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## Report of the Chief Planning Officer

### CITY PLANS PANEL

Date: 28<sup>th</sup> March 2019

**Subject: 17/02594/OT – Outline planning application with all matters reserved except for access, for the creation of a new community comprising up to 800 dwellings, a food store (A1) (up to 372 sq.m), primary school and public open spaces at Land off Racecourse Approach, Wetherby, LS22.**

**Applicant: Taylor Wimpey**

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#### Electoral Wards Affected:

Wetherby

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

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## SUPPLEMENTARY REPORT

### 1.0 INTRODUCTION:

1.1 The application is presented to City Plans Panel as this is a significant application which is a departure from the development and is of a scale of development which requires a strategic overview. This is a supplementary report to reference representations which were not summarised within the main report. The additional representations can be summarised as follows:

1.2 **Wetherby Ward Members:** Cllrs Lamb and Harrington object in the strongest possible terms on grounds of prematurity; that the housing target is set too high and should be reduced; the site is not sustainable and conflicts with the NPPF; would lead to a rival district centre to Wetherby town centre; increased air pollution; impacts on GPs, dentists and schools; highways concerns; lack of public transport; impacts on natural habitats; impact on the character of the market town; would set a dangerous precedent; the challenges of providing adequate infrastructure as demonstrated by the Thorp Arch dismissed appeal; more affordable and specialist housing for older people is required; and raises concerns over the duty to co-operate with neighbouring authorities.

1.3 In assessing the comments submitted by Ward Members, consideration has been given to the issues raised and are covered within the main officer report. However, for completeness, the comments can be addressed as follows:

- Prematurity: *This is addressed at paragraphs 10.21 to 10.23 in the main report, in that the proposed development is considered to be wholly consistent with the SAP and given the significantly advanced stage of the SAP which recognises the site as a residential allocation and therefore regarded as being sound, there are no prematurity issues.*
- The housing target is too high: *The housing targets have already been set out within the adopted Core Strategy and as such, the proposed development would provide a level of housing to help address the requirement of the Outer North East Housing Market Characteristic Area.*
- The site is not sustainable: *Taking into account all of the factors set out within the main report, and given its location adjacent to a Major Settlement and the mitigation measures that will be delivered through a number of planning obligations, it is considered that the proposal constitutes sustainable development.*
- Would lead to a rival district centre: *The proposal would provide land to accommodate a new two form entry primary school and also includes the provision of a new retail store which would measure up to 372 square metres. Wetherby town centre is an historic market town and comprises a range of shops and services, anchored by one large supermarket. Given the limited scale of the proposed retail unit in comparison to the scale of Wetherby town centre, it is not considered that the development would have any impact upon the vitality and viability of the town centre or any other identified centres.*
- Increased air pollution: *The Council's air quality team were consulted and advised that further air quality surveys will be required at the reserved matters stage. A condition is imposed to address this point.*
- Impacts on GPs, dentists and schools: *The proposal would make provisions for land and contributions towards a new primary school on site, in accordance with the site requirements contained within the SAP. In terms of the impact on local health care and dentists, this lies outside the scope of the planning system and falls within the realms of other statutory providers. In terms of primary care, this is delivered by a wide range of independent contractors, including GPs, dentists, pharmacists and optometrists. For secondary care, clinical commissioning groups (CCGs) commission most of the hospital and community NHS services in the local areas they are responsible for.*
- Highways concerns: *These matters are addressed within the Highways and Transportation section of the main report.*
- Lack of public transport: *It is acknowledged that public transport provision to the site is poor. However, the site lies adjacent to the Major Settlement of*

*Wetherby and provision will be made to improve accessibility and connectivity for pedestrians and cyclists. Furthermore, the developer will fund a shuttle bus services on a 20 minute frequency to and from Wetherby town centre from the development for a period of 10 years. These are considered to be matters which will help mitigate the current level of public transport accessibility.*

- *Impact on natural habitats: Matters relating to the impact on ecology have been set out and addressed at paragraphs 10.74 to 10.76 within the main report.*
- *Impact on character of market town: It is not considered that the proposed development would have an adverse impact on the character of the market town. Local shops and services would benefit from increased levels of expenditure which would be available in the local area as a result in the proposed development.*
- *Would set a dangerous precedent: Each case is determined on its individual planning merits. In this case, the site is not designated as Green Belt, but is designated as Rural Land at a location adjacent to the Major Settlement of Wetherby which is considered to be the most sustainable location within this Housing Market Characteristic Area. There are there unique circumstances which exist which would not set a precedent for similar sites coming forward for development in the future.*
- *Challenges of providing adequate infrastructure as demonstrated by the Thorp Arch dismissed appeal: There are no reasons to doubt that adequate infrastructure cannot be provided for this site for the scale of development proposed. The site at Thorp Arch Estate was not considered to be a sustainable location for the amount of residential development that was being proposed. The application site however, sits immediately adjacent to the Major Settlement of Wetherby with better access to public transport, primary schools, a secondary school, employment facilities as well as a wide range of shops and services and leisure facilities.*
- *More affordable and specialist housing for older people is required: The development would provide 35% affordable housing in accordance with the Council's adopted policy. The development could provide accommodation for older people, and this could be covered as part of any future Reserved Matters submissions.*
- *Concerns over the duty to co-operate with neighbouring authorities: This was set out within the main report at paragraph 10.104. This refers to the legal requirement for adjoining local planning authorities to consult each other in the plan making process, which has taken place. Separately to that, there is also a requirement to consult neighbouring local authorities on significant planning applications. Consultation in this respect has taken place.*

1.4 Consideration of the above representations do not alter the officer recommendation set out within the main report which is to defer and delegate approval to the Chief Planning Officer subject to the imposition of a number of planning conditions and the completion of a section 106 Agreement to cover the obligations set out within the main report.