



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 29th June 2023

Subject: 22/07335/RM & 22/07336/RM – Reserved Matters applications for residential development of 294 dwellings within the Middle Quadrant (Morwick Green) of the East Leeds Extension pursuant to outline planning approval 20/04464/OT.

Applicants- Taylor Wimpy (22/07335/RM) & Cullen Land (22/07336/RM)

Electoral Wards Affected:

Crossgates & Whinmoor

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT: Members are requested to note the contents of this report and presentation and to provide views in relation to the questions posed to aid the progression of these applications prior to their consideration and determination at Panel.

INTRODUCTION:

- 1 These reserved matters applications are brought to the North and East Plans Panel seeking the views of Members on various outstanding matters to aid progression of the reserved matters applications. This follows City Plans Panel consideration and determination (on 25th November 2021) of the outline application – planning application 20/04464/OT - for the whole of the Middle Quadrant which allows for up to 875 dwellings and forms part of the East Leeds Extension (ELE).
- 2 These applications cover roughly half of the Middle Quadrant (to be known as Morwick Green) and is divided up between two applicants, Taylor Wimpy and Cullen Land. The 294 dwelling total is divided into 250 units for Taylor Wimpy and

44 on the Cullen Land site although Taylor Wimpy would also build these. As such, although two separate planning applications have been submitted, this is purely due to land ownership reasons and in all other respects a single development is proposed.

- 3 The applications are seeking to address the matters remaining which were identified as 'Reserved Matters' and therefore were not considered under the outline application although both the main points of access and the provision of the spine road are fixed. Those matters reserved for determination thereby comprise:
- Appearance
 - Landscaping
 - Layout and
 - Scale
- 4 The means of access (north and south connections from the East Leeds Orbital Road (ELOR)) and through the Middle Quadrant in the form of the spine road were approved under the outline application. The spine road serves the interior of the site and is designed to accommodate bus services.

EAST LEEDS EXTENSION (BACKGROUND AND UPDATE)

- 5 The ELE is a significant housing allocation in the Development Plan, incorporating an area of largely undeveloped land extending over 233 hectares around the edge of Swarcliffe, Whinmoor and Crossgates, which has been identified for the development of around 5,000 homes. This includes the site of Red Hall, which was presented to Members by way of a Position Statement in June 2022. The ELE has required substantial new infrastructure, including ELOR, which is now open and in use. A plan showing the various 'quadrants' of the ELE and ELOR is attached at Appendix 1.
- 6 To date, a number of planning applications for housing in the ELE have or are being considered. The various applications are summarised below (moving north to south geographically):
- Red Hall – planning application 21/04468/FU - Residential development of 360 new build dwellings, conversion of offices to form 2 apartments in the Old Farmhouse, refurbishment and extension of Gate House, conversion of outbuildings to form garages, bin and cycle store; and associated works. The application was submitted in June 2021 and is subject to ongoing negotiations.
 - Whinmoor Fields, 'Northern Quadrant' – planning application 12/02571/OT – Outline application for means of access and erection of residential development (up to 2000 dwellings), retail, health centre, community centre and primary school development, with associated drainage and landscaping on land between Wetherby Road, Skeltons Lane and York Road. The application was approved on 5th July 2022. Members may recall that a pre-application presentation (PREAPP/19/00258) for the reserved matters in relation to the first phase of development was provided at the North and East Plans Panel of 30th June 2022. This has subsequently been followed by the submission of reserved matters application 22/05970/RM for 423 dwellings on Phase A (land to the east of A58 Wetherby Road), which is currently under consideration.
 - Whinmoor Fields 'Northern Quadrant' (part) – planning application 17/01858/FU - Demolition of existing buildings; erection of 51 dwellings and garages; with

associated highway infrastructure, landscape and drainage works on the site of the former Bramley Gardens Home, Skeltons Lane. This application was approved on 16th October 2017 and the development is now complete.

- Morwick Green, 'Middle Quadrant' – planning application 20/04464/OT - Outline application for up to 875 dwellings including means of primary vehicle access and central spine road and associated infrastructure works (All other matters reserved) on land between York Road and Leeds Road. The application was approved on 24th August 2022. Three reserved matters applications have subsequently been submitted - 22/07335/RM for 250 dwellings, 22/07336/RM for 43 dwellings and 23/00848/RM for 517 dwellings – all are subject to ongoing negotiations. It is the first two of these reserved matters applications that are the subject of the report before Members.
- Pendas Beck, 'Southern Quadrant' – planning application 21/08379/OT – Outline application for up to 925 dwellings, including means of primary vehicle access, central spine road and associated infrastructure works and a 2.6ha Community Hub facility (provisionally comprising primary school, convenience store and health provision) all on land pertaining to the Southern Quadrant, between Leeds Road and Manston Lane. The application was submitted in November 2021 and a Position Statement reported to Plans Panel on 22nd September 2022. The application is subject to continuing negotiation with a view to conditions being brought back to Panel for Members' consideration.

PROPOSALS:

- 7 Significant design work went into the Middle Quadrant masterplan as part of the outline planning application to align with the requirements set out in the adopted Supplementary Planning Document (SPD) for the ELE. As such, relatively detailed proposals were advanced at that stage. Key components of the outline masterplan include the position of the spine road (to be tree lined), retention of the woodland area to the west of the former Leeds to Wetherby railway line and delivering good east to west links including the need to integrate with the new bridge crossing over ELOR and also the existing crossings over Cock Beck. These requirements, combined with the relative narrowness of the application site and the need to avoid areas at risk of flooding and the general requirements for surface water drainage features, broadly define the areas where residential development can take place. The detailed proposals for both reserved matters applications very closely follow the guiding principles as set out in the outline masterplan and SPD.
- 8 In terms of the detail, the Taylor Wimpy application is for 250 dwellings and the Cullen Land site proposes 44 dwellings giving a combined total of 294. A mix of housing and flats are proposed to be provided in two different character areas. The southern section of the site adopts a more contemporary design approach for the housing with larger format windows with no head or cill details to give a modern appearance, including the use of brick and render spilts and flat roofed canopies over front doors. The second character area in the northern section of the site is more traditional and includes the use of heads and cills, greater focus on the single use of brick, pitched roof canopies over front doors and more symmetrical window sizes.
- 9 The housetypes include a mix of 1, 2, 3 and 4 bedroom properties to be provided through a combination of detached, semi-detached, short terraces and small blocks of flats. Most houses would be two storey although a number also include rooms

within the roofspace and are provided with dormers. The blocks of flats would be three storey and include external balconies to the upper floors and some shared amenity space. Two bungalows are also proposed.

- 10 The dwellings are arranged in a series of perimeter blocks leading off the spine road and which ensures most private rear gardens back onto other private gardens. Greenspace provision is concentrated around the retained woodland but other, smaller spaces are distributed throughout the layout and include the provision of number of local play spaces. Surface water drainage management is also to include SUD's features which are shown to be integrated into the overall landscape/greenspace strategy.
- 11 The proposals include the provision of 45 affordable houses (15.3%) and compliance with the Nationally Described Space Standards is achieved for all housetypes with the exception of one, which accounts for 5 units in total. In terms of accessible housing, 265 dwellings are identified to be M4(2) compliant (90.1%) and 26 would be M4(3) compliant (8.8%).

SITE AND SURROUNDINGS:

- 12 The majority of the site comprises gently undulating land, currently worked as arable farmland, and spans an area between York Road (A64) in the north and Leeds Road in the south. The western boundary is formed by Cock Beck and adjacent existing woodland, whereas the eastern boundary is formed by ELOR, which is now fully open and in use.
- 13 Accordingly, the main urban area of East Leeds sits to the west of the site, with open countryside designated as Green Belt, located to the east of ELOR. The village of Scholes is located to the east and is separated from ELOR and the site by a 'strategic gap' of land in the Green Belt.
- 14 The former Leeds – Wetherby railway line crosses the site from north to south, being elevated on an embankment to where it once crossed Leeds Road (the wing walls of a bridge structure are still evident). The south-western part of the site contains a significant area of woodland, between Cock Beck and the former railway line. Leeds public footpath nos. 114 and 116 (Wood Lane) cross the middle of the site, linking to Scholes to the east, Swarcliffe to the west, as well as having links to the north and south, adjacent to Cock Beck.

RELEVANT PLANNING HISTORY:

- 15 The following planning history is considered to be of relevance and includes all 'Condition Discharge' applications (COND) in respect of both reserved matters applications currently under consideration.

- 17/04351/LA - Construction of a dual carriageway orbital route incorporating new roundabouts, cycle and pedestrian bridges, underpass and overbridge; laying out of country park – Granted 11.12.17
- 20/04464/OT - Outline Application for up to 875 dwellings including means of primary vehicle access and central spine road and associated infrastructure works, (All other matters reserved) – Granted 24.08.22
- 23/01696/COND - 6 and 8 (Construction phasing and statement of construction practice) (Taylor Wimpey)
- 23/01689/COND - 6 and 8 (Construction phasing and statement of construction practice) (Cullen Land)
- 23/01572/COND - 7 (Archaeological recording) (Taylor Wimpey Phases 1, 2, 3 (Cullen) and 4) – Granted 19.04.23
- 23/01573/COND – 7 (Archaeological recording) (Taylor Wimpey Phases 1, 2, 3 (Cullen) and 4) - Granted 02.05.23
- 23/00962/COND - 9 (Phase II site investigation) (Taylor Wimpey)
- 23/00960/COND – 9 (Phase II site investigation) (Cullen Land)
- 23/00969/COND – 12 (site levels) (Taylor Wimpey)
- 23/00970/COND – 12 (site levels) (Cullen Land)
- 22/08099/COND – 13 (Sustainability statement) (Taylor Wimpey)
- 22/08102/COND – 13 (Sustainability statement) (Cullen Land)
- 23/01807/COND – 15 (Bus stops and shelter strategy) (Taylor Wimpey)
- 23/01555/COND - 15 (Bus stops and shelter strategy) (Cullen Land)
- 22/08100/COND - 16 (Greenspace strategy) (Taylor Wimpey)
- 22/08103/COND - 16 (Greenspace strategy) (Cullen Land)
- 22/08104/COND - 21 (EVPC details) (Cullen Land) – Granted 03.04.23
- 22/08101/COND - 21– (EVCP) (Taylor Wimpey) Granted 25.01.23
- 22/08370/COND - 22, 23 and 24 (Housing mix, space standards, assessable housing) (Taylor Wimpey)
- 22/08371/COND – 22, 23 and 24 (Housing mix, space standards, assessable housing) (Cullen Land)
- 23/03215/COND – 27, 28, 29, 30, 32, 35 and 36 (Drainage/Surface Water Management), (Taylor Wimpey)

23/03216/COND - 27, 28, 29, 30, 32, 35 and 36 to Planning Application
20/04464/OT (Cullen Land)

22/08339/COND - 49 (Cycle parking details) (Taylor Wimpey)

22/08338/COND - 49 (Cycle parking details) (Cullen Land)

PUBLIC/LOCAL RESPONSE:

16 The applications have been advertised by site notices and newspaper advert. As a result of this publicity 2 letters of objection have been received raising the following concerns:

- Objection raised to any of this project going ahead due to potential flooding being caused by surface water running into the Cock Beck. It is set out that there is already more surface water running into the Cock Beck from the ELOR, there is a bottle neck (a large culvert) on Barwick Road that needs altering before any houses are built (in response to 22/07336/RM only)

Leeds Civic Trust:

- Critical of the permeability within the site and to the neighbourhoods and their facilities to the west.
- Car parking is an issue and front gardens are not the location for people to park their cars.
- The concept of Place making is very poor for a new development.
- The developer should demonstrate the Fabric First Approach in the interest of the Council's climate emergency declaration.

(Note: the comments from Leeds Civic Trust are in response to both applications)

CONSULTATION RESPONSES:

17 At the time of writing negotiations were still underway with the agents on behalf of the two applications and therefore any updates will be reported orally at the Plans Panel as part of the officer presentation.

Statutory Consultees:

18 Environment Agency –
No objection in principle as conditions on the outline application are adequate.

Non-Statutory Consultees

19 Environmental Studies (Transport Strategy Team):
Noise Assessment in support of the original (outline) application detailing predicted noise levels within the site as a result of traffic using the ELOR, together with mitigation measures to ensure that acceptable noise levels are achieved. Agree with the methodology, findings and recommendations.

20 Land Contamination Team:

No additional information relating to land contamination has been provided but understand the issue is conditioned on the outline.

- 21 Influencing Travel Behaviour Team:
- The internal pedestrian and cycle connections to the existing urban area are not clear. Connectivity needs to be maximised to encourage residents to walk and cycle to local facilities. Existing residents will need links to the proposed playground too.
 - 1 car club space was identified on the layout plan. 2 spaces have been secured through the outline consent. The car club will need to be launched on site when the development is first occupied and provision made for a second space.
- 22 Highways/Landscape/Access officer:
Ongoing negotiations are underway at the time of writing and include the following:
- pedestrian connections between any proposed cul-de-sacs
 - Copenhagen style crossings at the junctions with the spine road
 - pedestrian routes towards the east (ELOR) and the west (existing housing),
 - Carriageway and footway widths, parking provision and dimensions, garages, EVCP, cycle storage etc. to be in accordance with Transport SPD.
 - Any proposed bus stops along the spine road to be shown in the reserve matters plans.

PLANNING POLICIES:

- 23 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 (as amended by the Core Strategy Selective Review 2019), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013), Site Allocations Plan (July 2019) and any made neighbourhood plan.
- 24 With respect to the Site Allocations Plan (SAP) (adopted in July 2019), following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the Green Belt, has been remitted to the Secretary of State. The ongoing remittal is at an advanced stage, with public comments on the main modifications proposed having closed in late January 2022. The Inspector will take these representations into account before issuing final conclusions. However, at this stage, it remains that Policy HG2 is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight. This site is identified in the SAP as HG1-288. Policy HG1 is not affected by the statutory challenge and therefore remains adopted and should be afforded full weight.

Core Strategy:

- 25 General Policy Sustainable Development and the NPPF
SP1 Location of development in main urban areas on previously developed land.
SP6 The Housing Requirement and Allocation of Housing Land
SP7 Distribution of Housing land and Allocations
P10 Green Belt
P11 Transport infrastructure investment priorities
H1 Managed release of sites
H3 Housing density

H4 Housing mix
 H5 Affordable housing
 H8 Housing for Independent Living
 H9 Minimum Spacing Standards
 H10 Accessible Housing Standards
 P9 Community facilities and other services
 P10 High quality design
 P12 Landscaping
 T1 Transport management
 T2 Accessibility
 G4 Greenspace
 G6 Protection of existing greenspace
 G8 Protection of important species and habitats
 G9 Biodiversity improvements
 EN1 Climate Change – Carbon Dioxide Reduction
 EN2 Sustainable design and construction
 EN4 District heating networks
 EN5 Managing flood risk
 EN8 Electric Vehicle Charging Infrastructure

Site Allocations Plan:

26 The Middle Quadrant is part of a wider housing allocation for ELE in the SAP (reference HG1-288), carried forward from the adopted Leeds Unitary Development Plan (UDP) Review (2006) (reference H3-3A.33).

Unitary Development Plan (UDP) Review:

27 The UDP established the land use allocation and planning policy for the ELE. Under Policy H3-3A.33 the whole of the ELE is identified for housing under Phase 3 of the Review, together with employment uses, greenspace and other ancillary facilities subject to:

1. Preparation of a development framework which will determine the phasing, mix and location of uses, density of development and location of access points;
2. Assessment of the need for an orbital relief road and if required, funding by the development;
3. The provision of appropriate highway infrastructure incorporating the facility for public transport to serve the development;
4. An assessment of the appropriateness of an extension of the proposed supertram line;
5. Financial support for enhanced public transport routes, provision and services;
6. Provision of local, community and education facilities;
7. Provision of an appropriate level of affordable housing;
8. Establishment of a significant overall landscape structure including substantial planting to site boundaries and main highway and footpath corridors;
9. Retention of existing footpaths and creation of additional links to existing communities, local facilities and the countryside;
10. Submission of a sustainability appraisal;
11. Submission of a satisfactory flood risk assessment incorporating an appropriate drainage strategy.

28 The ELE allocation will be brought forward for development only if:

- i. Monitoring indicates the need for further land to be released to meet the RSS annual average housing requirement;

- ii. The assessment of the need for an orbital road demonstrates that such a road would both serve the proposed development satisfactorily and produce clear public benefits to users of the highway system; and
- iii. Sustainability appraisal demonstrates that there are no preferable, more sustainable sites; and that the detailed proposals for the extension are intrinsically sustainable.

29 The UDP Review goes on to say that development will need to be planned in an integrated way, which links to adjacent residential communities and employment areas. New highway infrastructure will be required at an appropriate level based upon an assessment of the need for a new orbital relief road which would not only serve the development but offer an alternative to the existing A6120 Ring Road and could relieve the main built-up area from congestion.

30 GP5 General planning considerations
 N23 Incidental open space around development
 N25 Landscaping and site boundaries
 BD5 General Amenity issues
 LD1 Landscaping

Natural Resources and Waste Local Plan

31 The Leeds Natural Resources and Waste Local Plan (NRWLP) sets out how 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. The most relevant policies from the NRWLP are outlined below:

- GP1 Support for sustainable development.
- AIR1 The Management of Air Quality through Development measures
- WATER1 Water efficiency
- WATER2 Protection of Water Quality
- WATER4 Impact on flood risk
- WATER6 Provision of Flood Risk Assessment
- WATER7 No increase in surface water run-off, incorporate SUDs
- LAND1 Land contamination to be dealt with
- LAND2 Development to conserve trees and introduce new tree planting.
- MINERALS3 Surface coal resources

Neighbourhood Plans:

32 The Barwick in Elmet and Scholes Neighbourhood Plan was approved on 6th November 2017 and whilst it does not actually cover land within the application site, it is acknowledged that ELOR forms the western boundary of the Neighbourhood Area. The following policies have some relevance:

- LE2 Enhancing the public rights of way network (including the former railway line)
- BE3 ELOR green corridor

Supplementary Planning Guidance and Documents

33 The following SPGs and SPDs are relevant:

- SPD East Leeds Extension (2018)
- SPG22 Sustainable Urban Drainage (2004)
- SPD Designing for Community Safety (2007)
- SPD Sustainable Design and Construction: Building for Tomorrow Today (2011)
- SPG13 Neighbourhoods for Living (2003)

National Planning Policy

- 34 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied (para 1) and is a material consideration in planning decisions (para 2). It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). In order that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38).
- 35 The Framework sets policies on the following issues which are relevant to these planning application proposals (including section numbers):
- 2 Achieving sustainable development (paras 7-14)
 - 4 Decision making (paras 38 - 58)
 - 5 Delivering a sufficient supply of homes (60-77)
 - 8 Promoting healthy and safe communities (92-103)
 - 9 Promoting sustainable transport (110-113)
 - 11 Making effective use of land (119-125)
 - 12 Achieving well designed places (126-135)
 - 14 Meeting the challenge of climate change and flooding (152-169)
 - 15 Conserving and enhancing the natural environment (174-188)
 - 17 Facilitating the sustainable use of minerals (209-212)

KEY ISSUES:

- 36 Members are asked to comment on the proposals and to consider the following matters.

Scope of Consideration

- 37 The principle of bringing this site forward for residential development is well established through the site's long-standing allocation for housing and the granting of the outline permission in 2022. Furthermore, both the masterplan on the outline permission and the SPD for ELE show exclusively residential development within this area of the Middle Quadrant phase. Accordingly, there is no need to give further consideration to the principle of development. In addition, as details of access to the sites was approved as part of the outline application this matter is not for consideration
- 38 As these are Reserved Matters applications, they will seek the Local Planning Authority's approval of the detail of the proposed development and specifically in this instance matters of the appearance of the buildings, the landscaping of the site, the layout of the site and the scale of the buildings. As details of the design of the dwellings has been provided then matters of compliance with policies concerning housing mix (including the mix of affordable units), compliance with internal space standards and independent living all fall to be considered.

Layout, appearance and scale

- 39 The government's Planning Practice Guidance gives the following definitions to these specific reserved matters:
- 'Layout' – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
 - 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
 - 'Scale' – the height, width and length of each building proposed within the development in relation to its surroundings.
- 40 The layout broadly complies with the layout that was shown under the outline approval. However, there are discussions taking place with regard to particular "pinch-points" on the southern edge of the layout where the landscape buffer has been reduced and the layout requires some amendment to prevent the development becoming overly prominent particularly from Leeds Road. As set under the consultation section there are a few relatively minor points relating to the road layout and highway matters that are under negotiation.
- 41 It is considered broadly that the layout complies with the minimum space standards of the SPG Neighbourhoods for Living, and therefore there are few concerns that neighbour's amenity might be compromised by reason of loss of privacy or overlooking. The layout does not allow for some tree planting in the rear gardens of the development but most are at the minimum required depth according to the SPG Neighbourhoods for Living and thus it is not always practical.
- 42 The provision of Green Space was dealt with at the Outline stage and is conditioned to be provided within the various Reserved Matters applications to be submitted. The currently proposed layouts for the Taylor Wimpy site and the Cullen Land site shows policy compliant levels of provision of open and green spaces for the developments proposed.
- 43 The Design and Access Statement identifies that there is no prevailing traditional building style within the area; the local stock comprising largely housing from the mid-twentieth century according with nationally common styles. The challenge is, therefore, to establish a coherent style within the development that helps to create a distinct sense of place. It is suggested that to achieve this, requires a degree of confidence and consistency of response to the particular characteristics of this site.
- 44 Many different house types (17) are employed across two different character areas. It is considered that to make this work and read as a cohesive pair of neighbourhoods, a degree of restraint is required over all the other potential variables, such as materials.
- 45 Discussion have been held with the applicant's agent with regards to detailed design finishes of the various dwelling types proposed and the result of those discussions are presented to Plans Panel for their consideration. Mostly, in respect of the architectural detailing, they related to the insertion of window voids in some of the dwelling types to prevent large blank areas of brick work and in the case of the flats they are related to the provision of "frontages" where necessary so that the

block is a) more easily accessible for pedestrians from the main spine road, and b) do not give the appearance that the block has “turned its back” on the public realm.

- 46 The scale of the development is very much in line with what would have been anticipated in that it comprises a mix of two storey houses, some with dormers added to the roofspace and three storey blocks of flats. There are also a couple of bungalows proposed. The scale of the buildings is in keeping with the prevailing established residential character of the wider area.

Question 1: Do Members have any comments in respect of the layout and the appearance of the dwellings including the concept of two different character areas?

Design of the dwellings and housing policy considerations

- 47 As set out above, as the proposal presents details relating to design of the houses then whether the scheme complies with policies relating to matters such as housing mix, internal space standards and independent living fall to be considered.

Housing mix:

- 48 Core Strategy Policy H4 seeks to ensure that all residential development provide an appropriate mix of dwelling types and sizes. The explanatory text to the policy explains that the policy is deliberately worded to offer flexibility to have regard preferences and demand in different parts of the city. The explanatory text progresses and includes a table (Table H4) that identifies the preferred housing mix for a development including the split between houses and flats and for the proportion of units by size (measured by the number of bedrooms per property). The table identifies a preferred range, expressed in terms of a minimum and maximum percentage, and a target percentage. It is important to note that the table is not part of the Policy H4 but is there to help in the consideration of whether a proposal complies with the policy. Table H4 is repeated below with additional information added to show how the current proposals compare against the preferred range and targets:

Type	H4 Max (as %)	H4 Min (as %)	H4 Target (as %)	Proposal (units)	Proposal (as %)
Houses	90	50	75	246	84
Flats	50	10	25	48	16
Size	Max%	Min%	Target%		
1	50	0	10	10	2
2	80	30	50	83	28
3	70	20	30	104	35
4+	50	0	10	97	33
Total				294	100

In considering the above table, it is apparent that most provision falls within the minimum and maximum ‘range’ rather than hitting the preferred ‘target’. The exception to this is an under-provision of 2 bed dwellings at 28% rather than the minimum requirement of 30%. It is also notable that overall provision is weighted more heavily towards delivering larger family homes.

49 Housing mix is specifically conditioned as part of the outline permission and a Housing Mix report has been submitted. This housing mix report seeks to justify a greater proportion of larger properties coming forward across the Middle Quadrant than the targets suggest. It notes that there are currently more 2 and 3 bed properties in the area than in the rest of Leeds and against the national trend, and less 4 bed properties. It reports strong demand for family properties in this area. It also suggests that the figures in H4 don't reflect the updated 2017 SHMA and cites research by the Place Alliance that suggests that post-covid people have a greater desire for space at home. It also identifies that a significant proportion of the housing supply pipeline in Leeds is flats/apartments. Many of which will be focused in the City Centre.

50 The aim of H4 is to ensure a mix of provision across the whole city and whilst there are properties coming forward in the City Centre of 1 and 2 bed apartments, there is still a need for a good mix in provision in the outer areas also.

51 The crux of this matter is one of interpretation, in that there is a slight under provision of 2 bed properties when considered against the preferred range in Table H4. However, if the view is taken that the provision of 1 and 2 bed properties constitutes the provision of smaller units then the overall combined percentage provision is consistent with the preferred range.

Affordable Housing:

52 A total of 45 affordable units are proposed across the two applications which equates to 15.3% of the units. This satisfies the policy requirements of Policy H5 in terms of overall numbers.

53 The tenure split is not clearly identified at the time of writing this report and discussion are still ongoing with the developers on this matter.

54 The Affordable units are not a pro-rata mix in terms of the size and house types of the total housing provision:

Size	Proposal (units)	Overall Mix (as %)	Affordable mix (as %)
1	0	3	0
2	33	28	73
3	8	35	18
4+	4	33	9
Total	45	100	100

55 However, the Housing Mix report submitted with the associated discharge of condition applications justifies this discrepancy on the basis of the SHMA identifying that the need for smaller affordable homes is greater across the market more generally.

Houses for Independent living:

56 Policy H8 seeks to ensure that developments of 50 or more dwellings are expected to make a contribution to supporting needs for independent living. The Planning Policy Compliance Statement, submitted by the developers, does not specifically engage with Policy H8. It is recognised that specialist provision for older persons is being developed within the Northern Quadrant of the ELE, and that the number of M4(2) and M4(3) dwellings being provided on this site does exceed the minimum

requirements of H10. A total of 2 bungalow units are also being proposed, along with 16 ground floor apartments.

Minimum Internal Space Standards:

- 57 Policy H9 seeks to ensure that all new dwellings are compliant with Nationally Described Space Standards to ensure adequate living space for future occupiers. At present one of the smaller flats falls below the required size and a total of 5 units are to feature across the combined development. Officers are in discussions on this matter and consider that full policy compliance should be achieved.

Accessible Housing Provision:

- 58 Policy H10 relates to the provision of accessible housing and sets out minimum requirements. These are that 30% of dwellings will be M4(2) compliant 'accessible and adaptable' and 2% will be M4(3) 'wheelchair user dwellings'. These applications seek to significantly exceed these policy requirements with 265 dwellings identified as M4(2) compliant (90.1%) and 26 of dwellings will be M4(3) compliant (8.8%). Officers welcome this level of provision.

Question 2: Are there any comments Members would wish to make in respect of the housing mix?

Question 3: Are there comments Members would wish to make with regards to the affordable housing provision proposed?

Question 4: Are Members in agreement that all units should meet the minimum internal space standards?

Landscaping

- 59 The government's Planning Practice Guidance defines the landscaping reserved matter as follows:
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- 60 The Landscape masterplan submitted seeks to protect the main existing woodland situated between the disused railway and Cock Beck. Additionally, a linear landscape/wildlife corridor running along the western boundary and adjacent to Cock Beck is proposed and would link into similar proposals submitted as part of the Persimmon Homes application to the north. Also included within the wider landscape proposals is provision of 3 No. SUDs attenuation basins which will include a wetland meadow mix and aquatic marginal planting.
- 61 Tree planting is indicated along the entirety of the spine road and to a lesser degree on the roads off the spine road which is considered commensurate with the "hierarchy" of those roads.

- 63 Connectivity through the development in an east west direction is indicated and a connection through to The Stanks estate shown maintained at Wood Lane. This will provide a pedestrian link to the Spine Road and the East Leeds Orbital Route and beyond towards the northeast of the development.
- 64 Local play areas for each part of the site are indicated on the Landscape Master Plan and concern has been raised that their locations appear to be an afterthought with some located in positions that are simply left over from the remainder of the layout rather than having been considered as an integral part of the overall layout design.
- 65 There are 8 LEAP/LAP areas, and these encompass the majority of the proposed dwellings in terms of walking distances been within 100 metres for LAP installation and 400 Metres for LEAP installations. Only the northeast most part of the site consisting of circa 12 units does not lie within these distances although the Persimmon Homes layout does provide local provision.
- 66 A pump station is proposed adjacent to one of the SUD's features. Whilst directly overlooked by plots 127 and 128 which is positive, details of this infrastructure are awaited as the existence of security fencing and/or above ground pumping equipment could pose visual amenity concerns.

Question 5: Do Members have any comments in respect of the landscaping proposals?

CONCLUSION

- 67 As outlined above, Officers continue to work with the applicants to secure the best possible provision in relation to these applications. Members views will help to steer the direction of those discussions, particularly with regard to the design of the dwellings, housing mix, satisfaction of internal space standards, and landscaping proposals. This will then enable the applicants to work-up more detailed proposals for Panel's consideration. There are also a number of technical matters where work is ongoing, such as in relation to drainage and flood risk, and these need to be resolved before a recommendation can be made.
- 68 Members are therefore asked to note the contents of the report and are invited to provide feedback, in particular, in response to the key questions asked in the report above and as follows:

Question 1: Do Members have any comments in respect of the layout and the appearance of the dwellings including the concept of new different character areas?

Question 2: Are there any comments Members would wish to make in respect of the housing mix?

Question 3: Are there any comments Members would wish to make in respect of the affordable housing provision proposed?

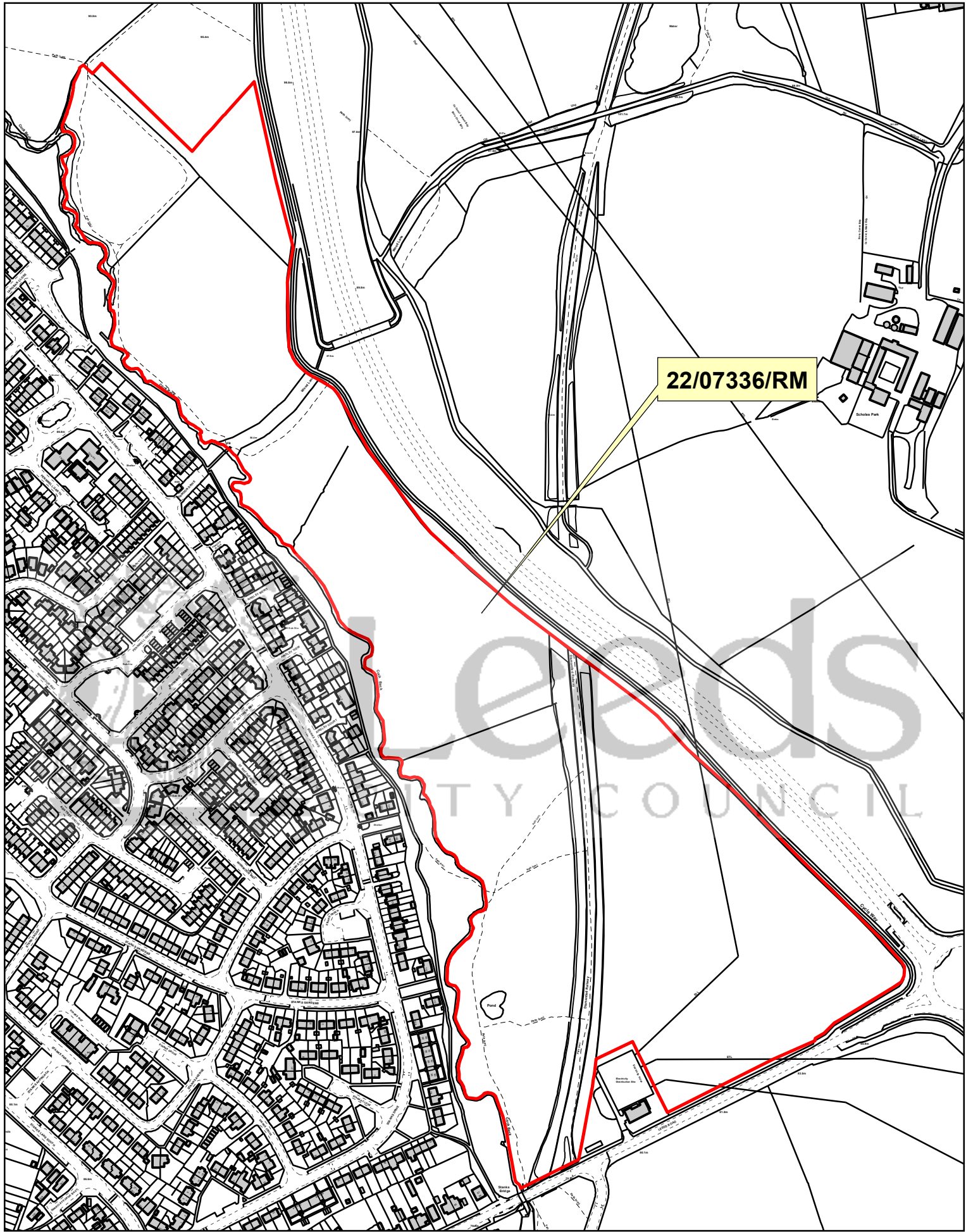
Question 4: Are Members in agreement that all units should meet the minimum internal space standards?

Question 5: Do Members have any comments in respect of the landscaping proposals?

Question 6: Are there any other matters, that relate to the scope of consideration of these applications, that Members wish to raise?

Background Papers:

Application files: 22/07335/RM & 22/07336/RM



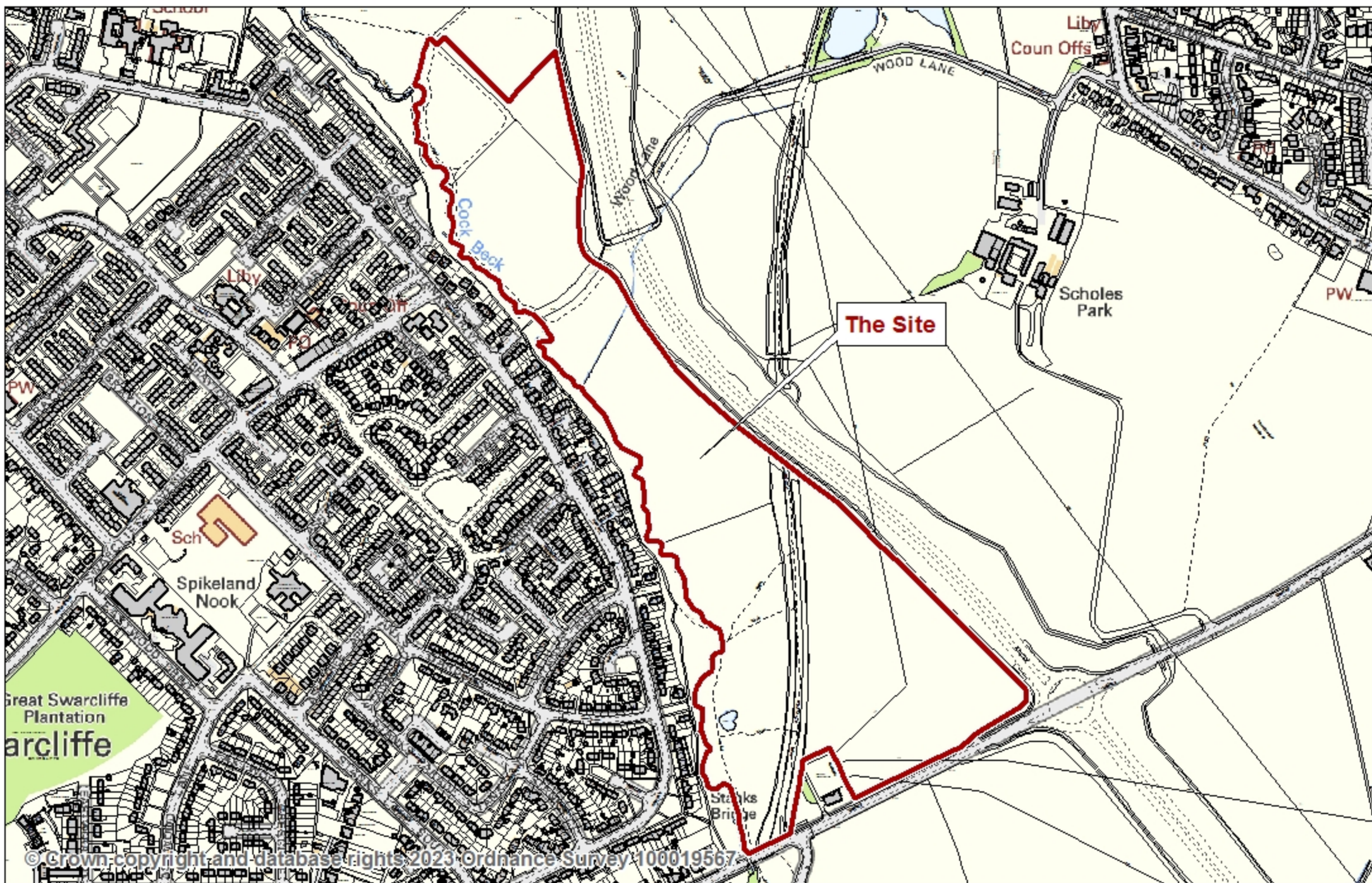
NORTH AND EAST PLANS PANEL

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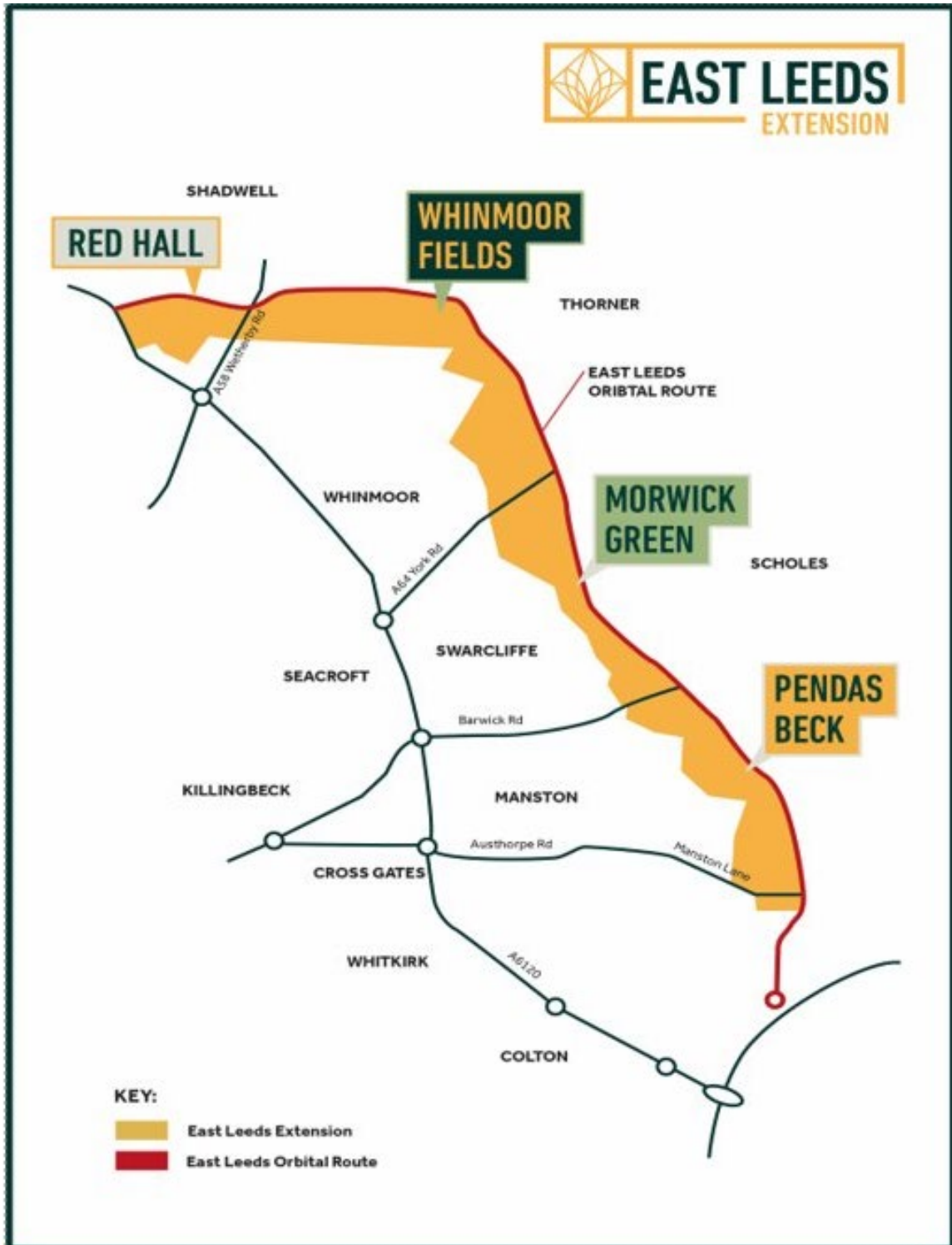


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PLANS PANEL PRESENTATION

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APPENDIX 1 (ELE QUADRANT PLAN)





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