



## Report of the Chief Planning Officer

### PLANS PANEL SOUTH AND WEST

Date: 5<sup>th</sup> September 2019

Subject: **POSITION STATEMENT** - Application 18/04343/RM – Reserved matters application for residential development (Use Class C3) for 100 dwellings and land reserved for primary school with construction of vehicular access from Otley Road, to the north west and Ash Road to the south, areas of open space, landscaping, – at Church Lane, Adel.

#### APPLICANT

David Wilson Homes

#### DATE VALID

6<sup>th</sup> July 2018

#### TARGET DATE

#### Electoral Wards Affected:

Adel and Wharfedale

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:** The Panel is invited to note the contents of the report and to provide feedback on the questions raised at section 10 of this report.

## 1.0 INTRODUCTION:

1.1 This report is brought to South and West Plans Panel for information. Officers will present the current position reached in respect of this application to allow Members to consider the scheme and make comments.

## 2.0 PROPOSAL

2.1 The application is a reserved matters application following outline approval for 100 dwellings. The outline consent also involved land be reserved for a school along with school playing fields which do not form part of this reserved matters application.

2.2 During the processing of the planning application the scheme has changed numerous times with the latest set of plans subject to this report being submitted in May 2019. These plans show a layout which has 100 dwellings which takes the form of two apartments and 98 houses which are

Number of bedrooms	Affordable units	Market units	Total
2	16	0	16
3	19	15	34
4	0	28	28
5	0	22	22
Total	35	65	100

2.3 All of these properties will be two storey and constructed from brick with a mixture of red and buff colours along with grey roofs. There will be a mixture of designs on the properties with features such as bay windows, gables, contrasting head and cills plus different designs of porches.

2.4 The access to the development is the same as the outline scheme with a new junction on the Otley Road to the north of the site. Within the site there is a main spine road which goes through the site and links to the existing residential development to the south of the site by a pedestrian and cyclist access. There are a number of cul de sacs throughout the development off this main spine road.

2.5 The residential development is located on the western side of the existing Beck with the eastern side of the Beck proposed for public open space, landscaping and biodiversity areas except for the land reserved for the school playing fields (already approved at outline stage) and a new pumping station.

2.6 This pumping station is located to the northern part of the site on the eastern side of the Beck. The pumping station itself consists of a range of small structures no higher than 2 metres in height which will be surrounded by a 1m high fence and then a hedge with landscaping. There will also be a large underground surface water storage tank which will be covered with grass. There will be an access across the Beck from the development to the pumping station which will consist of grasscrete which consists of a grid porous paviour which allows for grass to be ground but reinforces the ground.

2.7 The existing band of landscaping to the south of the site will remain and there will be a new belt of landscaping to the north of the site between the new development and the farmer's fields beyond which are located on green belt.

### 3.0 SITE AND SURROUNDINGS:

3.1 The site is currently open fields located to the east of Otley Road and sandwiched between Otley Road and Church Lane. The land slopes down from Otley Road towards the Beck which is situated in the middle of the fields between Otley Road and Church Lane. The land then slopes back up to Church Lane although the fields which form a boundary with Church Lane are not included in the application site. There are a small number of houses to the west of the site off Otley Road in an area known as The Willows and the back gardens for these properties have their boundary with the application site. To the south of this application site is a recently constructed residential development known as Centurion Fields and beyond this the main urban area of Adel. On the other side of Otley Road are further residential properties. This

side also includes a public house and a small parade of shops including a small supermarket. To the north of the site are open fields which are in green belt. On the other side of Church Lane is a grade 1 listed church known as St John the Baptist's Church. This church is one of the finest examples of twelfth-century church buildings in the country. The setting of this church and associated conservation area retain a strong rural character and this enables an appreciation of the early origins and historically isolated position and therefore makes a positive contribution to the significance of both heritage assets. The site is outside of the Conservation Area with the boundary of the Conservation Area being Church Lane itself. Some of the trees on the site are covered by a Tree Preservation Order, mainly the groups of trees which form the boundaries on the site.

- 3.2 The site is allocated for housing within the Site Allocations Plan (reference HG2-18) with an indicative capacity of 104 units under policy HG2.

#### **4.0 RELEVANT PLANNING HISTORY:**

- 4.1 14/01660/OT – outline application for residential development was refused on 9<sup>th</sup> October 2014 after a City Plans Panel decision on the same day. The application was refused for the following reasons

1. The site would be premature and contrary to policy N34 of the UDP and fails to meet the interim housing delivery policy
2. The applicant has failed to demonstrate that the proposals can be accommodated safely and satisfactory on the local highway network in relation to the impact on the proposed NGT junction designs
3. The applicant has failed to demonstrate that the proposals can be accommodated safely and satisfactory on the local highway network
4. The proposed signalised junction on the A660 will delay movements and increase accidents on the A660.
5. The absence of a signed s106 agreement

- 4.2 16/06222/OT - Outline Application for residential development (Use Class C3) for up to 100 dwellings and land reserved for primary school with construction of vehicular access from Otley Road, to the north west and Ash Road to the south, areas of open space, landscaping, ecology treatments and associated works. This was approved by South and West Plans Panel on the 20<sup>th</sup> April 2017 subject to a S106 agreement and conditions and was granted planning permission on the 20<sup>th</sup> November 2017.

#### **5.0 HISTORY OF NEGOTIATIONS:**

- 5.1 The application was submitted in August 2018 and since this time officers have been negotiating with the applicant in relation to a number of matters which include housing mix, national space standards, affordable housing, design, layout, highways, conservation, landscaping, ecology and PROW. The applicant submitted the latest plans for consideration in May 2019 and has chosen to not submit any further amendments despite officer's requests.

#### **6.0 PUBLIC/LOCAL RESPONSE:**

- 6.1 The application has been advertised as a major application through press and site notices. There have been five occasions when the plans have been revised and the application has been re-advertised via communication with the original contributors with the plans for consideration today being re-consulted on in May 2019.

The original consultation on the application in August 2018 received objections from Councillors Barry and Caroline Anderson, Adel Neighbourhood Forum and 149 contributors with one letter of support.

The original objections concerned the following matters.

- The number of houses at 100 is higher than the SAP allocation of 87 so that the development is too cramped with gardens not in keeping with Adel
- All the houses should have solar energy
- The housing mix is unacceptable for Adel
- No provision for smaller housing on the open market
- No requirement for more 4 and 5 bed houses Adel needs smaller homes preferably bungalows
- Opposed to the pumping station on the eastern side of the Beck and its impact on the grade 1 listed church it should be removed to the western side and some houses lost
- The school playing fields and fencing should not be allowed
- The layout is unattractive, cramped, lacking in greenspace and lacking in finesse.
- Internal layout leaves little room to move around and parking will be extremely difficult
- Access to and from the site on Otley Road is unacceptable especially if you add the school
- Will involve rat running on the Kingsley's and Gainsborough's
- Any traffic from Centurion Fields is unacceptable as the roads are inadequate for construction traffic
- Impact on trees including removal
- Impact on wildlife
- Inadequate shelter planting
- The school should be built first to ensure residents are not disturbed by the school construction.
- Impact on the ancient path through the site
- Existing steps and stiles should remain as these are heritage assets
- No proper survey for archaeology has been undertaken especially in relation to the potential for a Roman Road on the site
- The site is not well served by public transport
- Lack of GPs and other facilities within Adel
- No consultation with Ward Members or the Neighbourhood Forum
- Housing design inappropriate
- Construction compound should not be east of the Beck
- Highways works should be completed prior to building work commencing
- Should be sufficient parking for visitors
- Lack of greenspace on the development
- Destroying Adel to satisfy housing targets
- Narrowing off footpath on Otley Road will put pedestrians at risk being closer to the busy road
- Loss of bus stops currently in optimal spot for local people
- Parts of the development is within 5m of the watercourse
- Impact on schools which are full
- Greenfield site
- Loss of agricultural land and opportunity for food production
- Development on green belt
- No allowance in the layout for drop off for school
- No facilities to aid hedgehogs such as hedges and gaps in the bottom of proposed fences, hedgehog's houses and ponds in each garden for water

- A wildflower meadow is required to aid bees, butterflies etc.
- Each house should have electric charge point and solar panels

The one letter of support states

- The objections are not representative of the whole community whose children and grandchildren require good quality development

Revised plans were submitted in September 2018 with objections received from Councillor Barry and Caroline Anderson, Adel Neighbourhood Forum and 71 contributors concerned with

- Original objections above still stand
- Only minor changes to the layout
- Officers concerns have not taken into account
- No visualisations of what the houses will look like which has not been forthcoming
- Plans lack of detail in relation to location of trees, location of shelter belts and images that show the topography of the site.
- Two ponds on outline application removed
- Disagree with conservation officers comments that impact on the church will be 'minimal'
- Surface water drainage arrangements are unsustainable with the reservoir on the site to be reinstated
- No shelter belt around Adel Willows
- Ash Road no longer an access so increases pressure on Otley Road access point
- Construction access off Ash Road will impact on residents in terms of dust and noise
- The developer should be looking at the development in Boston Spa as a good starting point
- Assessment of bats is insufficient
- The proposed show houses should be within the development and not in the biodiversity area at the entrance to the site
- Houses within existing buffer to Centurion Fields

The next set of revised plans were submitted in October with objections from Councillor Barry and Caroline Anderson, Adel Neighbourhood Forum and 41 contributors with the following comments

- Original objections still stand
- Revisions are minor and do not address previous concerns
- The site layout is radically different than the one submitted to obtain outline consent with landscaping to soften the impact of the development, attenuation ponds designed to improve biodiversity, screening belts of trees on all sides and respectful treatment for the ancient corpse way etc.
- The Design and access statement (DAS) plays down the sloping nature of the site and persists on trying to present the site as a flat site
- The information submitted with the Biodiversity Management Plan is out of date
- Does the development comply with points 2.8 a, b and c of the NPPF
- Also points 15.170 a,b,d and e of the NPPF

Revised plans were submitted in January 2019 with objections from Councillor Barry and Caroline Anderson, Adel Neighbourhood Forum and 41 contributors

- Original objections still stand
- Further objection to the proposal as the plans are not very different from the original proposals
- Developer is ignoring views of statutory consultees
- The bedrooms seem too small to be functional
- No need for proposed school as already 2 schools in Adel
- Unacceptable for developer to keep repeatedly resubmitting plans in the hope that residents fatigue in their concerns
- Impact on deer which graze the site

The plans for consideration now were submitted in May 2019 with objections from Councillor Barry and Caroline Anderson, Adel Neighbourhood Forum and 45 contributors

Concerned with

- 100 houses too many as SAP has 85 houses and if this number was adhered to a much improved layout could be achieved
- Would like to see bungalows on the site that could be accommodated in the 85 units
- The pumping station remains to the east of the Beck despite well-argued comments which is extremely disappointing
- The landscaping and green space could be better laid out,
- Remain concerned regarding the location of the school as too far inside the site and should be at the entrance
- Would like to see 10% of the site allocated to bungalows
- No two beds houses for sale and no 4 plus bed houses allocated for affordable units
- No provision for policy H8
- The PROW is unacceptable as goes through the backs of houses and if the school is built views of a 2 storey building
- The design and layout do not meet the standard required, little green space, housing near to school will not look at any greenspace, house at the entrance unacceptable due to noise from A660 and views entering Adel from Bramhope,
- The information submitted gives the impression it's a flat site
- Previous objections have not been overcome and still stand
- Developers are on a campaign to wear the residents down
- Traffic pollution
- Area around the church should be preserved
- Transport network cannot cope
- Medical services cannot cope
- Out of character with surrounding area
- Lack of play space
- Loss of trees
- Impact on ecology
- Construction access through Ash Road
- Noise levels for occupiers is unacceptable as too close to Otley Road
- Impact on ancient footpath
- Impact on archaeology
- Impact on bats
- Three dead end roads which could lead to further development
- No information regarding hedgerow highway
- Too few bird and bat boxes proposed
- Using herbicides for wildflower patches which is unacceptable

- No green power generation plans
- Some of the room sizes are too small
- Garages too small for cars

## **7.0 CONSULTATION RESPONSES:**

### Heritage England

71. On the basis of the information submitted we do not wish to offer any comments

### Highway Authority

- 7.2 Internal layout requires amendments to ensure that the layout it to adoptable standards

### Environmental Studies

- 7.3 Additional information required in relation to the impact off the A660 on the proposed houses

### Contaminated Land

- 7.4 Conditions and directions were attached to the outline consent so no further comments to make

### Flood Risk Management

- 7.5 Conditions attached to the outline consent which are still applicable with the submitted information demonstrating that above ground SuDs are not feasible for this development

### Yorkshire Water

- 7.6 No comments regarding the reserve matters application and await consultation on the conditions attached to the outline consent

## **8.0 PLANNING POLICIES:**

- 8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be 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 adopted Core Strategy (2014), saved policies from the Leeds Unitary Development Plan (Review 2006) (UDP), Site Allocations Plan (2019) the Aire Valley Leeds Area Action Plan (2017) and the Natural Resources and Waste Development Plan Document (DPD), adopted January 2013 and any made Neighbourhood Plans.

### Relevant Policies from the Core Strategy are:

Spatial policy 1 Location of development

Spatial policy 6 Housing requirement and allocation of housing land  
Spatial policy 7 Distribution of housing land and allocations  
Policy H1 Managed release of sites  
Policy H3 Density of residential development  
Policy H4 Housing mix  
Policy H5 Affordable housing  
Policy P10 Design  
Policy P12 Landscape  
Policy T1 Transport Management  
Policy T2 Accessibility requirements and new development  
Policy G1: Enhancing and extending green infrastructure  
Policy G4 New Greenspace provision  
Policy G6: Protection and redevelopment of existing Greenspace  
Policy EN2 Sustainable design and construction  
Policy EN5 Managing flood risk  
Policy ID2 Planning obligations and developer contributions

Relevant Saved Policies from the UDP are:

GP5: General planning considerations.  
N23/ N25: Landscape design and boundary treatment.  
BD5: Design considerations for new build.  
T7A: Cycle parking.  
LD1: Landscape schemes.

Core Strategy Selective Review (CSSR) 2019

This document is now at an advance stage and is proposed to be adopted in September 2019 the relevant policies within this document are

Policy H9 – house standards  
Policy H10 – accessibility

Relevant DPD Policies are:

GENERAL POLICY1 – Presumption in favour of sustainable development.  
AIR1 – Major development proposals to incorporate low emission measures.  
WATER1 – Water efficiency, including incorporation of sustainable drainage  
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.

Site Allocations Plan

- 8.3 The SAP was adopted in July 2019 so carries full weight in any decision making. The site is allocated within the SAP under reference HG2-18 with an allocation for 104 houses. There are a number of policies within the SAP which are also relevant to this application which are

Policy HDG2 – housing allocations

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

### National Planning Policy

8.5 The revised National Planning Policy Framework (NPPF), published in 2019, and the National Planning Practice Guidance (NPPG), published March 2014, replaces previous Planning Policy Guidance/Statements in setting out the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the Framework is a presumption in favour of Sustainable Development.

8.6 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 170	Planning decisions should contribute to and enhance the natural and local environment

## **9.0 MAIN ISSUES**

- 1. Principle**
- 2. Housing mix**
- 3. Space standards**
- 4. Affordable housing**
- 5. Design and layout**
- 6. Pumping station**
- 7. PROW**
- 8. Highways**
- 9. Landscaping and ecology**
- 10. Climate emergency**

### 1. Principle

9.1 Outline planning permission has been granted on this site under planning application number 16/06222/OT in November 2017. This is the reserved matters application in relation to that outline consent so the principle of development has

therefore been established. The outline consent was for principle and access with all other matters reserved.

## 2. Proposed housing mix

- 9.2 The housing mix on the site consists of a range of 2, 3, 4 and 5 bed roomed properties shown in the table in paragraph 2.2. This mix does not comply with the adopted policy H4 in terms of the provision of two bed roomed properties where there is a provision of 19% across the site compared to a minimum requirement of 30% and a target of 50% in Core Strategy policy. There is also a 1% excess provision of four bed roomed plus houses on the site. It should also be noted that the all of the 2 and some of the 3 bed roomed properties are for affordable housing with larger 3 bed roomed along with 4 and 5 bed roomed for the private market.
- 9.3 Policy H4 seeks to ensure that an appropriate mix of housing types is delivered in Leeds to meet housing need. It must be noted that Housing Need is different from Housing Demand. The Policy is worded flexibly to allow for the form and the character of the area to be taken into account.
- 9.4 As part of this application no Housing Needs Assessment has submitted by the applicant and the applicant has stated they have tried to align the proposal as closely as possible to Policy H4 taking into account the SHMA, its own market research, scheme viability and meeting the 35% affordable housing requirement.
- 9.5 The applicant '*considers there is a wide range of dwellings such as 2, 3, 4 and 5 bed properties. As previously pointed out this policy is district wide for the Core Strategy plan period and therefore applies over a long time frame between 2012 and 2028. It is not site specific. The above presents a good mix of housing which we consider to be sufficient and will help to contribute to housing mix over the plan period. I note that our current proposal aligns with Policy H4 much more than a number of other proposals which have been approved by the LPA over the last 12 months. Also a large number of these are proposals providing a heavy concentration of one and two bedroom properties, where as we are providing a mix of 2 to 5 bedroom properties*'.
- 9.6 In terms of the Local Market research done by the Council it states that there is a requirement in this area for smaller homes especially for older people so the scheme would benefit from having more 2 bed roomed properties for sale rather than just for affordable housing.
- 9.7 Whilst the proposal does not comply with policy H4, Members are advised that when outline permission is granted it is decided that the application is acceptable in principle subject to the matters reserved being subject to a later detailed assessment. Thus, where a reserved matter condition is not imposed, policy requirements should not be applied as the LPA determined the application is acceptable without agreeing the detail. The developer therefore submits that as Housing mix was not a matter which was reserved as part of the outline permission that this scheme should not strictly be assessed against the requirements of policy H4.
- 9.8 Having said that, an appropriate housing mix is required in terms of providing a good all round scheme and the potential to deliver a good scheme in line with wider Health and Wellbeing ambitions of the Council and the NPPF. On that basis, officers are of the view the mix being offered is not acceptable.

## Do Members support the proposed housing mix?

### 3. Space standards

- 9.9 The scheme submitted has been assessed in relation to the national space standards and also the highly advanced emerging policy H9 in the CSSR.
- 9.10 The proposal falls short in relation to the sizes of the smaller properties in particular in relation to the provision of 2 and 3 bedroomed affordable properties units most of which do not comply with policy H9 and the national space standards. On the other hand the 3 bedroomed properties for the open market comply with both the national space standards and the emerging policy H9.

Examples are:

House Type	Gross Floor Area M2	Recommended Minimum Floor Area	Difference M2
Affordable 2 bed house type 204	58	70	12 below recommended minimum
Affordable 3-bed houses	76	84	8 below recommended minimum
Affordable 2 bed flat 57	70	57	13 below recommended minimum
Market 3 bed house	92	84	8 above recommended minimum

- 9.11 The applicant has stated that the reason for the scheme not complying with the space standards is the same as the imposition of policy H4 in that it is a matter that cannot be imposed on a reserved matters if there was not a condition to cover it on the outline. The applicant goes on to state that the internal space of the property should not be the only factor for consideration but how well it is designed internally in terms of how it functions and how it is to live in. 'As a company we are in a much healthier position when being assessed against space standards at plans panel compared to some of our competitors so our design should be taken into account rather than all developers being lumped together.'
- 9.12 As stated above in paragraph 9.7 when outline permission is granted it is decided that the application is acceptable in principle subject to the matters reserved being subject to a later detailed assessment. Thus, where a reserved matter condition is not imposed, new policy requirements should not be applied as the LPA determined the application is acceptable without agreeing the detail. The developer submits that as Space standards were not a matter which was reserved as part of the outline permission that this scheme should not strictly be assessed against the requirements of policy H9 regarding space standards
- 9.13 Notwithstanding the above, properties do have to meet standards of good design pursuant to the NPPF and the houses could be too small for the number of intended occupiers to such an extent that they have a detrimental impact on the proposed

residential amenity of the occupiers and/or that the provision of these dwellings for affordable housing is inadequate and this is a material consideration.

### **Do Members support the sizes of the proposed properties?**

#### **4. Affordable housing**

- 9.14 The scheme will provide 35% affordable housing which is a matter that was reserved as part of the outline permission and so is a policy requirement on the site. The affordable units proposed are two and three bedroomed units only and are located in three clusters on the site. As stated above the vast majority of these affordable homes are too small in terms of floorspace and garden sizes and this could impact on the residential amenity of the proposed occupiers and not comply with policy GP5 of the Unitary Development Plan.

### **Do Members support the proposed location of affordable housing on the site?**

#### **5. Design and layout**

- 9.15 The proposed layout has been changed a number of times in relation to design and layout since the application was submitted over a year ago. In terms of the outline approval the land for the proposed school is shown in the same position with the approved access of Otley Road to the north of the development.
- 9.16 The layout involves a spine road through the site with a number of cul de sacs off this spine road. All of the houses will be on the western side of the Beck with landscaping, open space and biodiversity areas on the eastern side except for the proposed pumping station (discussed below).
- 9.17 The type of houses will be mixed across the site adding variety to the street scene. The proposed houses will all be two storey and constructed from a mixture of both red and buff brick with grey roofs. The design of the properties is contemporary with elements of gables, bay windows, contrasting heads and cills and a variety of porch designs. The site is not within the conservation area and is on the edge of the existing urban area. Within Adel there is a variety of materials and designs.
- 9.18 The majority of the development generally complies with neighbourhoods for living in terms of distances to properties and the relationship between floorspace and garden sizes. There are some instances where plots are closer to other properties than the guidance recommends which could impact on those properties outlook and privacy. Some of the gardens are too short and are not 2/3rds of the proposed floorspace. These mainly relate to the two bedroomed homes which are proposed to be the affordable units. This is a concern to officers as detailed above these properties are internally already smaller than policy H9 requires so both the size of the properties and the garden sizes are substandard.

### **Do Members support the layout and design of the development with particular regard to planning for healthy lifestyles?**

#### **6. Pumping station**

- 9.19 The outline consent provided drainage for the scheme using attenuation ponds which as well as accommodating surface water drainage they were located within a biodiversity area. The submitted scheme has now changed the surface water drainage from attenuation ponds to a pumping station which is located on the

eastern side of the Beck. This raises a number of issues to consider which include impact on the listed church, visual amenity and ecology as well as its drainage function.

- 9.20 In terms of the impact on the listed church the pumping station is a significant distance from the listed church being over 300 metres away. The pumping station is small less than 2 metres in height and is surrounded by a hedge and the landscaping that is proposed on the site. It will not be visible from views from the church or views of the church. Also Heritage England have raised no objections to the pumping station and its location to the east of the Beck.
- 9.21 In terms of visual amenity as discussed above the pumping station is a small structure above ground which is located at the northern part of the site and also at the site's lowest point. With the proposed landscaping the pumping station will not have a detrimental impact on the visual amenity of the area.
- 9.22 The outline consent showed this area to have attenuation ponds and also be a biodiversity area. The use of a pumping station loses the opportunity to use the attenuation ponds to add to the biodiversity of the area. However other areas on the layout have been put aside for biodiversity to compensate for the loss of the attenuation ponds so there will still be an ecological gain overall on this site considering the land is currently farmed with little ecological merit.
- 9.23 In terms of its drainage function the pumping station along with the storage tank are considered acceptable and will ensure that surface water drainage from the site can be accommodated on the site and there will be no flooding downstream of the proposal.

#### **Do Members support the principle of a pumping station and its location?**

#### **7. PROW**

- 9.24 There is a public right of way which crosses the site which is an ancient footpath so its treatment in relation to this application is important. This is required to be upgraded by virtue of Condition 12 of the Outline permission. The part of the path through the residential development on the eastern part of the site will be open with front gardens of the housing facing onto the public footpath. This allows for a safe attractive footpath which has natural surveillance through the residential development. On the western side of the Beck the path will be through the proposed public open space and continue through the existing agricultural fields towards Church Lane. Highway officers wish for this part of the footpath to be widened to a 3m all-weather surface to provide an accessible route for pedestrians and cyclists. A number of local objectors to the scheme wish for this path to retain its existing rural character and have no alterations.

#### **Do Members support the provision of a 3m wide accessible route for pedestrians and cyclists through the site?**

#### **8. Highways**

- 9.25 When outline consent was granted for the proposal it granted full permission for the main access off Otley Road and a secondary access to the southern part of the site. There is a condition on the outline approval that the secondary access to the south should serve no more than 36 dwellings during construction and thereafter be closed. The approval involved a new junction on the Otley Road and the transport

assessment submitted included both the traffic for the residential development and the school.

- 9.26 This scheme still involves an access and new junction on the Otley Road with the approved junction arrangements with the difference being that the access off Otley Road will now be the sole access to the site throughout the construction period with the previous temporary access to the south of the site being for pedestrian and cycling traffic only.
- 9.27 Officers consider that the access on Otley Road can support the whole development along with the traffic proposed to the school. The closing of the access to the south of the site improves the amenity for the residents on the existing estate during construction.
- 9.28 The internal layout still requires amendments for it to be able to be adopted and these amendments are still being discussed between the applicant and officers.

**Do Members have any comments in relation to highway layout and safety?**

9. Landscaping and ecology

- 9.30 The trees covered by a TPO on the western side of the Beck are to be retained and the layout has been amended to ensure that there is no detrimental impact to the trees both during construction and once the development is complete. The layout has also been altered to ensure that the existing landscaping belt which is between Centurion Fields and the proposed development is retained.
- 9.31 The scheme also now includes a landscaping belt to the north of the site which separates the housing from the green belt. This will not be within the proposed gardens and will be managed alongside the other landscaping areas on the site. This landscaping buffer also provides an ecological link between the existing biodiversity area at the entrance to the site and the proposed biodiversity area around the pumping station.
- 9.32 The scheme will also involve substantial landscaping on the eastern side of the Beck both within the public open space proposed and the boundaries of the development.
- 9.33 There are a number of biodiversity areas also proposed on the eastern side of the Beck so there will be a net gain in biodiversity.

**Do Members support the proposed landscaping and biodiversity areas on the site?**

10. Climate emergency

- 9.34 The applicant is aware of the Councils aims in relation to climate emergency and has submitted information in relation to this matter. The applicant will be providing EV charging points for each dwelling but will not be installing solar panels as they state that some customers do not like them. The applicant states that it has national aims in terms of sustainability by reducing the amount of waste that is produced, reducing carbon emissions from their construction operations, offices and business mileage, creating a net gain for biodiversity in all developments, and reducing the use of energy, water and materials during construction.

**Do Members support the scheme in relation to climate emergency matters?**

10.0 CONCLUSIONS

10.1 To conclude Members Views are sought on the following

**Housing Mix**

**Size of dwellings**

**Location of affordable housing**

**Layout and design**

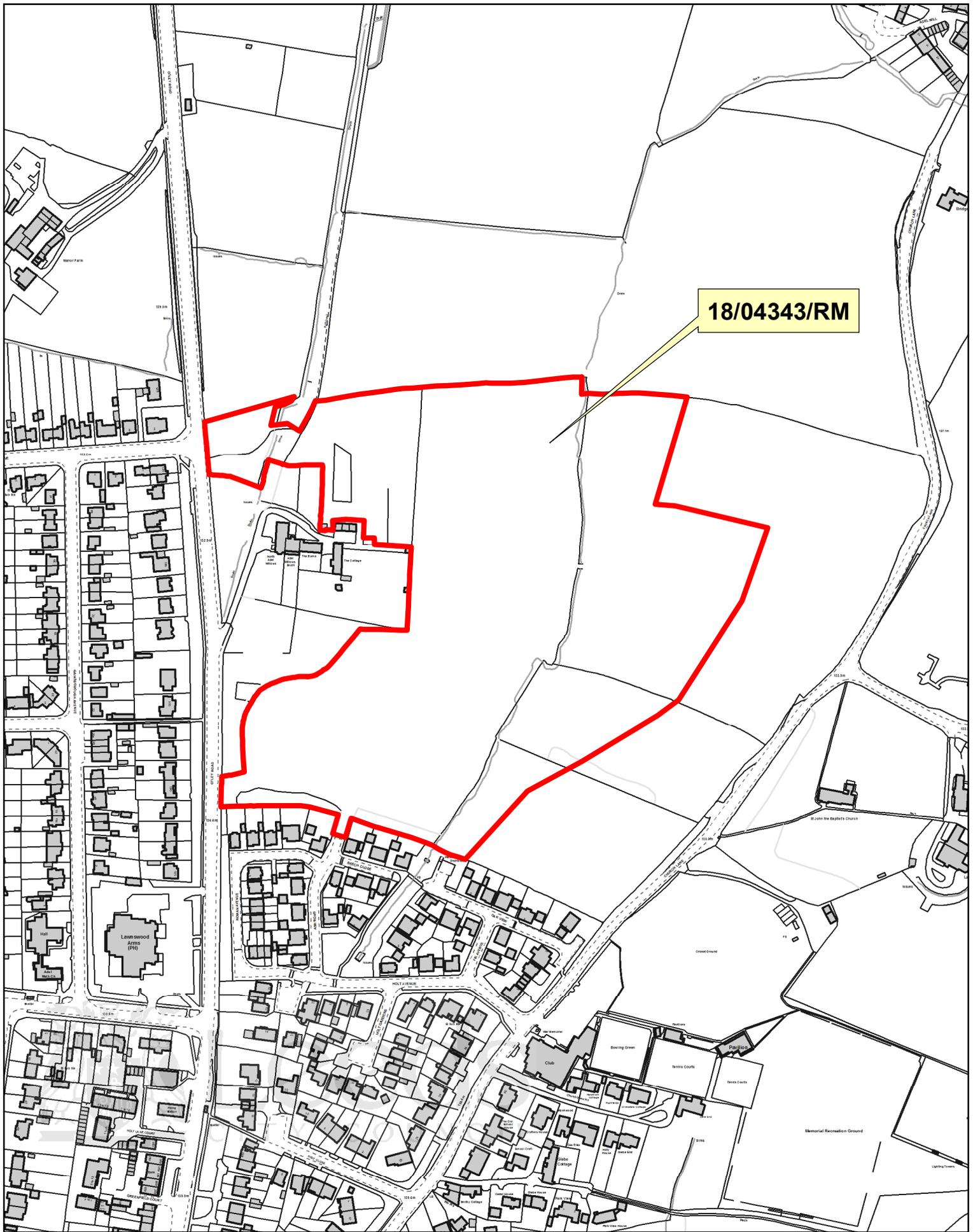
**The proposed pumping station**

**An accessible route for cyclists and pedestrians through the site**

**Highway matters**

**Landscaping and biodiversity areas**

**Climate emergency**



18/04343/RM

# SOUTH AND WEST PLANS PANEL

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

SCALE : 1/3500



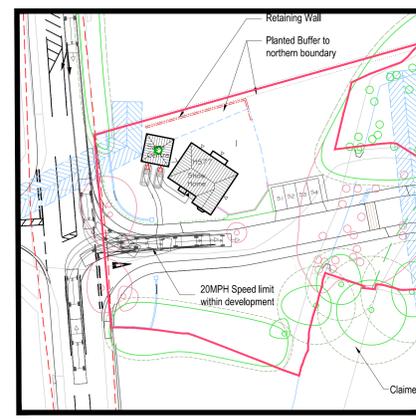


**PLANNING LAYOUT LAYERS KEY:**

- 1800mm HIGH STONE WALL
- 900mm HIGH DRY STONE WALL
- 1200mm HIGH DRY STONE WALL & FENCE
- 1800mm HIGH STONE WALL & FENCE
- 1800mm HIGH TIMBER FENCE
- 900mm HIGH METAL RAILINGS
- 450mm KNEE HIGH RAILS
- EXISTING PUBLIC RIGHT OF WAY (DIVERTED THROUGHOUT THE SITE)
- PILLARS
- LOCKABLE REAR ACCESS GATE
- AFFORDABLE DENOTATION
- BIN COLLECTION POINT (ON BIN DAY ONLY)
- BIN STORE
- CYCLE STORE
- REAR GARDEN CYCLE STORE
- ELECTRIC VEHICLE CHARGING POINT
- GRASSED AREAS (FRONT GARDEN)
- GRASSED AREAS (REAR GARDEN)
- BLOCK PAVING
- GRASSCRETE
- DRAINAGE EASEMENT
- RETAINING WALLS (HEIGHTS AND EXACT LOCATION SUBJECT TO DETAILED ENGINEERING LAYOUT)

**BARRATT LEEDS P17-5066-01 - SITE LAYOUT**

HOUSE TYPE	PARKING	STOREY	SGF	BD	No.	TOTAL SGF
<b>AFFORDABLE</b>						
P204	END	PS	2	630	2	8
P204	MID	PS	2	630	2	5
P204	SEM	PS	2	630	2	4
P382	SEM	PS	2	832	3	6
P382	END	PS	2	832	3	6
P382	MID	PS	2	832	3	4
P232	APT	PS	2	792	2	1
P232	APT	PS	2	655	2	1
<b>TOTAL</b>					<b>35</b>	<b>25279</b>
<b>OPEN MARKET</b>						
341	DET	SG	2	1001	3	6
M1w	DET	DG	2	1001	3	1
H69	DET	DET	2	1006	3	8
H69	DET	SG	2	1006	4	8
H436	DET	DG	2	1005	4	5
H437	DET	DG	2	1000	4	11
H421	DET	DG	2	1005	4	4
H577	DET	DG	2	1012	5	17
H585	DET	DG	2	1000	5	5
<b>TOTAL</b>					<b>65</b>	<b>10985</b>
<b>COMBINED TOTAL (ON BIN DAY ONLY)</b>					<b>100</b>	<b>129164</b>
<b>GROSS AREA</b>						
<b>NETT AREA</b>						
<b>COVERAGE (Nett per Acre)</b>						



SALES AREA EXTRACT (1:500 SCALE)

REV	DATE	DESCRIPTION	BY	CHECK
RR	17.08.19	SITE LAYOUT UPDATED WITH AMENDED LANDSCAPING	SD	LB
QQ	12.06.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LB
PP	11.06.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LB
OO	03.05.19	LANDSCAPING LAYERS & NOTES ADDED TO LAYOUT	SD	LM
NN	30.04.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS TO BREAK UP AREAS OF FRONT PARKING, ENTRANCE WALLS ADDED, TREES AND PLOTS 14 & 15 SHOWN AS RETAINED	LB	LM
MM	25.04.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
LL	24.04.19	HOUSE TYPE MAX UPDATED ACROSS SITE AND ROAD LAYOUT AMENDED TO NORTH SIDE OF SITE IN LINE WITH CLIENTS COMMENTS	SD	LM
KK	11.12.18	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
JJ	11.12.18	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
II	26.11.18	GRASSCRETE AREAS AMENDED AS PER CLIENTS COMMENTS	SD	LM
HH	21.11.18	ENTRANCE FEATURE WALLS ADDED PRIVATE DRIVE TO PLOTS 38 & 39 AMENDED	LB	LM
GG	05.11.18	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
FF	25.10.18	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
EE	24.10.18	AMENDED IN ACCORDANCE WITH CLIENT AMENDMENTS	KW	LM
DD	23.10.18	SITE LAYOUT UPDATED FOLLOWING PLANNING OFFICER COMMENTS	SD	LM
CC	15.10.18	DRAWING UPDATED FOLLOWING CLIENTS COMMENTS	SD	LM
BB	09.10.18	DRAWING UPDATED TO INCLUDE NEW TOPOGRAPHIC SURVEY, ORDNANCE SURVEY DATA, ACCESS & TREE SURVEY	LB	LM
AA	24.09.18	PLOT 38 GARAGE MOVED TO INCORPORATE EASEMENT PLOT 38 & 39 GARAGES MOVED BACK	KW	LM
Z	20.09.18	SCHOOL ALLOCATION AREA SHOWN	LB	LM
Y	17.09.18	PLANTING TO PUMPING STATION AMENDED PLOT 39 RE-LOCATED OUTSIDE OF PPA FOOTWAY ADDED TO NORTH SIDE OF ACCESS ROAD	LB	LM
X	13.09.18	TREE SURVEY UPDATED, MINOR CHANGES TO REMOVE DEVELOPMENT FROM SPRA	LB	LM
W	07.09.18	THE LAYOUT HAS BEEN UPDATED TO TAKE ON BOARD SOME OF THE COMMENTS FROM THE PLANNING OFFICER	LM	LM
V	30.08.18	PLOT 38 ROTATED, PLOT 36 PULLED FORWARD, PLANTING ADDED TO PUMPING STATION, PLOTS 10 & 14 HANDED POS QUANTIFY ADDED	LB	LM
U	09.08.18	TREE SURVEY UPDATED ON SITE LAYOUT	SD	LM
T	01.08.18	VEHICLE ELECTRIC CHARGING POINTS ADDED	KW	LM
S	21.06.18	PLOTS 38-41 AMENDED TO INCLUDE ACCESS TO WEST OF SITE, POOL, SWER EASEMENT ADDED & PUMP STATION RE-LOCATED AND ACCESS TRACK INCREASED	KW	LM
R	29.05.18	THE WALL TO PLOT 37 HAS BEEN ALTERED TO GIVE A SLIGHTLY LARGER GARDEN SIZE & PLOTS 45-48 HAVE BEEN MOVED EASTWARD WITH THE VARIOUS PARKING ARRANGEMENTS ALTERED TO ACCOMMODATE THE POSSIBILITY OF A FUTURE LINK TO THE ADJACENT LAND	LM	LM
Q	18.05.18	COORDINATES UPDATED, SALES PARKING MOVED	LB	LM
P	15.05.18	ROAD REMOVED, SALES PARKING MOVED	KW	LM
N	14.05.18	PLOT 2 REMOVED, ROAD TO BOUNDARY ADDED, PLOT 14 HOUSE TYPE CHANGED, PLOT 39 ADDED, HIGHWAY MOVED NORTH TO ENSURE PATH LIES OVER EXISTING PROW	KW	LM
M	10.05.18	LAYOUT REVISED AS PER CLIENTS COMMENTS	LB	LM
L	05.04.18	LAYOUT REVISED AS PER CLIENTS COMMENTS	LB	LM
K	04.04.18	LAYOUT REVISED AS PER CLIENTS COMMENTS	SD	LM
J	27.03.18	AMENDED AS PER CLIENT COMMENTS	AT	LM
I	13.03.18	THE AFFORDABLE HOUSE TYPES (SPROISED) HAVE BEEN SWAPPED OUT FOR THE POK & POK RESPECTIVELY	LM	LM
H	05.03.18	THE BOUNDARY TREATMENTS REFERRING TO BRICK HAVE BEEN AMENDED TO NOW INDICATE STONE TO REFLECT THE LOCAL VERNACULAR	LM	LM
G	16.02.18	THE PUBLIC RIGHT OF WAY PATHS THROUGHOUT THE SITE HAVE BEEN ALTERED TO KEEP TO THE ROUTES FOLLOWING THE PLOTTED PATHS	LM	LM
F	14.02.18	7 TYPE HABS HAVE BEEN SUBSTITUTED FOR TYPE HNTY & 2 TYPE HNTY HAVE BEEN SUBSTITUTED FOR TYPE HERS WITH PLOTS BEING MOVED ROAD HERE & THERE TO ACCOMMODATE THE AMENDMENTS	LM	LM
E	26.01.18	THE FULL EXTENT OF THE LAND ALLOCATED FOR THE PROPOSED SCHOOL HAS BEEN INDICATED WITH SOME GARDENS BEING ALTERED TO CREATE MORE USABLE AREAS & A DOUBLE PUMPING STATION HAS BEEN SHOWN	LM	LM
D	23.01.18	REAR ACCESS PATHS TO MID PLOTTED UNITS HAS BEEN REMOVED, NOTES REGARDING THE PUBLIC FOOTPATHS DRAWING THROUGH UTS HAS BEEN ADDED & KEYWAY OPERATED BOLLARDS HAVE BEEN SHOWN TO THE SOUTHERN SECONDARY ACCESS ROAD	LM	LM
C	17.01.18	PLOT 39 GARAGE HAS BEEN PULLED BACK BEHIND THE HOUSE, THE PARKING TO PLOTS 38 & 39 HAS BEEN ALTERED IN ORDER TO GIVE A LARGER GARDEN AVENUE SPACE & BICYCLE STORES SUPPLIED TO ALL MID TERRACE PLOTS	LM	LM
B	15.01.18	THE SALES AREA HAS BEEN RE-LOCATED, VARIOUS GARDEN SIZES INCREASED THROUGHOUT THE SITE, PLOT 7 & 33 HAVE BEEN SWAPPED TO ALL PLOTS TO BE MOVED WESTWARD IN ORDER TO PROVIDE MORE DISTANCE TO THE EXISTING HANDED ROAD & SOME OF THE HANDED ROWS REDUCED ALL AT THE REQUEST OF THE CLIENT	LM	LM
A	03.01.18	THE AFFORDABLE UNITS (PLOTS 28-33) HAVE BEEN SWAPPED WITH THE OPEN MARKET (PLOTS 29-30), PLOTS 5-11 HAVE BEEN PULLED BACK AWAY FROM THE ROAD WITH OTHER SMALL AMENDMENTS HERE & THERE AT THE REQUEST OF THE CLIENT	LM	LM

**jrpa** ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: BARRATT LEEDS  
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT @ OTLEY ROAD, ACEL  
DRAWING: SITE LAYOUT

DRAWING NUMBER: P17-5066-01 RR  
SCALE @ A4: 1:500  
DATE: DEC 17