



Report of the Chief Planning Officer

PLANS PANEL NORTH AND EAST

Date: 3rd November 2016

Subject: PREAPP/15/00882 - Pre-application presentation for a residential development of up to 150 dwellings and public open space at land at Wetherby Road, Bardsey, LS17 9BD

Electoral Wards Affected:

Harewood & Wetherby

Yes Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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

1.0 INTRODUCTION:

- 1.1 The landowner The Bramham Park Estate and their representatives will present the emerging scheme for the residential development of a Green Belt site in Bardsey.
- 1.2 The development site is located within the Green Belt and sits between the residential area know as The Congreves and The Drive within the village of Bardsey and forms the western extremity of the Bramham Park Estate. Whilst the promoter of the scheme fully acknowledges that the proposed development constitutes inappropriate development within the Green Belt, they have put forward a case for demonstrating very special circumstances to try and overcome the in principle objection to new housing at this site. In summary, these are the significant heritage benefits which comprise numerous restoration and refurbishment works to a number of Grade I, Grade II* and Grade II listed buildings located within the Bramham Park Estate, which is itself a Grade I Registered Park and Garden and is recognised as one of the finest examples of its kind in the country.
- 1.3 The proposals for the site are still emerging and consequently many of the policy and technical issues are not resolved and are likely to be the subject of ongoing

discussions. The purpose of the pre-application presentation is to allow the landowners to present and explain their proposals to the Panel and for Panel Members to ask questions and to consider and comment on them. At this point in time Members are not being asked to comment on the acceptability of the principle of the development. It is clear that the proposal to build dwellings on this Green Belt site is contrary to planning policy. To offset this policy objection to the principle of development it will need to be shown that very special circumstances exist and this presentation offers Members an opportunity to consider and ask for information in order to help the Panel's consideration of this issued and to reach an informed decision. A local community group of Ward Member will also be afforded a similar opportunity to put their views forward on the proposals. Officers also reserve their position in terms of the very special circumstances relating to the heritage matters pending further consideration and advice from Legal Officers.

2.0 SITE AND SURROUNDINGS:

- 2.1 The development site is an agricultural land located adjacent to the west of the A58 between the established residential areas of a housing development known as The Congreves to the north east and The Drive to the south west within the village of Bardsey. Overall the site measures 12 hectares, although only 6 hectares is developable. The topography of the site means that the site slopes down from the A58 towards the beck to the rear. Part of the land nearest the beck is included within Flood Zones 2 & 3, with the Environment Agency's 1 in 100 year flood extent covering approximately half of the site.
- 2.2 The site is designated as Green Belt and as a Special Landscape Area within the Unitary Development (Review 2006). The site is within the ownership of the ownership of the Bramham Park Estate and forms the north western most extremity of their land holding.
- 2.3 The Bramham Park Estate is located to the south east and contains a rich and diverse range of buildings set within a Grade I Registered Park and Garden defined as being 'of exceptional importance'. The Estate contains a total of 27 listed buildings and structures considered to be of special architectural or historic interest. The buildings and structures which are listed are:

Buildings

- The House (Grade I)
- The Stable Blocks to the House (Grades I and II)
- The Rotunda (Grade I)
- Open Temple (Grade I)
- Gothic Temple (Grade I)
- The Biggin (Grade II*)
- Terry Lug (Grade II)
- Wothersome Grange Farmhouse (Grade II)
- Stable Block to Wellhill Farmhouse (Grade II)
- East Lodge Cottages (Grade II)
- North Lodge (Grade II)
- Gothic Summer House (Grade II)

Structures

- The T Pond (Grade I)
- Stone surround to the T Pond (Grade I)
- Retaining wall to the South Terrace (Grade I)

- Gate piers at the entrance to the Forecourt (Grade I)
- Parterre to the West of the House and T Pond (Grade I)
- The obelisk Pond (Grade I)
- The Obelisk in the Black Fen (Grade II*)
- Temple of Leod Lud (Grade II*)
- Four obelisks at corners of the lawn (Grade II)
- Sundial in the centre of the Parterre (Grade II)
- Ha Ha forming boundary to North Terrace (Grade II)
- Stone Nymph (Grade II)
- Vase with four faces (Grade II)
- Monument to Jet (Grade II)
- The Circular Pond (Grade II)

3.0 PROPOSED DEVELOPMENT

- 3.1 Proposals involve the development of the site in Bardsey for up to 150 houses. This will include a mix of 2, 3, 4 and 5 bedroom dwellings. Towards the rear of the site a 7 hectare public park is proposed with improved pedestrian connections, including a new footbridge over beck. The proposal would be in the form of an outline application with vehicular access from the A58. An emergency access is shown from The Drive. The scheme would deliver the full s106 obligations and as such, in these respects, will be policy compliant.
- 3.2 The proposed dwellings would be mainly 2 storey with some properties being 3 storeys. It is envisaged that the design approach would be traditional with the use of natural stone and slate, with some elements of render. The scheme seeks to use sustainable urban drainage (SuDS) features owing to the site topography and location adjacent to beck. Compensatory flood storage would also be created on the park area given its position close to the beck.
- 2.4 There remains a pressing need for major capital expenditure on buildings, structures, monuments and the landscape within the Estate. A number of buildings and structures are in need of repairs and restoration works which requires significant financial input. The Estate have sought funding from a variety of sources but this is now limited to the extent that all areas have been exhausted. The whole of the capital receipt (minus fees) from the Bardsey site will be utilised in full at Bramham Estate and controlled through a carefully worded s106 Agreement.

4.0 PLANNING HISTORY & ENGAGEMENT

- 4.1 There is no planning history relating to the site in terms of the submission of any planning application. However, a pre-application enquiry was received at the end of 2015 and officers have had a number of discussions with the land owner and their representatives concerning the nature of the proposed development and the scope of any information to be submitted as part of any application. Discussions have also taken place and visits undertaken to the Bramham Estate which have involved colleagues from Conservation and Historic England.
- 4.2 The applicant has also held a consultation event which took place on 19th October 2016 at Bardsey Village Hall. Copies of the presentation boards were copied to officers for information. The event was attended by approximately 220 local residents. Including some Ward Members and Parish Councillors. The results of the consultation event are currently being analysed by the developers and will be considered and taken into account in the formulation of more detailed proposals

which are likely to lead to the submission of an outline planning application. However, the key concerns were as follows:

- Flooding; (most of the comments) doubt that the development is outside of the flood plain, what impact would this development have locally in The Drive and downstream at Collingham (a number of Collingham residents attended). General disbelief that flooding matters could be properly addressed.
- Traffic impact; impact of 150 cars on the road network generally and increasing queues specifically at the traffic lights/East Keswick Junction. Support for reducing speed limit to 30mph along the Congreves, support for improving bus stops and safer crossing to the stop on the south side of Wetherby Road.
- Impact on local services - doctors, schools described as both 'full'. One of the school governors who attended advised that the number on roll at Bardsey Primary is 191 and their capacity is 210. There was also a comment that a number of pupils at the school are not from Bardsey but outside villages. New children in Bardsey might assist in reducing the catchment area.
- Need for new homes; objections that this is too many dwellings in this location; conversely support for the 55x 2 bed units, lots of questions about what type of affordable housing, what prices would they be.
- Green Belt - objections in principle against loss of the land and loss of views of an open field.
- Public Park generally supported, and support for footpath links across the site from Congreves to sports ground. However, it came out at the meeting that the link may not be able to be delivered into the Park Lane Homes development at the Congreves as one of the new residents has purchased the field to the rear. However, an alternative link diagonally across the site to The Drive maybe an option and also look to cross the Beck so there will still be a link.
- A large number did not accept the case to support Bramham Park and there was a lack of understanding generally about the need to protect heritage assets.

5.0 RELEVANT PLANNING POLICIES

The Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

1. The Leeds Core Strategy (Adopted November 2014)
2. Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013)

These development plan policies are supplemented by supplementary planning guidance and documents. The site in Bardsey is designated as Green Belt and Special Landscape Area within the UDP. In terms of the site at Bramham, the Bramham Park Estate is a Registered Park and Garden (Grade I), with a total of 27 Grade I, Grade II* and Grade II listed buildings.

5.2 The following Core Strategy (CS) policies are relevant:

Spatial policy 1 Location of development
 Spatial policy 6 Housing requirement and allocation of housing land
 Spatial policy 7 Distribution of housing land and allocations
 Spatial policy 8 Economic Development Priorities
 Policy H1 Managed release of sites
 Policy H3 Density of residential development
 Policy H4 Housing mix
 Policy H5 Affordable housing
 Policy P9 Community facilities and other services
 Policy P10 Design
 Policy P11 Heritage
 Policy P12 Landscape
 Policy T1 Transport Management
 Policy T2 Accessibility requirements and new development
 Policy G1: Enhancing and extending green infrastructure
 Policy G4 New Greenspace provision
 Policy G8 Protection of species and habitats
 Policy G9 Biodiversity improvements
 Policy EN2 Sustainable design and construction
 Policy EN5 Managing flood risk
 Policy ID2 Planning obligations and developer contributions

- 5.3 The CS sets out a need for circa 70,000 new homes up to 2028 and identifies the main urban area as the prime focus for these homes alongside sustainable urban extensions and delivery in major and smaller settlements. It also advises that the provision will include existing undelivered allocations (para. 4.6.13). It is noted that the application site falls within the Outer North East Housing Market Characteristic Areas identified in the CS. In terms of distribution 5,000 houses are anticipated to be delivered in the Outer North East Area.
- 5.4 The emerging Site Allocation Plan (SAP) does not identify the site for housing purposes.
- 5.5 Unitary Development Plan (UDP) policies of relevance are listed, as follows:
- GP5: General planning considerations.
 - N23/N25: Landscape design and boundary treatment.
 - N24: Development proposals abutting the Green Belt.
 - N29: Archaeology.
 - N33: Green Belt.
 - N37: Special Landscape Area.
 - BD5: Design considerations for new build.
 - T7A: Cycle parking.
 - H3: Delivery of housing on allocated sites.
 - LD1: Landscape schemes.
- 5.6 The Natural Resources and Waste Local Plan (NRWLP) was adopted by Leeds City Council on 16th January 2013 and is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, e.g. minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies relating to drainage, land contamination and flooding are relevant.

[Supplementary Planning Guidance / Documents:](#)

SPG4 Greenspace relating to new housing development (adopted).
SPG10 Sustainable Development Design Guide (adopted).
SPG11 Section 106 Contributions for School Provision (adopted).
SPG13 Neighbourhoods for Living and Addendum (adopted).
SPG22 Sustainable Urban Drainage (adopted).
SPG Greening the Built Edge
SPG Bardsey-cum-Rigton Conservation Area Appraisal and Management Plan
SPD Street Design Guide (adopted).
SPD Public Transport Improvements and Developer Contributions (adopted).
SPD Designing for Community Safety (adopted).
SPD Travel Plans (adopted).
SPD Sustainable Design and Construction (adopted).

- 5.7 The Bardsey Community Forum are in the process of drafting a Neighbourhood Plan. The current status is a pre-submission draft which has been the subject of public consultation between 17th June – 29th July 2016. All comments submitted in response to the formal consultation will be considered by the Steering Committee, and final amendments will be made to the Pre Submission Draft if appropriate, before it goes forward for inspection. As the plan is in its early stages in moving towards adoption only limited weight can be applied to this document at this time.

National Planning Policy Framework (NPPF)

- 5.8 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 they may be given.
- 5.9 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so. It identifies 12 core planning principles (para 17) which include that planning should:
- Proactively drive and support sustainable economic development to deliver homes;
 - Seek high quality design and a good standard of amenity for existing and future occupants;
 - Protecting the Green Belts around main urban areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - Conserve and enhance the natural environment;
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land);
 - Promote mixed use developments and encourage multiple benefits from the use of land in urban areas;
 - Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations;

- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are, or can be, made sustainable.

- 5.10 The Government attaches great importance to the design of the built environment. Section 7 (paras 56-66) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:
- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - Optimising the potential of the site to accommodate development;
 - Respond to local character and history;
 - Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - Development to be visually attractive as a result of good architecture and appropriate landscaping.
- 5.11 Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.12 Part 9 relates to the protection of the Green Belt. The five purposes of Green Belt land are to set out this: to check unrestricted urban sprawl; to prevent town coalescing; to safeguard the countryside from encroachment; to preserve the setting and character of historic towns; and to assist in urban regeneration. Planning Authorities are required to ensure substantial weight is given to any harm to the Green Belt, with 'very special circumstances' required to clearly outweigh potential harm to the Green Belt, and any other harm which may result.
- 5.13 Part 10 relates to the climate change and flooding and notes that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimizing vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy.
- 5.14 Part 11 relates to conserving and enhancing the natural environment and notes that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 5.15 At paragraphs 111, 113 and 118 the NPPF gives guidance relevant to this proposal in respect of ecological and related matters.
- 5.16 Part 12 relates to the conservation and enhancement of the historic environment. In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.17 Paragraph 140 states that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with

planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.

- 5.18 Paragraph 188 notes that early pre-application engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

Planning Practice Guidance

- 5.19 In respect of planning obligations (including Sec.106 Agreements) it is set out that “Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind” (para: 001).

- 5.20 Bramham Park Estate Strategy (October 2014) – This document was produced by the Estate as an estate wide strategy to review the special qualities of Bramham Park as a whole and to provide an overview of the various elements that make up an historic estate of the size and complexity of Bramham so that key issues can be understood and conservation priorities identified. The document also seeks to provide a broader view of the Estates assets, in order to look at ways to generate new sources of income which might address the significant heritage deficit that exists. The Estate hopes that this Strategy will act as a framework to inform and guide future decisions across the Estate. This document is not adopted by the LPA in the formal decision making process and therefore whilst it provides useful background information, it can be afforded limited weight. However, it is worth highlighting that a supporting statement from the Council as follows:

“The Council is supportive of the preparation of an Estate Strategy on the basis that this provides a focus for the delivery and priority of conservation projects across the estate and in planning terms provides the context and broader understanding of the wider estate functions and aspirations.”

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.21 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that In considering whether to grant listed building consent for any works the local planning shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

6.0 KEY ISSUES

Principle of Residential Development

- (i) Inappropriate development in the Green Belt:

- 6.1 The site is located within the Green Belt and as such the erection of new dwellings in this location would constitute inappropriate development. Furthermore, the proposal would also cause harm to the character and openness of the Green Belt by its very scale and nature. Therefore, it is for the applicant to put forward and demonstrate the very special circumstances for setting aside Green Belt policy in this instance. The very special circumstances put forward by the Estate are set out

below, and will no doubt be referred to by the Estate in their presentation to Members.

- 6.2 Another key factor will be whether the applicant can demonstrate that a sustainable form of development can be achieved. The NPPF identifies three dimensions to sustainable development: economic, social and environmental. The NPPF suggests that these factors are mutually dependent and should be sought jointly and simultaneously. The NPPF further notes that decisions need to take account of local circumstances. In reaching a view on this regard will have to be had to the range of facilities in the local area and what contribution that they make to reducing the need to travel by private car, public transport provision. The sustainability credentials of the development can also be enhanced through the design and construction of the buildings and matters such as drainage provision. It should be noted that there are limited facilities within Bardsey and the local primary school has limited additional capacity.
- 6.3 Whilst this is not a determining factor regard should be had to the potential contribution this site could have towards housing delivery. This proposal is set against a context of central government placing an imperative on the delivery of new housing, of achieving sustainable development and at a local level emerging policy in the Core Strategy that seeks to set a housing target of the delivery of circa 70,000 new dwellings (gross) by 2028 across the city and with an indicative target of 5,000 within the outer north east area. This development provides an opportunity to deliver a limited proportion of the housing requirement for the outer north east area. The scheme would also deliver
- (ii) The Very Special Circumstances:
- 6.4 The applicant's very special circumstances are the significant improvements that the capital receipt of the site at Bardsey will deliver to a number of key heritage assets which include a number of Grade I, Grade II* and Grade II listed buildings which include Bramham House itself and The Biggin. Improvements will also be made to the historic landscape to which the Grade I Registered Park and Garden is designated as.
- 6.5 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that In considering whether to grant listed building consent for any works the local planning shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.6 The applicant in their submission will need to set out sensitively what the finances are of the Estate in terms of income generation and outgoings (confidential), which will be independently assessed. The applicant will also set out the historical, cultural and architectural significance of the heritage assets and will describe the problems associated with them in terms of maintenance and deterioration. The applicant will also set out what works are required in priority order and their estimated repair costs.
- 6.7 Furthermore, the Estate A will identify other sources of income streams and funding resources and confirm that the development of the Bardsey site is the only solution for addressing the heritage deficit. The Estate will also set out that this is not an enabling development argument/justification and is based solely on demonstrating the very special circumstances.

- 6.8 The applicants will also set out that no alternative sites exist that could accommodate a development of this site in a more suitable and sustainable location within their land holding and that the site in Bardsey is the preferred option.
- 6.9 Both Officers and Members will need to weigh up all the necessary factors and come to a balanced view in the decision making process. There will be a need to take into account all material considerations in assessment of the site at Bardsey (detailed issues set out below).

Is there particular information that Members would like to see provided to help them assess whether very special circumstances exist in this case?

Layout and Form of Development

- 6.10 The submitted draft masterplan shows an indicative layout which proposes up to 150 dwellings.
- 6.11 The detailed form and design of the dwellings will be addressed through an agreed set of design parameters. This would cover matters such as the scale of buildings, use of architectural detailing and form, spatial setting and external materials. In the event of planning permission being granted the terms of the permission would require the detailed design of the development to meet the requirements of the agreed design code when any subsequent reserved matters application is submitted.

Do Members have any comments on the approach outlined to the design of the dwellings and the layout and form of the development?

Composition of the development

- 6.12 The applicant intends to provide a range of housing options for the local community which has been informed by survey data compiled as evidence relating to the draft Bardsey Neighbourhood Plan. A range of house sizes are proposed, which comprise a mix of 2, 3, 4 and 5 bedroom homes. 55 of these would be 2 bedroom properties which is understood what the community of Bardsey seek. The proposals also deliver a substantial new public park, improved pedestrian connections including a new footbridge over the beck, improvements to flood storage capacity and affordable housing.
- 6.13 The information provided states that up to 150 dwellings will be offered at the following (indicative) mix:

	Policy H4 Min %	Policy H4 Max %	Policy H4 Target %	Bardsey Site Housing Mix %
1 Bed	0	50	10	0
2 Bed	30	80	50	55
3 Bed	20	70	30	32
4 Bed+	0	50	10	54
5 Bed	-	-	-	9

- 6.14 The indicative mix broadly complies with the requirements of Policy H4. The affordable housing policy requirement for this area is 35% and the applicants have confirmed that the proposal will be policy compliant which will deliver 53 new affordable homes on site.

- 6.15 The proposed new public park is located to the rear of the proposed housing and measures 7 hectares. This is twice the size of the nearby Bardsey Cricket Club. The park would be accessible for new residents as well as existing residents of Bardsey with improved connectivity through the provision of new footpaths and a new footbridge over the beck. This area of land would also double up as an area of flood compensatory storage from the adjacent beck.

Do Members have any comments on the composition of the development?

Highways and Transportation

- 6.16 The proposed access is taken from the A58 and is considered to be satisfactory, subject to sightlines and gradient. There will be a need to address a number of technical matters.

Should a vehicular access be taken through The Drive to serve a limited number of dwellings, in order to avoid having all 150 properties from being accessed from a single point on the A58?

Flooding and Drainage

- 6.17 Rear of site in Flood Zone and therefore no development of housing on this part, save for a small section where levels will be increased slightly. The park area will deliver improved flood storage compensation and will be of benefit.

Landscape

- 6.18 The impact on trees and the visual impact of the proposed development will be an important consideration, not least from views from East Keswick and East Rigton. Due to site location and topography, views of the development site would not break the skyline and tree line from these villages.
- 6.19 However, landscape issues are also important in creating an attractive environment for the new residents and in having regard to the established character of the area, and thus the applicant seeks to retain most trees on site and provide additional landscaping across the site.
- 6.20 The illustrative masterplan also shows areas of new planting in various locations.

Other Matters

- 6.21 At the time of writing this report the heads of terms of any Sec. 106 Agreement had not been discussed. In addition to the point raised in the paragraph below the main aspects of the Sec.106 Agreement are likely to include affordable housing, public transport provision, the delivery and management of the park and other areas of open space and local employment and training clauses. However, the applicant has indicated that the proposal will be policy compliant in these respects.
- 6.22 A key aspect within the Sec.106 will be the requirement that the capital receipt for the Bardsey site funds the schedule to works to the heritage assets at Bramham as identified on an agreed schedule. A draft Sec.106 setting out how this will take place has been submitted.

- 6.23 The development will be CIL liable and the applicants estimate that the scheme could generate a total levy of £960,000. 25% of this (£240,000) could be directed towards the Bardsey parish if a Neighbourhood Plan is adopted.
- 6.24 There will also be the need to ensure that the living conditions of neighbours are not harmed as a result of the proposed development. Further consideration will be given to this aspect once the layout evolves at a detailed stage.

In light of the advice set out at 5.20 above are there any other matters that should form part of discussions on the heads of terms of any Sec. 106 Agreement?

7.0 CONCLUSION

- 7.1 Members will be advised of the details of this emerging scheme and are asked to consider the content of this report and presentation. Members are also asked to consider the following questions:

Is there particular information that Members would like to see provided to help them assess whether very special circumstances exist in this case?

Do Members have any comments on the approach outlined to the design of the dwellings and the layout and form of the development?

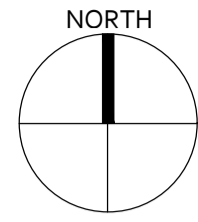
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Should a vehicular access be taken through The Drive to serve a limited number of dwellings, in order to avoid having all 150 properties from being accessed from a single point on the A58?

In light of the advice set out at 5.20 above are there any other matters that should form part of discussions on the heads of terms of any Sec. 106 Agreement?

Background Papers:

Pre-application file: PREAPP/15/00882



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