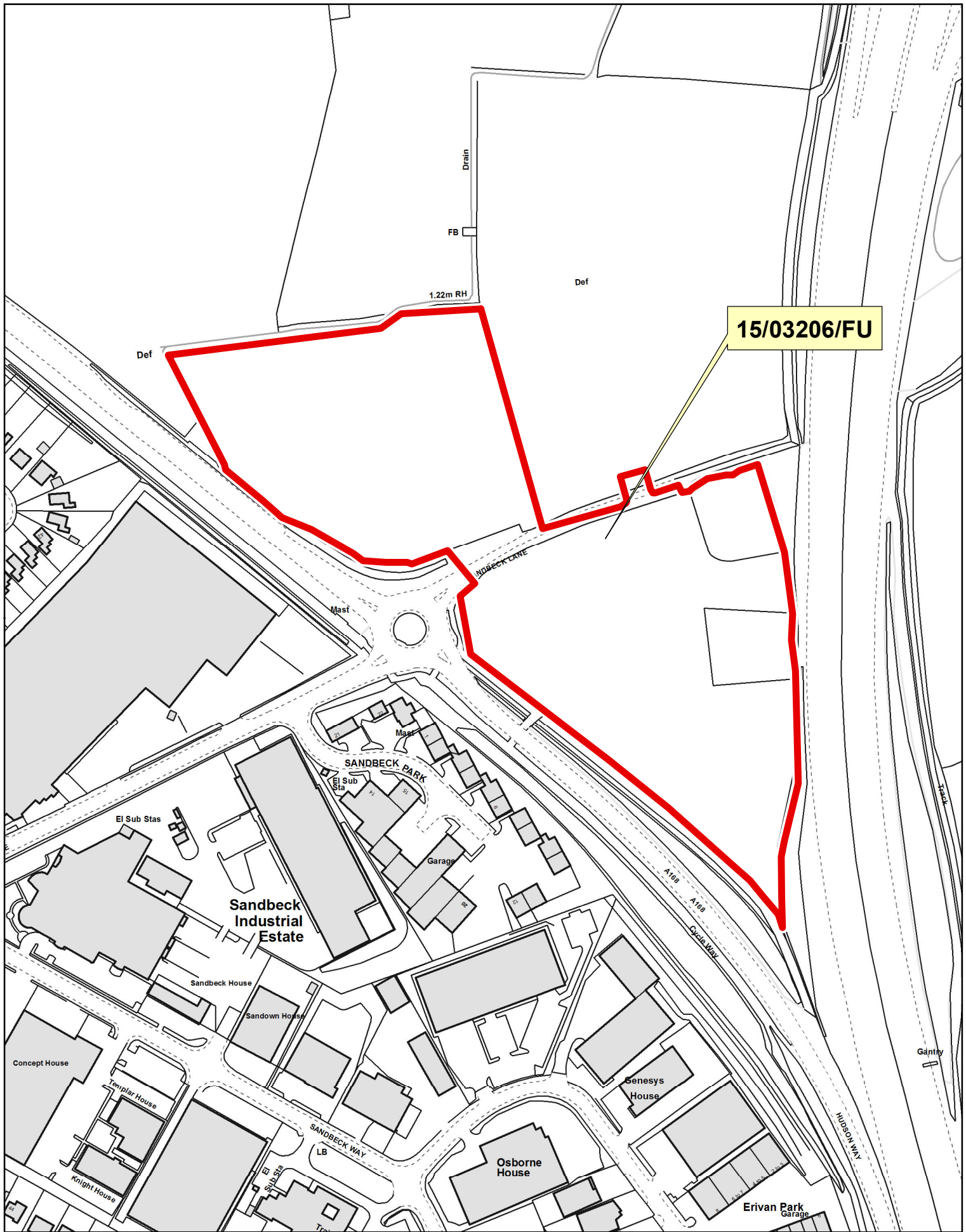
11.0 CONCLUSION

11.1 Housing delivery is a key element of current planning policy at both national and local level. The NPPF places a priority, amongst other matters, on the delivery of sustainable development and housing growth. Leeds has a target of 70 000 homes across the plan period and is committed to delivering this target. Granting permission for this application would boost the supply of housing land within the Outer North East Housing Market Characteristic Area and this is a benefit of the scheme to which weight must be given. Balanced against this is the indifferent design of some of the houses and the concerns regarding residential amenity for some of the plots. Whilst it is acknowledged that it would theoretically be possible to deliver well designed housing which provides a good standard of residential amenity across the board, the application must be determined on the submitted plans. The slight harm that the development would be caused to visual and residential amenity is not considered to outweigh the importance of housing delivery and thus, on balance, the application is recommended for approval.

Background Papers:

Application files: 15/03206/FU

Certificate of ownership: Certificate B signed and notice served on JJ Dalby and Sons



NORTH AND EAST PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/2500





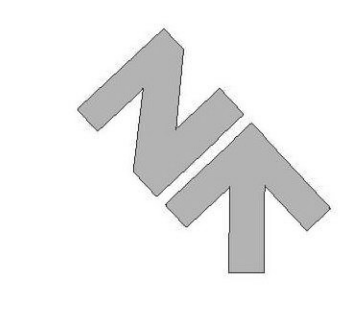
Wetherby- DWH -Schedule			
HOUSE MIX			
House Type	No.	Sq. Ft.	Total
Private			BEDS
p341	4	1001	4004
h433	10	1374	13740
h409	14	1532	21448
h411	5	1335	6675
h452	4	1240	4960
t447	13	1241	16133
t321	16	1218	19488
t428	6	1259	7554
Total	72		94002
Affordable			
p382	17	837	14229
n200	22	613	13486
Total	39		27715
Total No.	111		121,717
Totals			
Total SQ.FT. (not incl garages)		121,717	
Gross Site Area (red line)		11.19	Acres
POS/Pond/A168 (green line)		3.84	Acres
Nett Developable Area		7.35	Acres
Scheme Density	15.10	Dwellings/Acre	
Scheme Coverage	16562.39	SQ.FT./Acre	

- 1 storey height
- 2 storey height
- 2.5 storey height
- 3 storey height
- Affordable Houses
- Houses to be constructed in Artstone & to include chimneys
- Houses of brickwork to include chimneys
- Houses to be in render

Individual plot garden sizes					Plot No. Type Length m m2 required m2 provided				
Plot No.	Type	length m	m2 required	m2 provided	Plot No.	Type	Length m	m2 required	m2 provided
1	452	12	77	104	55	n200	10.5	38	49
2	452	10.5	77	104	56	n200	10.5	38	73
3	469	10.5	94	97	57	382	10.3	52	64
4	469	10.5	94	100	58	382	10.3	52	52
5	469	10.3	94	107	59	382	9	52	46
6	469	10.5	94	112	60	382	10.2	52	66
7	433	13	85	84	61	n200	10.2	38	51
8	469	9	94	82	62	n200	10	38	42
9	433	9.5	85	82	63	n200	11	38	42
10	469	10.5	94	95	64	n200	10.5	38	46
11	452	8	77	94	65	n200	10.5	38	52
12	341	9.8	62	91	66	n200	13	38	61
13	469	11	94	98	67	n200	11.5	38	57
14	433	11.5	85	96	68	n200	7	38	40
15	469	13	94	141	69	n200	7	38	45
16	469	10	94	96	70	447	9.5	77	58
17	452	8	77	129	71	447	9.5	77	64
18	433	10.5	85	95	72	447	9.5	77	101
19	433	10	85	93	73	428	9.5	78	80
20	433	10	85	90	74	321	8	75	98
21	469	10.5	94	88	75	428	8	78	67
22	469	13	94	105	76	321	13	75	84
23	411	13	82	125	77	341	11	62	96
24	433	13.5	85	107	78	n200	12	38	72
25	469	12	94	109	79	n200	11	38	50
26	433	10.5	85	82	80	n200	11	38	45
27	469	9.5	94	107	81	382	11	52	61
28	411	11	82	119	82	382	13.5	52	61
29	411	9.3	82	100	83	382	11	52	54
30	433	11.2	85	94	84	382	11	52	54
31	469	10.7	94	110	85	n200	10.5	38	41
32	411	11	82	104	86	n200	10	38	46
33	341	11.5	62	84	87	n200	8	38	66
34	321	12.5	75	84	88	382	11	52	54
35	321	13.5	75	91	89	428	10	78	64
36	469	11.2	94	96	90	321	11.5	75	74
37	433	10.2	85	100	91	321	10.5	75	81
38	447	13.7	77	83	92	321	10.8	75	92
39	447	13.7	77	82	93	382	8	52	52
40	447	13.7	77	79	94	382	11	52	68
41	447	10.5	77	77	95	428	10.5	78	53
42	447	10.5	77	77	96	321	15	75	72
43	447	10.5	77	75	97	321	15	75	81
44	321	11.6	75	81	98	321	13.5	75	73
45	428	10	78	86	99	321	13.5	75	73
46	341	6.5	62	65	100	321	13.5	75	73
47	447	12.6	77	68	101	321	13.5	75	73
48	447	12.6	77	68	102	321	13.5	75	74
49	447	12.7	77	74	103	321	11.5	75	59
50	447	12.7	77	68	104	428	10	78	66
51	382	9.6	52	63	105	n200	9.5	38	63
52	382	9.6	52	65	106	n200	9	38	62
53	n200	10.5	38	52	107	n200	9	38	60
54	n200	10.5	38	49	108	382	8.5	52	63
					109	382	8.5	52	63
					110	382	8.5	52	63
					111	382	8.5	52	63

A1(M) North:
Darlington
Durham
Newcastle
(Exact location to be confirmed)

A1(M) South:
Leeds
Doncaster



Concept House

Amendments

Barrett Developments plc
Forest Business Park
Cartwright Way
Barton Hill
Leeds LS16 5JH
Telephone 01530 276276

Project
Wetherby
Land off A168

Drawing Title
Presentation Layout

Scale
1:500 @ A0

Date
05-08-15

Drawn
P.J.L.

Checked
D.W./D.J.S./S.M.

Drawing Ref
YW-03-07X

Barrett logo

Wetherby and site layout are intended for illustrative purposes only and should be treated as general guidance only.
Site layout including parking arrangements, social affordable housing, communal facilities, etc. are subject to further consultation through a detailed design in the planning application for the development. Please refer to your architect or other design or planning consultants for any specific details.
Site layout and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.
The site layout and landscaping are intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.