



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 20th December 2018

Subject: Application 18/04168/FU – Planning application for 59 dwellings (Use Class C3) and public open space on land at former Wortley High School, Swallow Crescent, Wortley.

APPLICANT

Keepmoat Homes Limited

DATE VALID

17th July 2018

TARGET DATE

PPA 30th December 2019

Electoral Wards Affected:

Farnley and Wortley

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE approval to the Chief Planning officer subject to the conditions specified (and any others which he might consider appropriate) and the completion of a legal agreement within 3 months from the date of resolution, unless otherwise agreed in writing by the Chief Planning Officer, to include the following obligations:

1. Affordable housing – 15% (7 units) on-site in accordance with Core Strategy policy H5
2. Green Space Maintenance
3. £10,000 to install a new 'live' bus information display at Bus Stop number 10325
4. Local employment initiatives.
5. Commuted Green Space sum of £197,421.80
6. Travel Plan and monitoring fee of £2,500
7. Residential Travel Fund of £30,195

In the circumstances where the S106 agreement has not been completed within 3 months the final determination of the application shall be delegated to the Chief Planning Officer

Conditions

1. Time limit – 3 years.
2. Development to be carried out in accordance with approved plans.
3. Wall and roofing materials to be submitted and approved.
4. Levels details to be submitted and approved.
5. Control of on-street parking along Swallow Crescent (TRO's) prior to occupation of development
6. Off-site highway works to be completed prior to first occupation
7. Visibility splays of 2.3m x 43m to be provided on either side of access to Swallow Crescent, prior to occupation and retained for lifetime of development
8. Cycle and motorcycle parking.
9. Vehicle areas laid out prior to occupation.
10. Maximum Drive gradients.
11. Highway Condition survey to be submitted and any construction damage to be repaired.
12. Electric charging points to be installed at all properties
13. Full details of Construction Practice, including mud cleaning, prevention of dust, compound location and statement of practice
14. Provision for Contractors during construction.
15. No construction or deliveries to be understand outside the hours of 08:00 and 18:00 Mondays to Saturdays
16. Full Landscaping (including tree, planting, surfacing and boundary treatments).
17. Method statement for protection of retained trees during construction
18. Landscape management plan to cover maintenance of all new landscaping for the first 5 years, and the management of on-site open space and areas of landscaping not within individual plots for the lifetime of the development.
19. Retention and protection of trees shown on approved plans
20. Soft landscaping areas to the front of all plots to be retained and not surfaced
21. Infiltration test to be submitted to show that infiltration will not be a viable option for the management of surface water
22. The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment prepared by ARP Associates (Report dated December 2017)
23. PD rights removed on all plots expect 17, 50, 58 and 59
24. Details of 2m high close boarded acoustic fence to be submitted for the southern and eastern boundaries
25. Full boundary details to be submitted and approved.
26. Submission of a remediation statement.
27. Amended remediation statement in the event of unexpected contamination.
28. Verification reports following remediation.

1.0 INTRODUCTION:

- 1.1 The application is brought to Plans Panel as it is for major development on land that is currently owned by the Council.

2.0 PROPOSAL

2.1 The proposal is for 59 dwellings, which comprise of the following mix.

No of bedrooms	No of units	Proportion on site
Two	5	8.5%
Three	42	71.2%
Four	12	15.2%

The properties include terraced houses, semi-detached dwellings and a detached property. The proposal also includes partial Traffic Regulation Orders to Swallow Crescent.

2.2 In accordance with Core Strategy policy H5, 9 affordable units (15% of the total) are proposed as part of the development, these comprise of five 2-bed properties, and four 3-bed properties. These are pepper-potted throughout the site, in 3 different locations.

2.3 The properties are 2, 2 ½, and 3 storeys in height. They are to be constructed from brick, with concrete roof tiles. Design features include canopies over the front doors, brick cills and heads to windows. Some property types feature bay windows and gable features. The proposal also includes a total 0.06 sq m on site green space.

2.4 One vehicular access is proposed to the site. This utilises the previous school access which is via Swallow Crescent.

2.5 The application is supported by the following documents

- Design and Access Statement
- Biodiversity Survey
- Interim Ecology Findings
- Statement of Community Involvement
- Tree Assessment
- Coal Mining Report
- Contaminated Land Appraisal
- Travel Plan
- Flood Risk Assessment
- Sustainability Statement
- Noise Assessment

2.5 The application will be supported by a legal agreement covering the following obligations:

- Affordable housing – 15% (9 units) in accordance with Core Strategy policy H5.
- Local employment.
- Maintenance of on-site Green Space
- Commuted Green Space sum of £197,421.80
- £10,000 to install a new 'live' bus information display at Bus Stop number 10325
- Travel Plan and monitoring fee of £2,500

- Residential Travel Fund of £30,195

3.0 SITE AND SURROUNDINGS:

- 3.1 The land is a former school site, and is cleared and grassed and slopes from east to west. The school closed in 2011. The site is accessed via Swallow Crescent, which is a residential street comprising post-War two-storey semi-detached former Council houses to the east side of Swallow Crescent and earlier back to back two-storey red brick dwellings to the western side. Most of these properties do not benefit from off-street parking.
- 3.2 The northern boundary of the site adjoins the rear gardens of No.8 and Nos.4-16 and 20 to 22 Silver Royd Close, an access footpath bounded by metal fencing that runs adjacent to 16 Swallow Crescent and the flank elevations of 25 and 26 Swallow Crescent and 27 Swallow Avenue. The western boundary adjoins the Leeds West City Learning Centre, accessed from Swallow Mount. The southern boundary adjoins the former playing fields whilst the eastern boundary extends partly to adjoin playing fields and partly the rear elevations of Throstle House, and 40-48 Silver Royd Garth, which are predominantly two-storey dwellings. The site slopes upwards in a west to east direction.
- 3.3 The site lies in a traditional residential area, which comprises of a mixtures of house types. Surrounding nearby properties include 1970's gable facing detached properties (to the east on Cliffe Park Crescent), red-brick built terraced back-to-back properties to the north and west, and 1950's semi-detached local authority housing to the south. The locality has no distinct architectural character.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 A pre-application enquiry for the residential redevelopment of the site (PREAPP/17/00498) was submitted in 2017. A response was sent on 1.9.17 by the LPA. This response stated the principal of development was acceptable and supported, by raised concerns on the heights of some plots and detailed the need to meet with spacing requirements. This scheme included a block of 6 flats.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The layout of the scheme has been amended, since the submission of the application, following Officer Concerns on the layout, density, lack of space between plots and dominance/ size and concentrated form of parking areas. The revisions have resulted in the loss of 2 properties to increase the space within the site between the properties and the highway. Following negotiations with highways, the partial inclusion of TRO's along Swallow Crescent have also been negotiated through the course of this application. This is detailed in full in the highways section of this report.

6.0 PUBLIC/LOCAL RESPONSE:

Ward Members.

- 6.1 Councillor Ann Blackburn has objected to the application on the following grounds.
- The proposal is over-intensive with little on-site open space

- Parking may be displaced onto Swallow Crescent which already gets blocked up by parking
- There been no consultation with Ward Members

6.2 Councillor David Blackburn has objected on the following grounds.

- The scheme is over-intensive
- Size of public open space is inadequate
- There are already existing parking problems, this is worsen an existing situation
- If the scheme goes ahead, residents only parking should be introduced along Swallow Crescent, assuming residents are happy with this

Other public response

6.3 To date the application has attracted 22 letters of individual objection. Further letters of notification were sent out to adjacent residents on 25th October 2018, notifying them of the revisions which include TRO's along Swallow Crescent. The points made in the objections are highlighted below.

- Parking on Swallow Crescent is already an issue
- Only 2 houses on Swallow Crescent out of 25 have off-street parking
- Swallow Crescent gets narrower nearer the site
- Vehicles already reserve onto Silver Royd Hill causing a highway safety Issue
- Potential for more vehicular accidents
- Emergency vehicles have had to abandon on corners as it has been impossible to access
- Increase noise and comprise privacy
- Why can't an alternative access be found?
- Pre-application meeting stated scheme was for 59 unit, submitted application is for 61
- Inadequate means of publicity for the application
- Vehicles use Sliver Royd Hill to avoid speed camera's on Tong Road
- Two way traffic is impossible on Swallow Crescent due to on-street parking
- Young children will be at risk from additional traffic
- Comments made at the Public consultation have not been taken on board
- The new properties will improve the look of the area
- Swallow Crescent will no longer be a cul-de-sac
- Disruption to Swallow Crescent through the construction period.
- A lot of children live on Swallow Crescent
- Proposed visitor parking has been omitted from the scheme
- The area in front of the school gates is used for parking by residents of Swallow Crescent
- Nearby business's do not have adequate parking and park on Swallow Crescent
- Parent drop off/ pick up was banned from Swallow Crescent when the school was open
- Traffic to the former school by staff and visitors was minimal
- The previous school use attracted no evening traffic or parking
- Construction traffic could damage parked cars
- Loss of view from no 18 Swallow Crescent
- Proposed tree planting could over-shadow the front garden of no 18 Swallow Crescent

- TRO's and the proposed passing places along Swallow Crescent will reduce the number of parking spaces for existing residents
- Reduced on-street parking will lead to tension between residents
- Car insurance premiums will increase

7.0 CONSULTATION RESPONSES:

Travel Wise

- 7.1 No objections, subject to S106 agreement to secure Travel Plan Review fee of £2,500 and Provision of Residential Travel Plan Fund of £30,195, and conditions to cover cycle parking and electric vehicle charging points.

West Yorkshire Combined Authority

- 7.2 The site is located within 400m from the bus stop on Tong Road, with operates at a 10 minute frequency (route no 4) between Pudsey and Leeds City Centre. Closest Bus Stop on this corridor is 12753. This bus stop would benefit from 'Real Time' information display, at a costs of £10,000.

Highways

- 7.3 No objections to the proposed means of access, which is existing and served the previous school, which had a higher trip generation. Visibility splays of 2.4m x 43m onto Silver Royd Hill are now shown. Each dwelling has 2 car parking spaces with the spaces adjacent to each other being 2.5m x 5.0m and the spaces perpendicular to each other being 3.0m x 5.0m which is acceptable. Revisions include partial TRO's along Swallow Crescent to ensure the free flow of traffic along Swallow Crescent. Recommend conditions if minded to approve

Landscape

7.4 The proposed quantity of housing does not leave a great deal of space for new tree planting to mitigate those which are to be removed.

Flood Risk Management

- 7.5 The FRA states that the surface water discharge will be going to the combined public sewer at the restricted discharge rate of 3.2l/s. This is considered acceptable to FRM. This can be secured by planning conditions.

Sport England

7.6 No objections now a noise assessment has been submitted in support of the application. Recommend a condition for the full details of the acoustic fence to be approved by the LPA.

Environmental Protection

- 7.7 Plots 14-21 require an acoustic fence to the rear boundaries to minimise noise from the A6110 (Outer Ring Road) to ensure the gardens of these properties are not excessively noisy and noise levels are below 55dB.

West Yorkshire Police

- 7.8 Security measures regarding lock types and lighting are recommended.

Contaminated Land

- 7.9 Phase 1 survey is adequate, Phase 2 survey requires further investigative works.

Yorkshire Water

- 7.10 No objections subject to a condition which places a duty for the development to be carried out in accordance with the details shown in the submitted Flood Risk Assessment.

Education

- 7.11 The development would result in a demand for 15 Primary School places (2 per year group) and 6 Secondary School places (1 per year group). There are 10 primary schools within a 1 mile radius of the proposed development providing a combined total of 480 Reception class places. The nearest secondary school is Dixons Unity Academy (formally Swallow Hill) which provides a total of 240 Year 7 places. There is capacity to meet the demand that this development would generate.

Local Plans

- 7.12 Object to the mix of housing proposed, contrary to policy H4. On-site green space, it is not in line with policy G4. The area is in deficiency of allotment and natural greenspace types. The greenspace appears to be in a poor location and the proposed scheme, not really useable amenity space for all the residents, a more appropriate location should be sought for this.

Coal Authority

- 7.13 No objection to the proposed development subject to the imposition of a pre-commencement condition to secure the undertaking of a scheme of intrusive site investigations which is adequate to properly assess the potential safety and stability risks posed by mine shaft 426432-001, and the submission of a report of findings arising from the intrusive site investigations and a scheme of any proposed remedial works and/or mitigatory measures for approval.

8.0 PLANNING POLICIES:

- 8.1 Section 38 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.

Development Plan

- 8.2 The development plan for Leeds is made up of the a Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013.

Relevant Policies from the Core Strategy are:

GENERAL POLICY – Presumption in favour of sustainable development
SP1 – Location of development in main urban areas on previously developed land.
SP4 – Regeneration Priority areas – Leeds Bradford Corridor
H2 – Housing development on non-allocated sites.
H3 – Housing density
H4 – Housing mix
H5 – Affordable housing
H8 – Provision for independent living on schemes of 50+ units
P10 – High quality design.
P12 – Good landscaping.
T2 – Accessibility.
G4 – Greenspace
G8 – Biodiversity improvements.

EN1 – Carbon dioxide reduction in developments of 10 houses or more, or 1000 m² of floorspace
EN2 – Achievement of Code Level 4, or BREEAM Excellent (in 2013) for developments of 10 houses or more or 1000 m² of floorspace.
EN5 – Managing flood risk.
EN7 – Protection of mineral resources (coal, sand, gravel).
ID2 – Planning obligations and developer contributions.

Relevant Saved Policies from the UDP are:

GP5 – General planning considerations
N23 – Incidental open space around development.
N25 – Landscaping
BD5 – General amenity issues.
LD1 – Landscaping

Relevant DPD Policies are:

GENERAL POLICY1 – Presumption in favour of sustainable development.
MINERALS3 – Surface Coal resources
AIR1 – Major development proposals to incorporate low emission measures.
WATER1 – Water efficiency, including incorporation of sustainable drainage
WATER4 – Effect of proposed development 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 should conserve trees and introduce new tree planting.

Draft Site Allocations Plan

- 8.3 Leeds' draft Site Allocations Plan (SAP) was subject to hearings in August 2018, which have now concluded. Significant weight can therefore be attached to the SAP.

Supplementary Planning Guidance and Documents

- 8.4 The following SPGs and SPDs are relevant:

SPG13 – Neighbourhoods for Living: A Guide for Residential Design in Leeds
Street Design Guide SPD
Parking SPD
Travel Plans SPD
Sustainable Construction SPD
West Leeds Gateway SPD (2010)

National Planning Policy

- 8.5 The National Planning Policy Framework (NPPF), was updated in July 2018. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.
- 8.6 Relevant paragraphs are highlighted below.

Paragraph 12	Presumption in favour of sustainable development
Paragraph 34	Developer contributions
Paragraph 59	Boosting the Supply of Housing
Paragraph 64	Need for Affordable Housing

Paragraph 91	Planning decisions should aim to achieve healthy, inclusive and safe places
Paragraph 108	Sustainable modes of Transport
Paragraph 110	Priority first to pedestrian and cycle movements
Paragraph 111	Requirement for Transport Assessment
Paragraph 117	Effective use of land
Paragraph 118	Recognition undeveloped land can perform functions
Paragraph 122	Achieving appropriate densities
Paragraph 127	Need for Good design which is sympathetic to local Character and history
Paragraph 130	Planning permission should be refused for poor design
Paragraph 155	Inappropriate development in areas at risk of flooding should be avoided
Paragraph 163	Planning decisions should not increase flood risk
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment

Nationally Described Space Standards

- 8.7 This document sets a nationally-defined internal space standard for new dwellings. The government's Planning Practice Guidance advises that where a local planning authority wishes to require an internal space standard it should only do so by reference in its local plan to the nationally described space standard. Leeds City Council are proposing to adopt these standards in Core Strategy, through its selective review. The housing standards are a material consideration in dealing with planning applications, however as this process is at a relatively early stage in Leeds, only limited weight can be attached to them at this stage.

9.0 MAIN ISSUES

1. Principle of development
2. Space standards
3. Design, Layout and Appearance
4. Impact on Adjacent Occupiers
5. Highways
6. Greenspace
7. Noise Issues
8. Landscaping
9. Drainage
10. Planning obligations and legal agreement
11. CIL
12. Crime Prevention
13. Other issues

10.0 APPRAISAL

Principle of development

- 10.1 The site is a vacant brownfield site, which is unallocated within the Leeds UDP however, and the site is allocated as Phase 1 within the Site Housing Allocations Plan (HG2-82, Wortley High School). The site assessment carried out for the Draft site Allocation Plan notes that the site sits within the Main Urban Area Extension and

within the Leeds Bradford Corridor Regeneration Priority Area with a potential capacity of 40 units.

- 10.2 The SAP Housing Background Paper recognises the significance of maintaining a 5 Year Housing Land Supply (YHLS). It specifies the circumstances where phasing could be altered. In particular, Paragraph 6.3 explains that "... Phases are not time limited but movement between phases will happen when the Council is no longer able to maintain a 5YHLS and needs to supplement its deliverable pool of sites from the next phase in the Plan period". Therefore the release of this proposed phase 1 site would not adversely impact this site and significant weight must be attributed to the benefit of bringing forward a deliverable site in the absence of a 5 Year Housing Land Supply and providing much needed housing to this suburb of Leeds. The proposal wouldn't be considered premature given the highly advanced stage of the Site Allocation Plan and the fact that it is to be allocated for housing, it would be considered premature if it was safeguarded in the SAP. There was limited objection to the proposal in the consultation on the draft SAP. Significant weight can therefore be attributed to the proposed allocation.
- 10.3 Spatial Policy 1 of the Core Strategy relates to the location of development and confirms the overall objective to concentrate the majority of new development within and adjacent to urban areas, taking advantage of existing services, high levels of accessibility, priorities for urban regeneration and an appropriate balance between brownfield and Greenfield land. It advises that the distribution and scale of development will be in accordance with the following principles:
- i) The largest amount of development will be located in the Main Urban Area and Major Settlements. Smaller Settlements will contribute to development needs with the scale of growth having regard to the settlement's size, function and sustainability.
 - ii) In applying (i) above, the priority for identifying land for development will be as follows: (a) – Previously developed land and buildings within the Main Urban Area/relevant settlement; (b) – Other suitable infill sites within the Main Urban Area/relevant settlement; and (c) – Key locations identified as sustainable extensions to the Main Urban Area/relevant settlement.
 - (iii) For development to respect and enhance the local character and identity of places and neighbourhoods.
- 10.4 The application site is within the main urban area of Leeds and is therefore considered to fulfil the general objectives of policy SP1.
- 10.5 Spatial Policy 6 of the Core Strategy relates to the City's Housing Requirement and the allocation of housing land. It confirms that the provision of 70,000 (net) new dwellings will be accommodated between 2012 and 2028 with a target that at least 3,660 per year should be delivered from 2012/13 to the end of 2016/17. Guided by the Settlement Hierarchy, Spatial Policy 6 confirms that the Council will identify 66,000 dwellings (gross) to achieve the distribution in tables H2 and H3 in Spatial Policy 7 using the following considerations, Sustainable locations, Preference for brownfield and regeneration sites, the least impact on Green Belt purposes, Opportunities to reinforce or enhance the distinctiveness of existing neighbourhoods and quality of life of local communities through the design and standard of new homes, The need for realistic lead-in-times and build-out-rates for housing construction, The least negative and most positive impacts on green infrastructure, green corridors, green space and nature conservation, and Generally avoiding or mitigating areas of flood risk.

- 10.6 In response to these considerations, it is considered that the proposal is located in a sustainable location, within a main urban area, which is already served by local amenities and public transport. Spatial Policy 6 does express a preference for brownfield and regeneration sites and this site is brownfield, and within a regeneration area. Moreover, the site is not within the Green Belt land such that there is no impact in this respect. With regard to design (iv), this is assessed fully in the report below but the scheme is now considered to reinforce the character of the adjacent neighbourhood. In terms of construction (v) the applicant has advised that should the site secure planning permission, they would look to start on site in early 2019 weeks after pre-commencement conditions were discharged, (assuming approval at this Panel). The impacts with regard to nature conservation (vi) and flood risk (vii) have been fully considered and are addressed in the report in paras 10.27 and 10.32, but none of these issues are considered to preclude development commencing in accordance with Spatial Policy 6.
- 10.7 The site lies within the area which is designated as the West Leeds Gateway (SPD). Key purposes and objectives of this adopted SDP is to make the area a more attractive place to live, improve the built environment through promoting high quality design and improve the quality and usability of the greenspace for enjoyment and improved health. It is considered the proposal does fulfil all of these objectives, by regenerating this disused brownfield site. The issues surrounding the design are covered in para's 10.16-10.20, and the green space contributions are detailed in para 10.28. .
- 10.8 The proposal complies within general objectives policies H1 and H2 which are concerned with new housing developments. This is due to the fact the proposal protects Green Belt land, delivers a sizable number of units. The proposal also delivers a mix of housing (2- 4 bed accommodation) which meets the objectives of policy H4 (which is concerned with Housing Mix). It is noted that that the proposal only has five 2-bed properties, which equates to 8.5% which is below the minimum of 20% as stated in policy H4.
- 10.9 The reasoning behind this is that the applicant has found over recent years since the introduction of the Government 'Help to Buy scheme' there has been a clear shift from the popularity of 2 bedroom homes to 3 bedroom homes. Customers are taking advantage of the reduced loan to value borrowing, of the Help to buy Scheme and using this to reach for a 3 bedroom homes instead of 2 bedroom. This avoids future house moves (and expense) for young families. This has been clearly reflected in a number of existing sites within Leeds where sales of three bedroom properties have been strong; whilst there has been less interest in two bedroom properties. An increase in the number of three bedroom properties within the local area could facilitate mobility within the housing market, allowing two bedroom properties to be vacated by those currently living in two bedroomed accommodation who are looking to move within the area.
- 10.10 The policy does set out that development should include an appropriate mix of dwelling types and sizes taking account of the nature of the development and the character of the location, on these grounds it is not considered that the mix of houses is harmful to the delivery of homes in this area.
- 10.11 Policy H3 of the Core Strategy recommends a density of 40 dwellings per hectare, within urban area. This location is defined as an urban area, as it is not located 500m from the settlement boundary, which is defined as a 'fringe' location. This scheme works out to a density of 39.08 units per hectare. This short-fall is very minor, and

the policy does offer allow variation to the densities. It is considered the proposal does meet with the guidance of policy H3.

- 10.12 It is considered that the principle of this proposal accords with the Core Strategy polices on new housing, subject to an assessment against all normal development control considerations. Housing regeneration and growth is a key priority for Leeds; it is a breakthrough project in the Best Council Plan. The main issue with regard to this application is the need to provide an adequate level of noise upon the site for the future occupiers of the development and whilst ensuring the layout is of a good design. The proposal will contribute towards the housing delivery of 70000 new homes as required by policy SP6 of the adopted Core Strategy and contribute towards Leeds City Council's five year housing land supply.

Space Standards

- 10.13 In terms of the Nationally Described Space Standards, the table below provides a breakdown of the property types with a comparison between the proposed floor areas and the NDSS recommendations:

Private Market Housing

House Type	No. of units	% of units	Type of property	Proposed floor area (m ²)	NDSS (m ²)	Difference (m ²)
832	12		3bed 2 storey	84	84	0
867	1		3 bed 2 storey	84	84	0
867	1		3 bed 2 storey	84	84	0
1054	16		3 bed 2.5 storey	93.3	90	+3.3
1062	8		3 bed 2.5 storey	94.3	90	+4.3
1149	12		4 bed 3 storey	104.8	103	+1.8

Affordable Housing Units

740	5		2 bed 2 storey	70	70	0
953	4		3 bed 2 storey	87.1	84	+3.1

- 10.14 As these tables show, all the proposed properties meet with the minimum spacing standards and as such it is considered the proposed dwellings would offer an adequate level of amenity to future occupiers.

Design, Layout and Appearance

- 10.15 The layout of the development has been subject to much discussion with officers, and has been amended through the course of the application. 2 properties have been omitted from the scheme to improve the spacing and layout, and lessen the dominance of frontage parking. Generally the scheme has been laid out where the

majority of properties have small front buffer gardens, side driveways and rear gardens. 13 properties out of the 59 proposed have frontage parking, which equates to 22%.

- 10.16 The proposed properties are standard Keepmoat house types, which vary in the design, and include detailing such art-stone heads and cills. The properties are described as having a traditional appearance with pitched roofs. Some house types have bay windows which provides a degree of visual interest and focal points to the front elevations. The site is not considered to be located in an architecturally sensitive location; it is located at the end of street which comprises of 3 storey, early 20th back-to-back terraces houses and post war, semi-detached properties which were constructed by the Local Authority. The wider locality has a mix of house types of various ages. It is considered that the development generally respects the appearance and character of the development it will adjoin.
- 10.17 It is noted that some of the properties proposed are 2.5 and 3 storeys in height. It is not considered the heights proposed would cause any issues with regard to design, or appear overly dominant. The existing properties located on the northern side of Swallow Crescent are 3 storey in height. The property types are been sited together bearing in mind the transition of heights and the slope of the land. The 3 storey properties (type 1149) are sited adjacent to the site access and the existing 3 storey properties along Swallow Crescent. The proposed facing material of red brick is typical of the locality and is considered to be the most appropriate material for housing redevelopment of this site.
- 10.18 It is considered the layout and design would offer the future occupiers a good level of amenity to the future occupiers. All the proposed properties have open outlooks from the front and rear elevations. Most of the properties have good sized rear garden areas, which comply with the guidance of 'Neighbourhoods for Living'. It appears only plots 15, 23, 24, 25, 27 and 35 fall short of the 2/3 gross floor space rule. This equates to 10% of the properties proposed. It is not consider these grounds alone warrant the refusal of the application, as the short-fall is relatively minor.
- 10.19 The site is disused and derelict, the proposal would improve the appearance of the site and regenerate the immediate locality, particularly with the landscaping which is proposed and the inclusion of a small area of open space. It is considered that the proposal complies with policy P10 and the design principles of Neighbourhoods for Living.

Impact on Adjacent Occupiers

- 10.20 It is not considered the proposal would have any impact on existing residents, in terms of over-shadowing and over-looking. The rear of the properties located on Silver Royd Close, which lies adjacent to the north-western boundary of the site are in excess of 18m away from the rear of Plots 1, 4-11 which lies adjacent to this boundary. This exceeds the minimum guidance in spacing standards, as stated in the adopted SPD 'Neighbourhoods for Living'. Plots 12 and 13 are located over 21m away from the property 'Throstle House' which lies to the west. This also exceeds the minimum guidance in spacing standards, as stated in the adopted SPD 'Neighbourhoods for Living'.
- 10.21 To the south and west lies open playing fields. Sport England requested an acoustic fence is provided on the rear boundaries of the plots which are located to the south-west of the site, in order to avoid any potential noise pollution from the existing sports

uses, so that this existing use is not prejudiced. The revised plans have included this acoustic fencing.

- 10.22 It is noted that some objections cite a loss of privacy from the increased in traffic to the site, via Swallow Crescent. It is not considered this would be any different from the previous traffic visiting the previous school use. The issue regarding the intensification of the traffic, is covered in the highway section in para 10.25. It is considered the previous school use would have had a greater impact on the occupiers of Swallow Crescent in terms of levels of activity and noise, particularly at school finishing times, when several hundred pupils would have vacated the school at a similar time, with some pupils forming loud groups, in a leisurely sometimes horseplay fashion.

Highways

- 10.23 The main point of the objections received relates to the proposed means of access to the site from Swallow Crescent. The proposed means of access utilises the previous school access. The site has been dormant for a number of years so it is understandable local residents living on Swallow Crescent want assurance that the development will not have a negative impact on their daily life and amenity. Other alternative means of access include 3rd party land which are within different ownership. It would be unreasonable to expect the applicants to achieve an alternative means of access, given the fact the access is existing and served a previous school.
- 10.24 The submitted Transport Statement by demonstrates the accessibility of the development. Local amenities are located within 800m of the site making them available on foot, cycle or by vehicles. The local bus service is frequent and situated under 400m from the site. It is considered that the proposal meets with all adopted accessibility standards, as described through Table 2 of Appendix 2 of the adopted Core Strategy (Policy T2).
- 10.25 The Transport Statement also shows that proposed residential traffic from the redevelopment of the school site in comparison are modest and lower than those previously occurring. The assessment on trip generation states they will be up to 46 vehicles movement to and from the site in the AM peak, and 48 during the PM peak. The previous school had a capacity of 961 pupils and using TRICS (average) data at indicates that the former secondary school site could have generated in the order of 276 vehicle trips in the AM network peak hour and 30 vehicle trips in the PM network peak hour. The lower generation in the PM compared with the AM is because the traditional network PM peak hour does not coincide with the school PM peak hour, which is earlier. However it is reasonable to assume that approximately 15:00 – 16:00 hours there would have been a similar amount of vehicle movements (276) at the site, at pick up time. Given the brownfield status of the site, the scale size of its previous use, and the fact it is proposed for housing through the SAP, it is considered totally unreasonable to resist this application due to the trip generation, the proposed 59 properties would generate.
- 10.26 Swallow Crescent has an average width of 7.5m in along its length. Due to lack of off street parking most residents on Swallow Crescent have to park their vehicles on street. This creates a one way, give and go system for vehicles entering and existing the street. At peak times of the day/night vehicles can only pass another vehicle where there are gaps in the parking. On an evening very few gaps exist. When vehicles are parked along both sides of the street a carriageway width of 2.7m remains for vehicles to use. This width is only wide enough for 1 vehicle to pass and

just wide enough for a refuse vehicle or fire engine. Objections from residents and ward members have been submitted about the issue of access and parking along Swallow Crescent. In order to ensure the free flow of traffic along Swallow Crescent the applicant has confirmed they will fund 2 TRO's along Swallow Crescent. These are located in two stretches, one at the junction with Silver Royd Hill and one at the opposite end, at the beginning of the application site. These take up approximately one quarter of the length of one side only, of Swallow Crescent and will be subject to a separate round of consultation by residents following adopted Highways legislation. This will be secured through a planning condition.

- 10.27 The submitted plans show that visibility splays of 2.4m x 43m, are achievable at the junction of Swallow Crescent and Silver Royd Hill. The applicants have agreed to fund a Pedestrian crossing points on Silver Royd Hill to improve the pedestrian routes to local amenities and the controlled crossing point on Tong Road and links to the existing footway on Tong Road. The improvement works would consist of installing uncontrolled crossing points at Swallow Crescent, Swallow Avenue and Swallow Mount and Silver Royd Hill.
- 10.28 Highways have raised no objection to the level of parking within the development, it is considered this level of parking is appropriate for suburban dwellings of this size, each property has two surface parking spaces and as such it is not considered the proposal would lead to additional on-street parking on Swallow Crescent.

Greenspace

- 10.29 The proposed layout includes a small area of on-site Green Space approximately 600 sq m in size. This area allows a pedestrian link through to Silver Royd Road and also contained an underground storage tank, which will control surface water run-off. Policy G4 would require on-site provision at 0.41ha. This is clearly not achievable on a site of this size (1.51 ha) as 1/3 of the site would be loss, and the density as policy H3 would not be met. The short-fall of 0.35ha in green space equates to £197,421.80 in a commuted sum. The applicants have agreed to pay this sum, secured by a S106 agreement. The site lies very near to green spaces of Western Flatts Park and Cabbage Hill, where this money could be spent on improvements. It is important to note that one of the key objectives of the adopted SPD 'West Leeds Gateway' is to improve existing greenspaces, as oppose to providing new green spaces. The commuted sum will enable improvements to existing green spaces.

Noise Issues

- 10.30 The site lies in an established residential area, away from any obvious 'noisy' land uses. However the site lies adjacent to playing pitches and Sports England have previously raised concerns stating the proximity of the proposed dwellings may prejudice the use of these playing fields. To eliminate these concerns the applicants submitted a Noise Survey during the course of the application. These concluded that the addition of a perimeter fence, approximately 2 meters in height, along the Eastern and Southern boundaries corners of the site, would reduce the noise levels by approximately a further 10dB at the nearest Noise Sensitive Receiver. A duty to install such a fence will be imposed through a planning condition.
- 10.31 The Environmental Studies were consulted on the application due to its proximity to the A6110 (Outer Ring Road). On examination of Defra's strategic road maps and the layout and orientation of the proposed dwellings, noise from road traffic is unlikely to be of a level that would require specific measures over and above standard building elements in the housing itself, although it appears that the amenity garden

areas at the south-western corner of the proposed site (as shown in submitted may be subject to daytime noise levels above the recommended maximum (55 dB LAeq). Therefore although an acoustic assessment was not required by Environmental Studies, they have also recommended a condition for fencing of a minimum height of 1.8m to the southern boundary.

Landscaping

- 10.32 The scheme offers some scope for landscaping within the gardens of the proposed development and the area of open space. A full landscaping scheme will be conditioned on the approval of the application. A number of existing trees which exist along the site boundaries are to be retained and will provide a degree of assimilation with the surrounding environment. The retention of these trees will also be conditioned on the approval of the application. It is noted one objector has raised concerned that new planting could over-shadow the existing properties on Swallow Crescent. At present no landscaping scheme is submitted, and it is envisaged all planting will be within the site and not upon Swallow Crescent.

Drainage

- 10.33 The application is supported by a full Flood Risk Assessment which states that the surface water discharge will be going to the combined public sewer at the restricted discharge rate of 3.2l/s. This is considered acceptable to FRM, however they will require to see results from infiltration test to show that infiltration will not be a viable option for the management of surface water. A duty to do this, will be secured through a planning condition.

Planning obligations and legal agreement

- 10.34 It is intended that the application will be supported by a legal agreement to cover the following matters:

- Affordable housing – 15% (9 units) on-site. Plots 14-16, 25, 26, 39, 40, 45 and 46.
- £10 000 for bus stop improvement with 'live information'.
- Local employment.
- Maintenance of on-site green space
- Commuted Green Space sum of £197,421.80
- Travel Plan and monitoring fee of £2,500
- Residential Travel Fund of £30,195

- 10.35 The obligations above have been identified and, in the case of contributions, calculated in accordance with development plan policies and supporting guidance, and as such are considered to meet the statutory tests for planning obligations in that they are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

CIL

- 10.36 The site is within CIL zone 2a (£45/m²). Based on the floorspace currently proposed and discounting the affordable units, which would be eligible for CIL relief (subject to

the submission of the appropriate documentation), the CIL requirement for the development would be £242, 064.

Crime prevention

- 10.37 The police architectural liaison officer (ALO) has been consulted on the proposals and has advised that the layout is considered acceptable from a crime prevention perspective. A number of suggestions have been made in relation to the type of doors and locks, which should be fitted to the properties. The information will be relayed to the applicants by way of an informative, on the Decision Notice.

Other issues

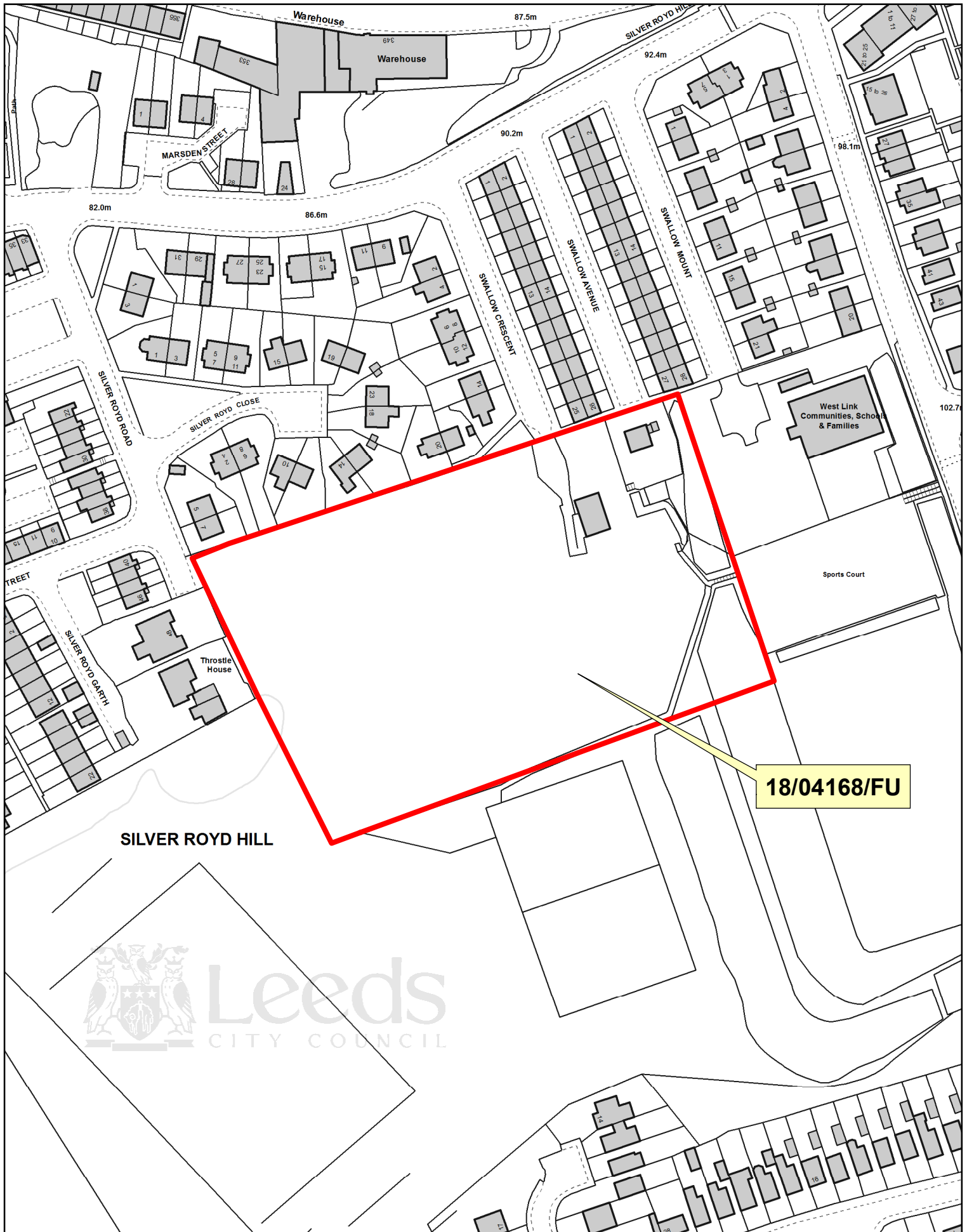
- 10.38 Permitted Development rights are to be removed on most plots, as it is considered the development as a whole is at its development limits, and side extensions which can be built under PD would result in the loss of off-street parking for that particular property, displacing parking onto the highway. PD rights will not be removed on plots, 17, 50, 58 and 59 as these properties are situated in larger plots.
- 10.39 It is noted that the Education have confirmed there is availability of school places in the locality, which lends support to the assertion that the site is located in a sustainable location.
- 10.40 The highways section deals with the majority of the objections received with are concerned with the proposed means of access. The impact on car insurance premiums is not a material planning consideration.

11.0 CONCLUSION

- 11.1 The proposal is considered to comply with both national and local planning policy. The application will develop a brownfield site which is located in a designated regeneration area (West Leeds Gateway), and which is allocated for housing. The proposal utilises an existing access and it is considered the previous school use would have generated more traffic, when compared to this proposal.
- 11.2 The schemes offer other benefits, its provides quality new housing which will contribute towards the requirements of housing delivery of 70000 new homes as required by policy SP6 of the adopted Core Strategy, offer full affordable housing contribution, green space provision, and CIL contributions. It is considered these benefits; outweigh any harm and constitute sustainable development. On balance, it is therefore recommended that these applications are approved, subject to the suggested conditions and completion of a legal agreement to cover the obligations discussed above.

Background Papers

Application Files:



18/04168/FU

SILVER ROYD HILL



SOUTH AND WEST PLANS PANEL

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

SCALE : 1/1500





Site of WORTLEY HIGH SCHOOL - APPRAISAL ACCOMMODATION SCHEDULE							
PRIVATE SALES UNITS			GIA		total GIA of type		
House Type	sq.ft.	sq.m.	sq.ft.	sq.m.	No.	%	
832 Semi-detached	3 bed. 4 person	904	84.0	10850	1008.0	12	24
867 Detached	3 bed. 4 person	904	84.0	904	84.0	1	2
867 Semi-detached	3 bed. 4 person	904	84.0	904	84.0	1	2
1054 Semi-detached	3 bed. 4 person	1004	93.3	16068	1492.8	16	32
1062 Semi-detached	3 bed. 4 person	1014	94.3	8116	754.0	8	16
1149 Semi-detached	4 bed. 5 person	1128	104.8	13541	1258.0	12	24
SUB-TOTAL				50383	4680.8	50	100

AFFORDABLE UNITS			GIA		total GIA of type		
House Type	sq.ft.	sq.m.	sq.ft.	sq.m.	No.	%	
740 Semi-detached/terraced	2 bed. 3 person	753	70.0	3767	350.0	5	56
953 Semi-detached	3 bed. 4 person	938	87.1	3751	348.5	4	44
SUB-TOTAL				7518	698.5	9	100

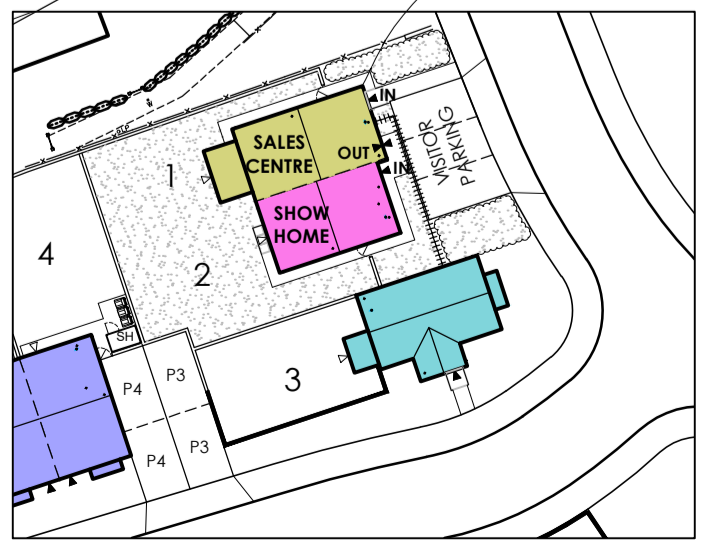
TOTAL		57902	5379.2	59
Unit Density (nett):	16 Units/acres	41 Units/hectares	Site Area (gross)	3.73 1.51
Area Density (nett):	16167 sq.ft./acre	3710 sq.m./hectare	POS	0.15 0.06
			Undeveloped	0 0
			Site Area (nett)	3.58 1.45

- DESIGN CRITERIA - PRIVATE PLOTS**
- Traditional Construction
 - Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2015, Part E 2015, Part F 2015, Part G 2016, Part H 2015, Part J 2013, Part L 2016, Part M 2016, Part P 2013
 - Code for Sustainable Homes Level 3 (November 2009 Technical Guidance) NOT APPLICABLE
 - Lifetime Homes (July 2010) NOT APPLICABLE
 - Design Quality Standards (Edition 2) NOT APPLICABLE
 - Housing Quality Indicators (HQI) NOT APPLICABLE
 - Secured By Design (section 2 part compliance) NOT APPLICABLE
 - Secured By Design (full accreditation) NOT APPLICABLE
 - Building for Life (12 point assessment) NOT APPLICABLE
 - English Partnerships Standards NOT APPLICABLE
 - Mobility Standards NOT APPLICABLE
 - Wheelchair Design Guide Standards NOT APPLICABLE
 - NHF Standards NOT APPLICABLE

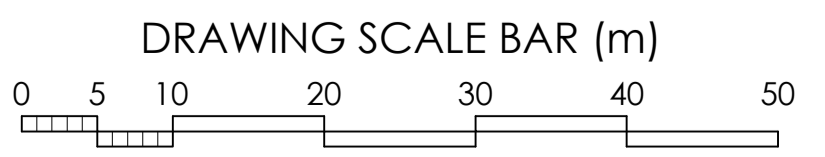
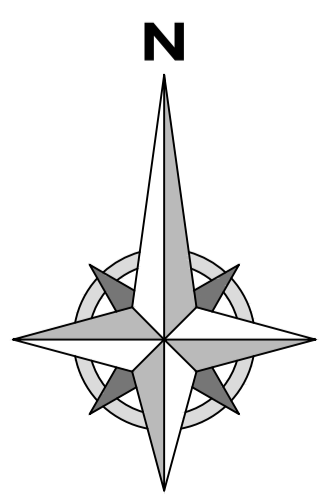
- DESIGN CRITERIA - AFFORDABLE PLOTS**
- Traditional Construction
 - Building Regulations Part A 2013, Part B1 2013, Part C 2013, Part D 2015, Part E 2015, Part F 2015, Part G 2016, Part H 2015, Part J 2013, Part L 2016, Part M 2016, Part P 2013
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 - NHF Standards NOT APPLICABLE

AREA TO WEST OF SITE ENTRANCE, NORTH OF UNIT 1, TO BE CONSIDERED FOR OFF-STREET PARKING AT A LATER DATE.

R MB	11.09.18	Acoustic fence added.
Q MB	06.09.18	Plots 58-61 changed to 1149's.
P MB	10.08.18	Intermediate fences between semi-detached changed to 1.5m fence with trellis.
O MB	10.08.18	House blocks updated.
N MB	04.07.18	Bins and cycle store added to plot 15. Bins/cycles to plot 61 relocated.
M MB	02.05.18	1149's and 1054's repositioned. Parking for 16, 53, 58. Visitor parking removed.
L MB	02.05.18	Scheme redrawn using revised mix.
K MB	21.03.18	Plot adjacent to POS repositioned to plot 16. Rear access to 15 & 18 relocated. Affordable mix amended.
J MB	21.03.18	Scheme redrawn using revised mix.
H MB	13.03.18	Plot 16 handed to 'AS'.
G VM	06.03.18	Engineers details added. Bin and Cycle store details updated. Front paths updated.
E MB	24.11.17	Trees from tree survey added.
D MB	21.11.17	Plots 12-14 removed. Plot numbers amended. Plots 42-48 moved 1m west. Plots 4-5 changed to 764 and marked as affordable.
C MB	01.11.17	Plots 2 & 3 handed. Sheds added, bins detail amended.
B MB	16.10.17	Plots removed. Affordable provision amended. Plots 36-39 repositioned.
A MB	05.09.17	Scheme amended in line with LA pre-app comments. (PREAPP/17/00498).
* MB	20.07.17	First Issue.



Sales Setup Extract
(REFER TO DRAWING 07 FOR DETAILS)



- REVISION**
- X MB 24.10.18 Glazed pods amended to 832 & 867 types. Casual visitor parking added. Yellow lines to Swallow Crescent amended.
 - W MB 22.10.18 Glazed pods added to rear of 740, 832 & 867 types. Accommodation Schedule updated to match latest Site Layout and House Type Drawings (areas and number of people amended). Position of yellow lines amended.
 - V MB 15.10.18 Vis a-plas added to junction of Silver Royd Hill & Swallow Crescent. Passing place shown. Pedestrian link through POS added. Size of sheds amended. Footpath to Road 4 to be block paved.
 - U MB 02.10.18 House type accommodation schedule updated.
 - T MB 20.09.18 Plots 3, 11, 12, 45, 46 relocated and Highways amended to ensure 2.5m from footpath to dwellings. Two dwellings omitted in southeast and southwest corners.
 - S MB 13.09.18 Parking to plot 2, 16, 55, 56 & 57, 58 amended. Plot 12-13 & 36-39 53-59 repositioned.

- Tree Legend**
Refer to Barnes & Associates details, job reference BA6233 for further details
- Category AB - High quality
 - Category B - Moderate quality
 - Category C - Low quality
 - Tree to be removed
 - Extent of RPA

- Legend**
- Existing dwelling
 - Private parking bay / drive
 - 1.8m high brick wall
 - 2m high Acoustic fence
 - 1.8m high close boarded timber screen fence
 - 1.5m high close boarded timber fence with 0.3m trellis above
 - 0.6m high timber knee rail
 - 1.1m high steel railings
 - front entrance door
 - secondary entrance

- Lockable personnel gate
- Visitor parking
- 'Affordable' dwelling
- Shared private driveway - Tarmacadam
- Block paving to section of adaptable highway
- 600mm margin to shared surface highway
- Refer to Landscape Architects details
- Existing tree as shown on Topographical Survey
- Bin store
- cycle store - 1800x1200 shed
- Casual on street visitor parking (13 no. identified, others available)

GENERAL NOTES:

- This drawing is based on Haycock & Todd Topographical Survey, dated June 2017, job number S8878.
- This drawing to be read in conjunction with associated Boundary Treatment & Materials Drawings.
- All contractors must visit the site and be responsible for taking and checking dimensions prior to undertaking of works.
- Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the Site Supervisor.
- This drawing is for Planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate Chris Gothard Architectural accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purpose other than those stated above.

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