



Report of the Chief Planning Officer

SOUTH AND WEST PANEL

Date: 9 November 2017

Subject: Planning Application 17/04308/RM - Reserved matters for 299 dwellings with appearance, landscaping, layout and scale at land Off Bradford Road, East Ardsley, WF3 2JA

APPLICANT

Barratt David Wilson Homes
& Ramsden Partnership

DATE VALID

30 June 2017

TARGET DATE

10 November 2017

Electoral Wards Affected:

Ardsley and Robin Hood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT APPROVAL subject to the following conditions:

1. Carry out in accordance with approved plans
2. Details and samples of materials
3. Revoking Class A permitted development rights
4. Landscape Management Plan
5. Primary School Access to be derived to and from the connector road 43-80m from the junction with Bradford Road
6. Details of emergency access route
7. Access road bend to be 35m radius 20m from Bradford Road
8. Surfacing of roads
9. Details of Electric Vehicle Charging Points
10. Retention of garages
11. Statement of Construction Practice
12. Details of Access, storage, parkin, loading of contractors equipment, materials etc.
13. Details of cycle parking

1.0 INTRODUCTION

- 1.1 This application is a Reserved Matters application to consider the outstanding matters of layout, scale, appearance and landscaping pursuant to the approval of outline planning permission (including details of access) for residential development and public open space on land off Bradford Road pursuant to planning permission 13/05423/OT. The scheme was allowed at appeal following refusal by the Council on 8 August 2014. This Inspector's decision was upheld by the Secretary of State on 22 December 2016. The appeal decision for the outline application established the principle of residential development to which this Reserved Matters application relates.
- 1.2 A reserved matters application is an application that deals with some or all of the outstanding details of the outline application proposals. As the principle of development has already been established the only matters that fall to be considered as part of this application are:
- *appearance* - aspects of a building or place which affect the way it looks, including the exterior of the development
 - *landscaping* - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
 - *layout* - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
 - *scale* - includes information on the size of the development, including the height, width and length of each proposed building
- 1.3 It is brought to South and West Panel due to the scale of the site and number of dwellings proposed.

2.0 PROPOSAL

- 2.1 This application seeks Reserved Matters approval for the layout, scale, appearance and landscaping of 299 dwellings on land off Bradford Road pursuant to Condition 1 of outline permission allowed at appeal. Means of access into the site and the principle of residential development were both agreed as part of the outline scheme.
- 2.2 It is also relevant that Condition 2 states that the development permitted shall comprise no more than 299 dwellings.
- 2.3 This Reserved Matters submission proposes the construction of 299 dwellings comprising the 45 affordable dwellings and 254 market dwellings with a mix of 2, 3 and 4 bedroom dwellings.
- 2.4 The layout of the development reflects the latest plan considered at appeal stage which comprised housing development in the north of the site and 2ha of public open space (POS) to the south of the housing. The POS will include children's play equipment. The south west of the site is allocated for the future provision of a primary school.
- 2.5 The access to the site, which was accepted by the Planning Inspector, is from Bradford Road in the south west of the site. The proposed road layout includes a

vehicular loop in the western part of the site. There are also several private drives proposed serving some of dwellings. A separate emergency access is proposed from Bradford Road to the north of the approved access.

- 2.6 The proposed dwellings are two storey and a mix of detached, semi-detached and terraced properties is proposed. Each dwelling has access to private amenity space (rear gardens) and benefits from off street parking spaces to the front or side of the dwelling. Many of the dwellings also have detached or integral garages.
- 2.7 In accordance with the appeal decision, the land to the south of the site is allocated for a primary school. However, this does not form part of this Reserved Matters application and the future development of this part of the site is the responsibility of the council and Children Services.

3.0 SITE AND SURROUNDINGS

- 3.1 The application site comprises open land to the east of Bradford Road and to the south of New Lane. The site is broadly rectangular in shape and in total the application site measures 13.56ha.
- 3.2 The application site is dominated by three large arable fields, which are immediately bordered by hedgerows and field margins. Each of the fields is then separated from one another by public footpaths. The land is relatively level, however, the land slopes up towards the south eastern site boundary, towards St Michael's Church (listed building).
- 3.3 The surrounding land uses are residential to the east and south and St. Michael's Church to the south east. To the north is the unmade footpath section of New Lane, beyond which is agricultural land. To the north west of the site is the large Country Baskets store which occupies a mill building (Amblers Mill), and is also a Grade II listed building.
- 3.4 The site lies close to East Ardsley Local Centre which is located to the south of the site.

4.0 RELEVANT PLANNING HISTORY

- 4.1 An outline planning application was submitted for this site in 1975 to erect residential development. This application was refused in January 1976 (planning application reference H23/888/75).
- 4.2 13/05423/OT - An application for outline consent for means of access from Bradford Road and to erect residential development on land off Bradford Road, East Ardsley was refused at City Plans Panel on 8 August 2014. The application was refused for the following reasons:
1. The Local Planning Authority considers that the release of the site for housing development would be premature, being contrary to Policy N34 of the adopted Leeds Unitary Development Plan Review (2006) and contrary to Paragraph 85, bullet point 4 of the National Planning Policy Framework. The suitability of the site for housing needs to be comprehensively reviewed as part of the preparation of the ongoing Site Allocations Plan. The location and/or size of the site means that the proposal does not fulfil the exceptional criteria set out in the interim housing delivery policy approved by Leeds City Council's Executive Board on

13th March 2013 to justify early release ahead of the comprehensive assessment of safeguarded land being undertaken in the Site Allocations Plan. Furthermore, the ongoing Site Allocations Plan identifies other potential sites which are directly related and share a boundary with the application site which if allocated will need to be comprehensively planned, including any infrastructure requirements, which may be prejudiced if not considered together, with reference to Policies GP5, T2, Street Design Guide SPD and Neighbourhoods for Living.

2. The proposal is contrary to the Core Strategy which seeks to concentrate the majority of new development within and adjacent to the main urban areas and major settlements. The Site Allocations Plan is the right vehicle to consider the scale and location of new development and supporting infrastructure which should take place in East Ardsley which is consistent with its size, function and sustainability credentials. Furthermore, the Core Strategy states that the "priority for identifying land for development will be previously developed land, other infill and key locations identified as sustainable extensions" which have not yet been established through the Site Allocations Plan, and the Core Strategy recognises the key role of new and existing infrastructure in delivering future development which has not yet been established through the Site Allocations Plan e.g. doctors surgeries, schools, roads. As such the proposal is contrary to Core Strategy Policy SP1.
3. The Local Planning Authority considers that the applicant has so far failed to demonstrate that the local highway infrastructure is capable of safely accommodating the proposed access and absorbing the additional pressures placed on it by the increase in traffic, cycle and pedestrian movements which will be brought about by the proposed development. The applicant has also failed to show that the proposed development will not lead to issues of safety for pedestrians and cyclists or provide adequate accessibility to public transport. The proposal is therefore considered to be contrary to Policies GP5, T2, T2B and T5 of the adopted UDP Review
4. In the absence of a signed Section 106 agreement the proposed development so far fails to provide necessary contributions for the provision of affordable housing, education, Greenspace, public transport, travel planning and off site highway works contrary to policies of the Leeds Unitary Development Plan Review (2006) and related Supplementary Planning Documents and contrary to policies of the Draft Leeds Core Strategy and the National Planning Policy Framework. The Council anticipates that a Section 106 agreement covering these matters will be provided prior to any appeal Inquiry but at present reserves the right to contest these matters should the Section 106 Agreement not be completed or cover all the requirements satisfactorily.

4.4 An appeal against this decision was lodged. This appeal formed part of the conjoined appeals at Breary Lane, Bramhope and Leeds Road Collingham (the 'Ken Barton Conjoined Appeals'), which were allowed by Planning Inspector Ken Barton on 20 Sept 2016. The Secretary of State issued his decision on these conjoined appeals in December 2016 and agreed with the Inspector's conclusions that the appeals should be allowed.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 The applicant met with ward members prior to submission of the application and officers met with ward members shortly after submission of the application. Comments from members were incorporated into the scheme.
- 5.2 During the course of this application revised plans have been submitted to address officers' concerns regarding the road layout and overdevelopment of the site.
- 5.3 Officers required greater spacing between properties, larger gardens, and a reduction in the prevalence of frontage car parking and provision of defensible space for the dwellings. The previous layouts were considered to represent overdevelopment of the site.
- 5.4 The applicant has revised the proposed layout in light of officers' advice and has provided a layout which seeks to comply with the guidance in Neighbourhoods for Living SPD.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 The application has been advertised by Site Notices (Major Development) and Neighbour Notification Letter and advertised in the Yorkshire Evening Post. The neighbour notification letters were posted out on 4th July 2017 and the site notices were posted on 20 July 2017. The press notice was printed on 19 July 2017. The publicity period expired on 11 August 2017.
- 6.2 Ward Members have also been consulted on the application and have not submitted an objection.
- 6.4 32 objections have been received from local residents raising the following concerns:
- All local primary schools full
 - Local doctors surgery has long waiting lists
 - Local Infrastructure does not have extra capacity
 - Need for sufficient public services
 - 200 houses is more appropriate
 - Scale of development is unsustainable
 - School needs to be built
 - Loss of green fields used by dog walkers
 - Turning into a busy and noisy area
 - Drainage points already installed
 - Increase in traffic
 - Up to 400 cars
 - There is sufficient brownfield to support housing need
 - The traffic survey in last application was inaccurate as bridge was closed
 - Lack of public transport services
 - A650 is busy at all times
 - Traffic survey needs to be done during term times
 - School will exacerbate traffic problems
 - Improvements should be made to bus stops
 - No details of children's play or seating areas
 - Houses are too tightly packed
 - More affordable housing needed

- Church needs additional burial space
- The new school will be oversubscribed
- Bridleway adjacent to Country Baskets should be reinforced as a green corridor
- Defensible space for children within the estate is needed
- Skylark which regularly flies over Church fields – protection of ecology
- Can the entrance be moved 100 yards to the right (south)
- Neighboring properties are not currently overlooked from rear
- Impact on privacy of garden and rear bedroom windows
- overshadowing
- Increase in noise
- Increase in odour and pollution if each dwellings has at least one car
- Long term blight during construction period
- Lack of consultation
- Separation distances do not meet standards
- Height of land of application site higher than the properties in this street
- Tree cover is sparse in winter months, allow light in winter
- Overshadowing and loss of light to habitable rooms at ground floor level of properties in Forsythia Avenue
- Insufficient spacing between proposed houses
- Flood risk and impact on neighbours
- New houses will tower over this property
- Buffer zone of 50 yards to maintain privacy

7.0 CONSULTATION RESPONSES

- 7.1. Historic England: No objection
- 7.2 Environment Agency: No objection
- 7.3 Natural England: No comments
- 7.4 Yorkshire Water: No objection
- 7.5 Highways: No objection
- 7.6 Flood Risk Management: Details of drainage is to be dealt with under Condition 9.
- 7.7 Conservation No objection
- 7.8 Nature Team: Further information required [Ecology will be dealt with under condition 12 of the Outline Permission]
- 7.9 West Yorkshire Police: No objection
- 7.10 Travel Wise: Travel Plan is to be agreed
- 7.11 Landscape Team: No objection subject to conditions
- 7.12 Parks and Countryside: Request to be involved in the layout of the Public Open Space which is to be agreed via condition 15 of the Outline Permission.

7.13 Public Rights of Way: Objection regarding the claimed bridleway running through the site.

8.0 PLANNING POLICIES

8.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Leeds comprises the Adopted Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013) and any made Neighborhood Development Plans.

8.2 The site is identified on the Local Plan Policies Map as a Protected Area of Search.

Adopted Core Strategy

8.3 The following Core Strategy policies are considered most relevant:

Policy H3: Residential Density
Policy H4: Housing Mix
Policy G4: On-site Greenspace
Policy P10: Design
Policy P11: Conservation
Policy P12: Landscape
Policy T2: Accessibility

Saved Policies - Leeds UDP (2006)

8.4 The following saved policies within the UDP are considered most relevant to the determination of this application:

GP5: Development Proposals should resolve detailed planning considerations.
BD5 – Amenity
N14 – Listed Buildings
N17 – Listed Buildings
N24: Transition Planting
LD1: Landscaping

Submission Draft Site Allocations Plan (SAP)

8.5 The site is allocated in the Draft Site Allocations Plan as a site which has existing planning permission for residential development (HG1-387). The site is proposed in Phase 1 for release.

Relevant supplementary guidance:

8.6 Supplementary Planning Guidance provides a more detailed explanation of how strategic policies of the Unitary Development Plan can be practically implemented. The following SPGs are most relevant and have been included in the Local Development Scheme, with the intention to retain these documents as 'guidance' for local planning purposes:

- Neighbourhoods for Living SPG

- Street Design Guide
- Parking Standards

National Planning Policy Framework (NPPF)

- 8.7 The National Planning Policy Framework (NPPF), published on 27th March 2012, and the National Planning Practice Guidance (NPPG), published March 2014 replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.8 The NPPF constitutes guidance for Local Planning Authorities and its introduction 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.
- 8.9 The National Planning Policy Framework (NPPF) gives a presumption in favour of sustainable development and has a strong emphasis on achieving high quality design. Of particular relevance, the national planning guidance attaches great importance to the design of the built environment and view this as being indivisible from good planning (para.56, NPPF). The advice also seeks for development proposals to add to the overall quality of the area, create attractive and comfortable places to live and respond to local character (para.58, NPPF). In addition, advice is contained within chapter 4 (Promoting sustainable transport) that deals with sustainable transport modes and avoiding severe highway impacts; and, chapter 6 (Delivering a wide choice of high quality homes) which includes housing supply/delivery and affordable housing provision; chapter 8 (Promoting healthy communities) in relation to access to existing open/ green space; and, chapter 10 (Meeting the challenge of climate change and flooding) which includes matters of flood risk and promote renewable energy sources.

9.0 MAIN ISSUES

- 9.1 The main issues to consider in the determination of this application include the following:
- Principle of development
 - Layout, Scale and Appearance
 - Landscaping
 - Public Open Space
 - Impact upon amenity and future occupiers
 - Highways safety
 - Public Rights of Way
 - Response to representations

10.0 APPRAISAL

Principle of development

- 10.1 The application seeks Reserved Matters approval to consider the outstanding matters of layout, scale, appearance and landscaping in relation to the approval of

outline planning permission for residential development on land of Bradford Road, East Ardsley pursuant to Condition 1 of 13/05423/OT, allowed at appeal, for up to 299 dwellings.

- 10.2 The principle of residential development has very clearly been established by the appeal decision which also approved the means of access for the development. This application proposes the delivery of 299 dwellings and public open space within the same red line boundary as the outline planning permission and utilising the same access point approved by the Inspector at outline stage. It is therefore considered that the principle of development has already been accepted and no further assessment of policy is necessary in this regard. Accordingly, this report is focused solely on matters of layout, scale, appearance and landscaping of the site. Matters of housing density and housing mix have also been considered.
- 10.3 Core Strategy Policy H3 establishes minimum density standards. In this instance, the site to be developed for housing has an area of 8.8 hectares (it excludes the POS and land allocated for the school). To accord with Policy H3, it should achieve a minimum requirement of 30 units per hectare in smaller settlements. This scheme proposes 299 dwellings, which equates to 29 dwellings per hectare across the site taking into account that the Council's minimum amenity distances have also been incorporated into the layout, the proposed density is considered sufficiently appropriate to comply with Policy H3.
- 10.4 With regards to housing mix, Core Strategy Policy H4 advises that developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long-term, taking account of the nature of the development and character of the location. In terms of guidance, Policy H4 recommends that houses constitute a minimum of 50% and a maximum of 90% of the units and apartments provide a minimum of 10% of units and a maximum of 50%. In terms of dwelling size, Policy H4 provides guidance on the preferred housing mix (as set out in the table below) but also states that 2 bedroom units should comprise a minimum of 30% and a maximum of 80%, 3 bedroom units should comprise a minimum of 20% and a maximum of 70% and 4 bedroom (+) houses should not exceed the maximum of 50% of the total housing mix.
- 10.5 The proposed housing mix is as follows:

Type	No. of Units	H4 Target %	Proposed %
Houses	299	75	100
Flats	0	25	0
1 Bed	0	10	0
2 Bed	38	50	13
3 Bed	137	30	46
4 Bed	124	10	41

- 10.6 The proposed housing mix falls short of the Council's preferred housing mix. The applicant is not proposing any flats on the basis that houses are more appropriate within the character or the local area and the local housing market. The provision of flats would also increase the storey heights to some of the properties which would have a visual impact on the scheme.
- 10.7 The provision of two bedroom dwellings does not comply with the Council's preferred target of 50% of the scheme. The proportion of 4 bed dwellings also

exceeds the Council's target of 10%. The Council's 2010 Strategic Housing Market Assessment (SHMA) published in 2012 recognised that the south-west sub-area, within which this site is located, was the third highest area of housing need in the City with the highest demand across the City being 2 and 3 bedroom properties. So, whilst this development is not meeting the required proportion of 2 bedroom homes, it is addressing the demand for 3 bedroom dwellings. The proportion of 4 bed dwellings does not exceed the maximum percentage of 50% as set out in H4. On the basis that Policy H4 sets out only a preferred mix, it is considered that overall the proposed housing mix is acceptable and that a refusal with regard to Policy H4 could not be sustained.

- 10.8 Affordable housing provision for this site is to be secured by the Unilateral Undertaking in accordance with Core Strategy Policy H5, which requires the provision of 15% in this area, equivalent to 45 units. These 45 units have been indicated on the layout plan and whilst they are not individually pepper-potted throughout the site, their provision is distributed in groups across the site (which will assist the Registered Social Provider in terms of management) and comprising a mix of 2 and 3 bed dwellings. This provision of affordable housing is therefore considered acceptable in principle in accordance with Policy H5.

Layout, Scale and Appearance

- 10.9 Within the Core Strategy, Policy P10 sets out the requirement for new development that is based on a thorough contextual analysis to provide good design that is appropriate to its scale and function; that respects the scale and quality of the external spaces and wider locality and protects the visual, residential and general amenity of the area. These policies reflect guidance within the NPPF, which also highlights the importance of good design at Paragraph 56. In this context, matters of layout, scale and appearance are considered below:
- 10.10 The proposed site layout is similar to the indicative layout considered by the Planning Inspector at appeal with the POS located to the south of the housing development. The proposed layout has been subject to negotiation and several revisions of the proposed layout have been provided during the course of the application; namely to provide sufficient spacing between properties, reduce the prevalence of frontage car parking, increase the size of gardens, avoid overlooking and provide defensible space. The previous layouts were considered to represent overdevelopment of the site.
- 10.11 In terms of standards for site layouts, the Council's SPG Neighbourhoods for Living: A Guide for Residential Design in Leeds recommends a number of key distances between dwellings to ensure privacy between existing and proposed houses, which has an impact on layout. The most relevant to this site are the following:
- i) Private gardens should have a minimum of two-thirds of total gross floor area of the dwelling (excluding vehicular provision);
 - ii) A minimum of 10.5 metres between main ground floor windows (living room/dining room) to the boundary;
 - iii) A minimum of 7.5 metres between a secondary window (ground floor kitchen/bedroom) to the boundary;
 - iv) A minimum of 4 metres from a ground floor main window or secondary window to a highway
 - v) A minimum of 12 metres from a main ground floor window (living room/dining room) to a side elevation;

- vi) A minimum of 2.5 metres between a side elevation and the boundary.
- 10.12 In this case, the application has been revised to address the guidance above such that the following is noted:
- i) The dwellings have rear gardens which meet or exceed the minimum requirement of two-thirds of the total gross floor area of the dwelling.
 - ii) The majority of dwellings achieve 10.5 metres between the main ground floor windows to the boundary
 - iii) The majority of dwellings achieve a minimum of 7.5m between the secondary windows to the boundary.
 - iv) The majority of properties achieve a set back from the highway of 4m. There are some dwellings which are located 2m from the back of the pavement. However defensible space between the dwellings and the pavement would still be maintained.
 - v) The majority of dwellings achieve 12m from the main ground floor windows to a side elevation
 - vi) The majority of dwellings achieve 3-4m in between the side elevations of the dwellings.
- 10.13 The dwellings which share a rear boundary maintain a separation distance of a minimum of 20m between rear ground floor windows. It is considered that the separation distance is sufficient to ensure the privacy of future residents is safeguarded.
- 10.14 Overall it is concluded that the revised layout is sufficiently compliant with the guidance set out within the Council's Neighbourhoods for Living document to ensure privacy and amenity between existing and proposed dwellings and in this regard, the layout is therefore considered acceptable.
- 10.15 The prevailing character in this area is two storey residential properties, predominantly terraced or semi-detached with regular spacing in between properties. All dwellings are two storey and therefore the scale of the proposed development is appropriate within its context. The dwellings on the prominent corners plots are double fronted so no dead frontages will be created. The design and appearance of the dwellings is considered compatible with the local area and therefore acceptable. Details and samples of materials will be required by condition. A condition revoking Class A permitted development rights to ensure appropriate spacing between dwellings is maintained. This is in accordance with the NPPF.

Landscaping

- 10.16 Policy P12 of the Core Strategy advises that the character, quality and bio-diversity of Leeds' townscapes and landscapes will be conserved and enhanced whilst saved Policy LD1 of the UDP seeks to ensure the submission of high quality landscape. UDP policy N24 requires a positive transition between the development and the surrounding open space. A 10m buffer zone is required along the northern and eastern boundaries.
- 10.17 Condition 1 of the outline permission requires details of landscaping to be provided as reserved matters. A landscaping masterplan has been provided as part of this application. It is considered that the opportunities for soft landscaping have been maximised and includes the provision of trees, shrubs and grass verges along the

street and semi mature trees surrounding the POS to the south. Along the north and east boundaries and part of the western site boundary, planting is proposed.

- 10.18 Condition 16 of the outline permission requires submission of details of the landscaped buffer zone on the northern boundary. The proposed landscape masterplan does show the planting buffer along the northern site boundary varies in width from 2.5m at the most narrow to 15m. Whilst the minimum width of 10m is not maintained for the length of the boundary, it is considered the proposed boundary is acceptable in this location and provides a positive transition landscaping plan is considered acceptable in accordance with Policy N24 of the UDP. A landscape management condition is recommended to ensyre

Open Space Provision

- 10.19 Policy G4 advises that on site provision of green space of 80 square metres per dwelling on development sites of 10 or more dwellings will be required for those sites in excess of 720 metres from a community park and for those sites located in an area deficient of open space (such as this site). Accordingly, to comply with Core Strategy G4, a development of 299 dwellings would require the provision of 2 hectares of on-site greenspace.
- 10.20 This application delivers 2 hectares of open space and it is therefore compliant with Core Strategy Policy G4. The POS is located to the south of the housing development, in line with the Outline consent and is accessible for both future residents of the development and existing local residents. LEAP children's play equipment is proposed in the south west corner of the POS which is welcomed. A detailed layout of the POS is required under Condition 15 of the Outline Permission..

Amenity of existing and future occupiers.

- 10.21 Paragraph 17 of the NPPF places an emphasis on seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and building. Policy GP5 of the UDP advises that development proposals should resolve detailed planning considerations including seeking to avoid problems of loss of amenity. Furthermore, Policy BD5 advises that all new buildings should be designed with consideration given to both their own amenity and that of their surroundings. This should include usable space, privacy and satisfactory penetration of daylight and sunlight.
- 10.22 As noted in the layout section above, the proposed scheme does sufficiently meet the minimum standards recommended within the Neighbourhoods for Living document such that it will not be detrimental to the amenity of both future and existing residents by virtue of lack of amenity and over-bearing to the boundaries of the adjoining existing dwellings. The Reserved Matters submission is therefore considered to accord with Policy GP5 and BD5 of the UDP and guidance within the NPPF and the Council's Neighbourhoods for Living document SPG.
- 10.23 Consideration has been given to the Government's Technical Housing Standards – 'Nationally Described Space Standard' deals with internal space within new dwellings and is defined as being suitable across all tenures. These standards cannot be given any weight in the decision at this stage on the basis that the standards have not yet been adopted as part of the local plan process and they must still be subject to public consultation.

- 10.24 The proposed dwelling sizes are as follows:
- Two bedroom dwellings range from 57m² to 63m²
 - Three bedroom dwellings range from 73m² to 96m²
 - Four bedroom dwellings range from 99m² to 122m²
- 10.25 The Government's Technical Housing Standards for two storey dwellings require a minimum of 70m² for 2 bedroom dwellings, 84m² for 3 bedroom dwellings and 97m² for 4 bedroom dwellings. It is noted that all of the two bed dwellings and 82 of the 3 bed dwellings fall below the Government's standards. However the proposed dwellings are considered to provide an acceptable layout and standard of accommodation with the smallest dwellings providing bedrooms of 10m² and 8m² and living room and kitchens of 23m². Given that the space standards are not adopted at this point in time and therefore have very limited or even no weight, it is considered that this Reserved Matters submission could not be refused for failing to comply with Nationally Described Space Standards at this time.
- 10.26 The proposed development has been assessed in terms of the impact on existing neighbouring properties. A sufficient gap between the new dwellings and existing dwellings to the west along Bradford Road, and to the south is maintained. It is therefore considered there would be no impact on the amenity of these properties in terms of privacy, outlook and daylight and sunlight.
- 10.27 Objections have been received from properties to the east of the development including properties in Forsythia Avenue raising concerns over the distance from the rear boundary of these properties and the potential impact on their privacy and daylight and sunlight, particularly given the dense spacing between the properties.
- 10.28 The proposed dwellings, namely plots 83-85 are located 10.5m from the rear boundary with the properties to the east. At the closest point Plots 83 and 84 are located 18m from the rear windows of No. 86 Forsythia Avenue The applicant has provided cross sections showing the existing and proposed ground levels at plots 73, 76, 82 and 84 in relation to the existing properties to the east, namely The Bauhaus and No. 102 New Lane and 86 and 88 Forsythia Avenue. The cross sections show the existing and proposed ground levels in these locations. Although the ground level is to be slightly raised at No. 73, it will sit below the Bauhaus with a separation distance of 31m. The ground level is to be lowered at plots 83 and 85. The proposed dwellings will sit level or slightly higher than the existing dwellings. However, given the separation distance it is not considered the proposed dwellings will result in loss of light, overshadowing or over dominance. A 1.8m high boundary fence and planting along the boundary will prevent overlooking from ground floor windows. The separation distance between first floor secondary windows and neighbours' ground floor windows (18m at the closest) complies with the guidance set out in the SPD Neighbourhoods for Living which requires 17.5m to be maintained. Furthermore, following revisions to the layout, gaps of approximately 3m are maintained between dwellings in plots 83-85, rather than 1.5-2m as originally proposed. This further reduces the impact of the development on neighbours.

Highways safety and accessibility

- 10.29 Core Strategy Policy T2 advises that new development should be served adequately by existing and programmed highways and will not create or materially add to problems of safety, environment or efficiency on the highway network. The NPPF

notes that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 10.30 As part of the outline consent the provision of a single access from Bradford Road was approved. The proposed layout for consideration under the reserved matters application is in accordance with the approved outline scheme which allowed the provision of this access for up to 299 dwellings and a future primary school.
- 10.31 The internal road layout has been subject to significant negotiation at pre-application stage and during the course of the application. The internal road leading from the site access to the housing development has been revised to provide a smoother bend rather than a 90 degree angle, although further details of this are required by condition to ensure it complies with the Street Design Guide. The access road is 6.5m in width, reducing to 5.5m in width on entry to the estate. The internal routes within the housing development are generally 5.5m in width with pavements approximately 2m in width. The internal road layout generally complies with guidance in the Council's Street Design Guide.' Several dwellings would be accessed via private driveways. An emergency access road is also proposed running from Bradford Road to the south of the south western property (Glyngarth). Details of this emergency access including the gate to prevent unauthorised access and connection to the public highway are required by condition. The internal roads are to be built to adoptable standards and offered for adoption under Section 38 of the Highways Act at a 20mph design speed.
- 10.32 The future provision of the primary school, whilst not part of this application, has been considered, given that the housing and school will utilise a single access point from Bradford Road. It is considered that any parking and drop off/pick up and waiting for the school should be wholly contained within the allocated part of the site. Discussions have taken place with highways and education officers to establish that this will be feasible, although the layout is to be designed and agreed as part of the future school application. The applicant has also confirmed that future residents of the dwellings will be made aware of the plans for the primary school in the marketing information. Highways officers have requested a condition to ensure means of access and egress from the school site shall be provided from the proposed access route between 43m and 80m from its junction with Bradford Road.
- 10.33 The proposed layout provides sufficient parking for each dwellings either curtilage parking and in many cases a detached or integral garage. Electric charging points are also provided for each dwelling. There is one parking court proposed to serve plots 231 -234. Visitor parking bays are also proposed across the site. No details of cycle parking are provided. It is anticipated the larger garages are sufficient in size to accommodate cycle parking. Nevertheless details are required and should be provided in accordance with Parking SPD. A draft Travel Plan has been submitted. A final Travel Plan is still required for approval as part of the Unilateral Undertaking for the Outline application. The proposed layout is considered acceptable in highways terms subject to conditions.

Public Rights of Way

- 10.34 There are two PROWs running through the site; Morley footpath 75 which runs north to south and Morley Footpath 112 which runs east to west. A definitive bridleway is located along the northern boundary of the site.

- 10.35 PROW officers have stated that footpath 75 will be affected by the development and the provision of the new estate road. Therefore a Public Footpath Diversion is required. The applicant has confirmed that they will be submitting an application to divert this PROW. The applicant has also removed a structure previously proposed to prevent motorcyclists from gaining access to the site. Therefore the PROW from New Lane to the north is maintained open to pedestrians.
- 10.36 PROW officers have also advised that a Definitive Map Modification Order Application was received in September 2017 to upgrade Footpaths 75 and 112 from public footpath to public bridleway. Local residents claim that the bridleway has been used for horse riding since 1975. PROW officers have a duty to investigate the bridleway claim and have objected to the application on the basis that the public may have acquired bridleway access over the two footpaths. PROW officers require the footpaths are dedicated as a public bridleway, resurfaced and provided at a width of 3m. The applicant disputes that this bridleway has existed and oppose the introduction of a bridleway through the housing estate which would threaten the enjoyment and safety of children and pedestrians using the site and residents of the houses.
- 10.37 The bridleway claim is assessed under the Wildlife and Countryside Act 1982: Section 53. As the application for a Definitive Map Modification Order has not yet been approved it cannot be afforded material weight at this stage. Therefore it is not considered reasonable to refuse this Reserved Matters application on this basis.

Response to representations

- 10.38 Many of the objections relate to the principle of the housing development and the implications of a large scale housing scheme in a small settlement i.e. capacity of existing infrastructure and public services (schools and doctors) and traffic. Local residents have also objected to the loss of the green space. However, given the site has outline consent for up to 299 dwellings this application could not be refused on these grounds.
- 10.39 Objections have also been received regarding the proposed layout of the development. Concerns have been raised on the grounds that houses are too tightly packed, no children's play space is proposed, the impact on amenity of existing residents in terms of overlooking, daylight and sunlight and flooding. Objections also relate to the number of dwellings proposed. Most of these matters have been addressed in the report. Flood risk and drainage matters are to be dealt with under a Condition 9 of the Outline Permission. The application has been revised to provide greater spacing between dwellings and now includes a children's play area. The Inspector allowed the provision of up to 299 dwellings and therefore, subject to an acceptable layout, the number of dwellings could not be resisted.

11.0 CONCLUSION

- 11.1 The application considers the Reserved Matters of appearance, scale, layout and landscaping pursuant to Condition 1 of outline planning approval 13/05423/OT for the residential development of the land. The principle of residential development and means of access was established by the outline planning approval.
- 11.2 The scale, layout and appearance of the revised scheme is considered appropriate to the site's scale and function. It is considered to respect the scale and quality of the external spaces and wider locality and to also protect the visual, residential and

general amenity of the area in accordance with Policy P10 of the Core Strategy, guidance within the Council's Neighbourhoods for Living SPG and guidance within the NPPF. The landscape scheme is also considered generally acceptable in accordance with Core Strategy P12 and UDP Policy LD1 and N24.

- 11.3 Accordingly the Reserved Matters submission in relation to appearance, scale, layout and landscaping submitted as part of this application is considered to comply with up-to-date policies within the Development Plan such that the application is recommended for approval subject to conditions.

Background Papers:

Planning application file: 17/04308/RM

Certificate of Ownership: Signed by applicant

Appeal Decision dated 20 December 2016.



- PLANNING LAYOUT LAYERS KEY:**
- 1800mm BRICK WALL
 - 1800mm BRICK WALL & FENCE
 - 1800mm TIMBER FENCE
 - 1200mm PROPERTY DIVISION
 - 900mm - 200mm METAL RAILINGS
 - SITE BOUNDARY
 -
 - PILLARS
 - GATE
 - BIN COLLECTION POINT
 - AFFORDABLE
 - BLOCK PAVING
 - ELECTRIC CHARGING POINTS
 - 'A' BARRIER (DETAILS TO BE SPECIFIED)

- PLANNING LAYOUT AREAS:**
- GROSS AREA = 13.56 Hectares / 33.52 Acres
 - NETT AREA = 8.8 Hectares / 21.75 Acres
 - USABLE POS AREA = 2.00 Hectares / 4.96 Acres
 - LANDSCAPE BUFFER AREA = 0.25 Hectares / 0.62 Acres
 - SINGLE SIDED ROAD = 0.089 Hectares / 0.22 Acres
 - TOTAL HIT SOFT = 290778 sqft
 - COVERAGE = 13369 sqft per Acre

AFFORDABLE HOUSE TYPES:

HOUSETYPE	BED	NO.
67 (End 614 sqft Mid 615 sqft) 2 STOREY SEMI/TERRACE	2 BED	29 No.
69 (787 sqft) 2 STOREY SEMI/TERRACE	3 BED	16 No.
	5 PERSON	
TOTAL NO.		45 UNITS

OPEN MARKET HOUSE TYPES:

HOUSETYPE	BED	NO.
ROSEBERRY (679 sqft) 2 STOREY SEMI/TERRACE	2 BED	9 No.
MAIDSTONE (830 sqft) 2 STOREY SEMI DETACHED	3 BED	58 No.
MAIDSTONE (830 sqft) 2 STOREY DETACHED	3 BED	8 No.
5 PERSON		
DERWENT (920 sqft) 2 STOREY DETACHED	3 BED	33 No.
5 PERSON		
ENNERDALE (916 sqft) 2 STOREY DETACHED	3 BED	11 No.
5 PERSON		
ENNERDALE (916 sqft) 2 STOREY SEMI DETACHED	3 BED	2 No.
5 PERSON		
CHESTER (1032 sqft) 2 STOREY DETACHED	3 BED	9 No.
6 PERSON		
KINGSLEY (1079 sqft) 2 STOREY DETACHED	4 BED	23 No.
6 PERSON		
WINDERMERE (1074 sqft) 2 STOREY DETACHED	4 BED	19 No.
8 PERSON		
GLOUCESTER (1067 sqft) 2 STOREY DETACHED	4 BED	10 No.
6 PERSON		
HALTON (1268 sqft) 2 STOREY DETACHED	4 BED	17 No.
8 PERSON		
RADLEIGH (1317 sqft) 2 STOREY DETACHED	4 BED	32 No.
8 PERSON		
ALDERNEY (1225 sqft) 2 STOREY DETACHED	4 BED	23 No.
7 PERSON		
TOTAL NO.		299 UNITS

REV	DATE	DESCRIPTION	BY	CHECK
E	27.10.17	TURNING HEADS UPDATED.	EW	LM
D	24.10.17	SCHOOL AREA AND POS AREA UPDATED IN LINE WITH SCHOOL ACCESS DESIGN.	EW	LM
C	10.10.17	WHOLE LAYOUT HAS BEEN ALTERED IN LINE WITH PLANNING AND HIGHWAYS COMMENTS.	EW	LM
B	10.09.17	THE WHOLE LAYOUT HAS BEEN ALTERED TO PROVIDE A MINIMUM OF 2m BETWEEN ALL DWELLINGS.	RAN	JRP
A	23.08.17	PLANNING AND/OR AMENDED IN LINE WITH LOCAL AUTHORITY COMMENTS. TRAFFIC CALMING MEASURES UPDATED IN LINE WITH HIGHWAYS COMMENTS.	EW	LM

jrpa ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: BARRATT LEEDS
 PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT BRADFORD ROAD, EAST ARDSLEY
 DRAWING: PROPOSED SITE LAYOUT

DRAWING NUMBER: P12-4567-01 - E
 SCALE @ A3: 1:500
 DRAWN: ENDSOHN
 CHECKED: EW/LM
 DATE: JUN 17

01 / PROPOSED SITE LAYOUT

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