



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 19th March 2020

Subject: **Application 18/04343/RM** – Reserved matters application for residential development (Use Class C3) for 99 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

6th July 2018

TARGET DATE

31st March 2020

Electoral Wards Affected:

Adel and Wharfedale

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT PERMISSION subject to the specified conditions:

1. Reserve matters approval
2. Development in line with approved plans
3. Electric charging points
4. Climate change measures
5. Finished floor levels

1.0 INTRODUCTION:

1.1 A position statement was forwarded to Plans Panel on 5th September when Members also undertook a site visit. Members raised concerns at that Plans Panel regarding the following matters.

- 1.2
- Proposed housing mix not being policy complaint and reflecting the need in the area
 - The internal size of properties not meeting policy H9 and the national described house standards
 - Affordable housing needs to be ‘pepper potted’ throughout the site.
 - Gardens must be policy complaint including space about dwellings
 - Design of house type’s poor, lacking character and not responding to the context
 - Members requested better understanding of the pumping station over a balancing pond which would be better for bio-diversity
 - In terms of PROW support the western section but would prefer a softer treatment on the eastern side but still allowing for pram/wheelchair access
 - In terms of highway issues requested that school should have bus turnaround within the site and not rely on street parking for parent drop off and collection
 - Requested more landscaping to the periphery of the site particularly to the south and remain unconvinced that there is a case for a pumping station and its location east of the Beck
 - Application needs to be more ambitious regarding climate changes with solar panels, charging points and to look at the whole site in relation to carbon footprint.

1.3 Since this Panel, revised plans have been submitted to address Member and officer concerns which are now brought to you for a decision.

2.0 PROPOSAL

2.1 The application is a Reserved Matters application following outline approval for up to 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. The site is allocated within the SAP under reference HG2-18 for 104 dwellings.

2.2 During the processing of the planning application, in response to comments received from Officers, members and the community, the scheme has changed numerous times with the latest set of plans subject to this report being submitted in January 2020. These revised plans show a layout which has 99 dwellings. The Table below shows the break down between Affordable and Market units (the figures in brackets are the breakdown when the position statement was submitted to Plans Panel in September 2019).

Number of bedrooms	Affordable units	Market units	Total
2	23 (16)	7 (0)	30 (16)
3	13 (19)	12 (15)	25 (34)
4	0 (0)	24 (28)	24 (28)
5	0 (0)	20 (22)	20 (22)
Total	35 (35)	64 (65)	99 (100)

2.3 All of these properties will be two storey and constructed from either red brick or reconstituted stone with mainly grey roofs but some properties with red 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. The layout and design of the development is presented as four complementary character areas. These are the entrance, Church Villas to the upper part of the site, Willow Lane for the centre of the site and St Johns Walk south of the site, including the PROW.

- 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 is a loop road around the upper part of the site north of the school land and a number of cul de sacs south of the school land off the main spine road. Residential development will be on either side of the existing PROW with the majority of the properties having their front elevations and gardens onto this PROW. There will be a grassed area on either side of the path separating the houses from the path.
- 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 green 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 agricultural land 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 adopted 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 9th 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 satisfactorily 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 satisfactorily 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 20th April 2017 subject to a S106 agreement and conditions and was granted planning permission on the 20th November 2017.

4.3 The s106 agreement that related to the outline consent included the following:

- 35% affordable housing
- On site greenspace in line with policy G4
- £20,000 for two new bus shelters
- Off site highway works to improve junction Church Lane/Farrer Lane/Otley Road
- Off site highway contribution of £100,000
- Retain land for school and school playing fields
- Sustainable travel fund £481.25 per dwelling
- Travel plan

4.3 A position statement for this application was forwarded to Plans Panel on the 5th September 2019.

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 January 2020.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application has been advertised as a major application through press and site notices. There have been eight 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 January 2020.

- 6.2 The original consultation in August 2018 received objections from Cllrs B and C Anderson, Adel Neighbourhood Forum and 149 contributors with one letter of support.
- 6.3 Further consultations have also each time received objections from Cllrs B and C Anderson, Adel Neighbourhood Forum and the following number of objections

September 2018 – 71 objections

October 2018 – 41 objections

January 2019 – 41 objections

May 2019 – 45 objections

October 2019 – 17 objections

December 2019 – 68 objections

January 2020 – 16 objections

The issues that have been raised by all of these objections involve

Principle of development

- Greenfield site
- Loss of agricultural land and opportunity for food production
- Development on green belt
- Number of properties higher than the SAP allocation of 85 so development too cramped and not in keeping with Adel
- Adel seen its fair share of development recently

Housing Mix

- Housing mix unacceptable for Adel
- Need smaller houses especially bungalows (should be 10% of the site)
- No two beds houses for sale and no 4 plus bed houses allocated for affordable units
- No provision for policy H8, Housing for Independent Living

Design

- The layout is unattractive, cramped, lacking in greenspace and lacking in finesse.
- The developer should be looking at the development in Boston Spa as a good starting point
- 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 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
- Some of the room sizes are too small
- Design is still 'identikit' standard which are not appropriate for the area
- Concerned about plot 1 which should have gate lodge design but it will suffer with noise and pollution from the Otley Road with its driveway close to the entrance junction
- Affordable housing needs to be distributed throughout the site
- Red brick inappropriate the site should be all stone

- There are no apartments in the layout as requested by planning officer
- The submitted Character area statement details 4 character areas with no evidence of the significant distinction between the 4 areas
- Plot 1 is most visible part of the proposed development with the character area statement stating it is a 'gate lodge feature' when it is a standard house and looks nothing like a 'gate lodge'

Pumping station

- Opposed to pumping station on eastern side of the Beck and its impact on the Grade 1 Listed Church ... should be relocated to the western side
- Two ponds on outline application removed
- Disagree with conservation officers comments that impact on the church will be 'minimal'

Traffic

- 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
- The site is not well served by public transport
- 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
- 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
- No allowance in the layout for drop off for school
- Ash Road no longer an access so increases pressure on Otley Road access point
- Garages too small for cars
- Concerned regarding emergency access into Centurion Fields and if this will lead to rat running

Trees, landscaping and wildlife

- Impact on trees including removal
- Impact on wildlife
- Inadequate shelter planting
- 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
- No shelter belt around Adel Willows
- Assessment of bats is insufficient
- The information submitted with the Biodiversity Management Plan is out of date
- Using herbicides for wildflower patches which is unacceptable
- The buffer for Centurion Fields never been completed so no faith that this site will be any better in terms of compliance with the approved plans
- Should be more greenspace in the developed areas of the site

- The biodiversity areas to the east will be unpressured and could be damaged by the public having access
- There should be hedgehog access to gardens
- Impact on bat foraging

Climate emergency

- All the houses should have solar energy
- Each house should have electric charge point and solar panels
- Traffic pollution
- No green power generation plans
- No mention of water butts
- Gardens too small to grow fruit, vegetables and children to play

School

- The school playing fields and fencing should not be allowed
- The school should be built first to ensure residents are not disturbed by the school construction.
- Remain concerned regarding the location of the school as too far inside the site and should be at the entrance

Other matters

- 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
- Lack of GPs and other facilities within Adel
- No consultation with Ward Members or the Neighbourhood Forum
- Destroying Adel to satisfy housing targets
- Parts of the development is within 5m of the watercourse
- Impact on schools which are full
- Noise levels for occupiers is unacceptable as too close to Otley Road
- The path on the eastern side should remain undisturbed but recognise it needs to be ungraded for access to all so as part of the work the medieval stone work should be preserved in situ which will involve diversion at some points from the original route

The one letter of support states

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

Images of the proposed development have recently be published on public access with objections from Cllrs B and C Anderson and two residents concerned regarding the impact of plot 1 in terms of visual impact plus noise and pollution to this property, design being unacceptable and not in line with Adel

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 amendments required

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 for drainage are still applicable

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 comprised of the adopted Core Strategy as amended (2019), 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 Local Plan (2013) and any made Neighbourhood Plans.

Relevant Policies from the Core Strategy 2014 as amended 2019 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 H8 Housing for Independent Living
Policy H9 Minimum Space Standards
Policy H10 Accessible Housing Standards
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 G8: Protection of important species and habitats
Policy G9: Biodiversity improvement
Policy EN1: Climate change and carbon dioxide reduction

Policy EN2 Sustainable design and construction
Policy EN5 Managing flood risk
Policy EN8 Electric Vehicle Charging Infrastructure
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.

Natural Resources and Waste Local Plan

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 by the City Council in July 2019 and therefore carries full weight in any decision making. The site is allocated within the SAP under reference HG2-18 with an indicative capacity of 104 houses. The policy within the SAP which is relevant to this application is

Policy HG2 – 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

Neighbourhood Plans

Adel Neighbourhood Plan Pre Submission Document September 2016, yet to be made

9.0 CLIMATE EMERGENCY:

- 9.1 The Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change.
- 9.2 The Planning Act 2008, alongside the Climate Change Act 2008, sets out that climate mitigation and adaptation are central principles of plan-making. The NPPF makes clear at paragraph 148 and footnote 48 that the planning system should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions in line with the objectives of the Climate Change Act 2008.
- 9.3 As part of the Council's Best Council Plan 2019/20 to 2020/21, the Council seeks to promote a less wasteful, low carbon economy. The Council's Development Plan includes a number of planning policies which seek to meet this aim, as does the NPPF. These are material planning considerations in determining planning applications.
- 9.4 The ~~below~~ appraisal below discusses relevant matters at paragraphs 10.34 to 10.38 ~~below~~. This includes an assessment of the proposal in relation to the policy requirements of Leeds Core Strategy policies EN1, ~~and~~ EN2 and EN8.

10.0 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**
- 11. Greenspace**
- 12. Residential amenity**
- 13. Representation**

14. SAP requirements
15. Adel Neighbourhood Plan
16. Representations
17. Members comments

1. Principle

- 10.1 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. Consequently, in addition to the adopted SAP, the principle of development has therefore been established. The outline consent was for principle and access with all other matters reserved. The outline approval was for up to 100 houses with the SAP allocation having an indicative capacity of 104 dwellings. This application is for 99 homes and therefore complies with both the outline consent and the SAP allocation in terms of overall numbers.

2. Proposed Housing Mix

- 10.2 The Housing Mix on the site consists of a range of 2, 3, 4 and 5 bedroomed properties shown in the Table in paragraph 2.2. The Table also compares the change in housing mix since Plans Panel commented on the scheme in September 2019. The scheme now includes 2 bedroomed houses for the open market with more 2 and 3 bedroomed houses overall. This mix is now within the maximum and minimum levels within the supporting text for Policy H4.
- 10.3 The housing mix proposed by the revised scheme (incorporating smaller units for market housing) would provide a range of house sizes to accommodate the needs of both smaller households (for example first time buyers, single people and older people) as well as larger family units to provide for a range of housing needs. Whilst the developer has considered providing apartments and bungalows on the site, they have stated that in order to achieve overall and other Policy objectives, including Policy H9 (minimum space standards), as well as accommodating numbers close to the SAP allocation (which also ensures the supply of housing for Leeds overall), these are not included.
- 10.4 Members are also advised that when outline permission is granted it is determined 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. Housing Mix was not a matter which was reserved as part of the outline permission and therefore this scheme should not strictly be assessed against the requirements of Policy H4. However, through continued negotiation on the scheme (within the context of comments previously made by officers and members), it has been accepted that Housing Mix is an important aspect of the proposal and the mix proposed reflects policy requirements.

3. Space standards

- 10.5 The previous scheme that was submitted which Members commented on in September 2019 was assessed in relation to the national space standards (NDSS) and also Policy H9 in the CSSR. The smaller properties in particular the provision of

2 and 3 bedroomed properties for affordable units did not comply with Policy H9 and the national space standards.

- 10.6 This scheme has now been revised and the floorspace of the smaller houses have been increased in size so that all of the proposed houses in terms of overall floorspace now complies with both Policy H9 and the NDSS. There are a few properties where the smallest bedroom does not comply with policy H9 but these relate to the larger 4 and 5 bedroomed houses, which is considered overall not to have a detrimental impact on the amenity of the proposed occupants. Consequently, taken as a whole, the overall internal space standards of the homes are considered to be acceptable.

4. Affordable housing

- 10.7 The scheme will provide 35% affordable housing. This is a matter that was reserved as part of the outline permission and consequently, a policy requirement on the site. The affordable units proposed are 2 and 3 bedroomed units and were in the scheme presented to Members in September 2019 located in 3 clusters on the site. The revised scheme now has the affordable housing in 4 clusters across the site, which is considered acceptable for a development of this size. Whilst there are no larger properties provided as affordable homes, as part of a pro rata mix in terms of sizes and house types of the total housing provision, there was no condition on the outline application or within the s106 agreement requesting a pro rata mix..

5. Design and layout

- 10.8 In response to comments received, the proposed layout has been subject to a number of iterations, in relation to design and layout since the initial application was submitted. In terms of the outline approval, the land set aside for the proposed school is shown in the same position, along with the approved location for the playing fields and the approved access of Otley Road to the north of the development.
- 10.9 The layout consists all of the houses on the western side of the existing Beck, with landscaping, green space and biodiversity areas on the eastern side except for the proposed pumping station (discussed below).
- 10.10 The layout has one spine road through the site in a north to south direction, with a loop to the part of the site north of the proposed school land with a number of smaller cul de sacs off the main spine road to the south of the school land.
- 10.11 The overall layout is presented as four identifiable but related character areas on the site. These are the entrance area (Kingsley Gate), the northern and western boundaries (Church Villas), the central part of the site (Willow Lane) and the southern part of the site (St Johns Walk).
- 10.12 The entrance property (Kingsley Gate) will be reconstituted stone with a grey roof and its takes the form of an entrance lodge property. The boundary treatments in this area will be low dry stone walls which match the dry stone walls that already exist on the A660 and provide any important entrance to the development which blends in with the existing street scene.
- 10.13 The other three character areas are a mixture of reconstituted stone and red brick properties with the majority of the site having grey roofs with the properties on either side of the PROW and below having red roofs. The reconstituted stone and red

brick will be mixed throughout the development reflecting the wider local vernacular building materials and piecemeal development of the local area, with properties within Adel having a mixture of traditional materials including red brick, stone, reconstituted stone and grey and red roofs.

- 10.14 The composition of the new homes proposed are a mix of detached, semi-detached and terraces. These reflect the overall and established character and mix of house types, which have evolved throughout Adel.
- 10.15 The detail design of the properties reflects the local vernacular with elements of gables, bay windows, and a variety of porch designs. The elevational treatment will have heads and cills along with window reveals. All these provide interest to the properties and take on board the characteristics of housing within the vicinity of the site.
- 10.16 Whilst objectors have requested that natural stone should be used on this site, it should be emphasised that there is a variety of materials within the area, not a predominance of natural stone. In addition, the site is not located within a Conservation Area, where there is likely to be more of a justification for natural stone, in balancing building design and fabric with other Policy considerations. There is concern that the materials used will be similar to Centurion Fields (adjacent to the site) where issues have been raised about materials used. It should be noted however that with regard to this proposal, a condition on the outline consent was included for samples of materials to be submitted. Consequently, the precise materials can be controlled to ensure that the reconstituted stone proposed is good quality in reflecting local vernacular and the roof tiles are sympathetic and are more in keeping with other properties in Adel.
- 10.17 In terms of the sizes of garden and the distances between properties the development now complies with the City Council's Neighbourhoods for Living SPG. The distances between properties meets the distances within The SPG and the proposed gardens are of an appropriate size for the floorspace proposed.

Overall it is considered that the development is acceptable in terms of the layout and design and complies with Policy P10 of the Core Strategy, as well as advice within the Neighbourhoods for Living SPG

6. Pumping station

- 10.18 The outline consent provided drainage for the scheme using attenuation ponds which as well as accommodating surface water drainage they were located within an biodiversity area. The submitted scheme has now changed the surface water drainage from attenuation ponds to a pumping station and underground tank which is located on the eastern side of the Beck. This raises a number of issues to consider which includes impact on the listed church, visual amenity and ecology as well as its drainage function.
- 10.19 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 modest in scale (less than 2 metres in height) and is to be screened by a surrounding hedge and the landscaping that is proposed on the site. Because of this, the pumping station will not be visible from views from the church or views of the church. Heritage England have raised no objections to the pumping station and its location to the east of the Beck.

- 10.20 In terms of visual amenity, not only is the pumping station a modest structure above ground it is located at the northern part of the site and also at the sites lowest point. Due to the scale, location and landscaping it is considered that the pumping station will not have a detrimental impact on the visual amenity of the area.
- 10.21 The outline consent showed this area to have attenuation ponds within a proposed biodiversity area. Concerns have been raised that the use of a pumping station loses the opportunity to use the attenuation ponds to add to the biodiversity of the area. However, additional areas on the layout have been put aside for biodiversity to compensate for the loss of the attenuation ponds. Because of this there will still be an ecological gain overall on this site, considering the land is currently farmed with little inherent ecological value.
- 10.22 Members in September raised concerns regarding the pumping station rather than the use of attenuation ponds and further information has been obtained to justify the need for a pumping station within this area. Firstly the attenuation ponds would not have been able to deal with the drainage function alone and a pumping station would also have been required as part of the drainage strategy. The differences are that the storage function for this development involves an underground tank whilst the outline consent detailed attenuation ponds.
- 10.23 The attenuation ponds were suggested at outline stage before any detailed analysis of the site and drainage was undertaken. The attention ponds were dismissed for the following reasons
1. Due to the levels on site with both the western and eastern side of the site sloping down to the Beck and attenuation pond would have required significant excavations and would have resulted in a engineered attention pond with retaining walls to hold the attention pond in position. This would have had a detrimental visual impact on the side of the Beck and would be far more visually intrusive than an underground tank which is hidden.
 2. As both an attenuation pond or underground tank are lower than Church Lane both would have involved a pumping station. The engineered attenuation pond along with a pumping station would be more visible in the environment than the proposal of an underground tank and pumping station above.
 3. The attenuation pond could be potentially dry for the majority of the year and would have engineered not natural banking which would have not created the correct environment for biodiversity. Also the land around the pond would be sterilised and could only have been planted with grass whilst the land above an underground tank can be planted over with low level planting. This will be visually more attractive as well as adding to biodiversity
- 10.24 In conclusion, due to land levels the attenuation pond would be an engineered pond with little ecological value and would have a greater impact on visual amenity than an underground tank. Both would require a pumping station but the advantages of the underground tank is it is not a visually intrusive and allows for additional planting to mask the pumping station and add to biodiversity.
- 10.25 Flood risk management officers are also satisfied that sufficient evidence has been submitted which proves that above ground SuDs is not appropriate for this site and the underground tank along with the pumping station will be adequate in terms of dealing with surface water on this site.

Overall the use of an underground tank along with pumping station and its location on the eastern side of the Beck is considered acceptable.

7. PROW

- 10.26 There is a public right of way (PROW) which crosses the site. This is understood to be an ancient footpath and as a consequence its treatment in relation to this application is important. 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. Part of the housing layout has been amended so that there is a greater separation of dwellings on either side of this PROW. This allows for a safe attractive footpath which has natural surveillance through the residential development. Conditions can be attached to ensure that boundary treatment on these frontages will remain low. On the western side of the Beck the path will be through the proposed public green space and continue through the existing agricultural fields towards Church Lane. A condition on the outline consent states that this part of the footpath has to be widened to 3m width with a permanent surface. However, objectors to the scheme wish for this path to retain its heritage and have no alterations. The path still needs to be upgraded to comply with the outline condition but an appropriate surface can be used which ensures that the surface is useable for bikes, prams, wheelchairs but it is not a harsh visible tarmac track. There are some historic steps at the Church Lane end of the path which can be retained and the path in this area can take a slight detour.

Overall the treatment of the PROW is considered acceptable with the relevant conditions attached as to its treatment which was on the outline consent.

8. Highways

- 10.27 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.
- 10.28 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.
- 10.29 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.
- 10.30 Members at the Panel in September 2019, requested that there was a bus turning circle for the school on the site and parking for parents drop off. Any vehicle going to the future school for drop off including any school bus could if there is no turning facility provided in the school grounds (which is unknown at this time as it does not form part of this application) use the road loop that is being provided as part of the housing layout to the north of the school. The amended layout also shows five parking spaces in a layby to the north of the school site which can be used at school drop off and collection and by visitors to the residential development at other times.

- 10.31 The internal layout requires some small amendments which hope to have been resolved in a revised plan before Plans Panel. Each property will also have an electric (EV) charging point and provision for cycles and bins.

Overall, providing the revisions requested by officers are received before Plans Panel the scheme will not have a detrimental impact on highway safety and will comply with policy T2 of the Core Strategy.

9. Landscaping and ecology

- 10.32 Some of the trees on the site are covered by a TPO with the majority of these being on the western side of the Beck. In total there will be a loss of 67 trees on the site which consists of 7 cat B trees, 55 cat C trees and 6 cat U trees. Out of these 21 trees are covered by a Tree Preservation Order.
- 10.33 Some of the trees (20) are within one area being for the proposed access road which was approved at outline stage. It was always anticipated that there would tree loss in the location of the access road when the scheme was approved at outline stage. The other main group of trees to be removed is located where plots 55 to 61 are located along with the main spine road and plot 6. The indicative layout at outline stage did show housing in these areas so again there was an anticipated tree loss. The line of trees adjacent to plots 55 to 61 which are to be lost are category U trees and they are adjacent to a line of category B trees which are being retained. The layout has also been revised so the new dwellings have been moved further away from this row of cat B trees.
- 10.34 Whilst the scheme does entail the loss of 67 existing trees the proposal is to plant 138 specimen trees, 1750 small trees and shrubs, 925 square metres of native hedgerow and 13,500 square metres of planting of wildflower/biodiversity areas in the area of land to the east of the Beck. This doesn't include any trees and landscaping that will be planted within the front and rear gardens of the new properties.
- 10.35 Trees will remain along the western boundary of the development and amendments have been sought to ensure that the new development is of adequate distance away from these trees to ensure their long term health. The development has also been altered to move further away from the planted vegetation to the southern boundary. This boundary will be supplemented with addition planting obtained through the landscaping conditions on the outline consent.
- 10.36 The scheme 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.
- 10.37 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. The precise details regarding this landscaping will also be obtained by the landscaping condition on the outline consent but there is significant land available on this side of the site to ensure a strong landscaping setting for the development.

- 10.37 There are a number of biodiversity areas proposed on the eastern side of the Beck with their implementation and management controlled by conditions on the outline consent. The provision of these biodiversity areas will improve overall biodiversity on the site as its biodiversity is limited due to it being predominantly agricultural land it is considered that there will be a net gain in biodiversity.

Overall the scheme complies with Policy P12 and G8 and G9 of the Core Strategy in terms of landscaping and biodiversity.

10. Climate emergency

- 10.39 At the time of the determination of the outline consent in November 2017, (following the Plans Panel resolution to support the application in April 2017), it is important to note that the Council's Core Strategy had previously been adopted in November 2014. The Core Strategy, at that time, included Policy EN1 in its current form. As such, it would have been appropriate for the Council in issuing the outline consent to attach any planning conditions it saw fit to require measures to ensure compliance with Policy EN1. The outline consent doesn't include any such conditions. These matters go to the principle of development and would not fall under any of the matters reserved. As such it would not ordinarily be for the reserved matters application to revisit such matters.
- 10.40 Notwithstanding this position, in response to comments made the applicant has recognised that there has been a change in emphasis at both local and wider levels in respect of the consideration of climate change issues (particularly in light of the Council's declaration of a climate change emergency in March 2019). The applicant has subsequently offered to introduce a combination of measures which meet the requirements of Policy EN1. These include enhanced building fabrics and air tightness to limit heat loss from dwellings, energy efficient heating technologies on 38 of the 99 properties, insulation techniques, and the use of solar panels on approximately a third of the properties. These matters can be controlled by a planning condition attached to any reserved matters consent granted for the current application. In addition to this, the applicant has committed to provide electric vehicle (EV) charging points in compliance with Core Strategy Policy EN8 and, as noted previously, provide extensive new tree planting at the site in addition to the creation of new biodiversity areas. This will provide significant additional benefits in respect of climate change, and also air pollution, over the outline consent. The applicant has also committed to complying with Policy EN2 of the Core Strategy with the current policy requiring a compliance with 125 litres per person per day. The applicant has submitted information which shows their development can achieve 97 litres per person per day.
- 10.41 The applicant also operates sustainable procurement employing where possible a local site manager, local tradesmen and sub-contractors and sourcing materials from local builder's merchants reducing the travel distances and therefore their carbon footprint. The site intends to recycle site waste with 99.8% of waste taken from Boddington site in 2019 recycled.
- 10.42 Every property will have a water butt, electric charging point and cycle storage. The lighting within the properties will be LED low energy down lighter and low energy lightbulbs and flow restricter will be fitted to all the service pipes installed to domestic appliances.

Overall, it is considered that the development will comply with Policies EN1, EN2 and EN8 of the Core Strategy.

11. Green space

- 10.43 The vast majority of the green space for the development is located on the eastern side of the Beck with some green space at the entrance to the site, between plots 67 and 68 almost opposite the school land and some land alongside the PROW on the western side. The reason for its location to the eastern side is that the SAP states that the built development should be on the western side.
- 10.44 Whilst the green space within the development on the western side is limited the amount of greenspace provided on the eastern side far exceeds the amount of greenspace required for the overall level of development. The green space will be informally laid out including biodiversity areas offering land for walking with informal regular cut grassed areas for ball games. The green space is well connected to the development either by the PROW which will be upgraded so the green space can be accessed by all parties and the area of biodiversity around the pumping station can be access via the informal road to the pumping station. Ideally the site would benefit from a link between the biodiversity area around the pumping station to the other areas of green space on the eastern side of the site but this would involve land for the school for the connection which is not available at the current time.
- 10.45 The s106 agreement for the outline consent stated in relation to green space that it should be provided in line with Policy G4 of the Core Strategy which previously was 80 square metres per dwelling. This resulted in a requirement for 7,920 square metres. The policy has now been altered so that 4,706 square metres is required. The land to the east of the Beck is 13,371 square metres which far exceeds the required land. This doesn't include the biodiversity area proposed over the pumping station and the small pockets of land on the western side of the development. The green space therefore complies with the s106 agreement as well as Policy G4.

Overall the quantity and quality of green space on the site is acceptable and complies with Policy G4 of the Core Strategy.

12. Residential amenity

- 10.46 The development now complies with Neighbourhoods for Living SPG, with the properties being adequate distance away from each other to prevent issues of overlooking, overshadowing and over dominance. The garden lengths and areas also comply with the SPG, providing adequate garden areas for the sizes of properties involved.

Overall the scheme complies with Policy GP5 of the UDP and will not have a detrimental impact

13. School

- 10.47 The outline consent involved land being set aside for a school and school playing field (this reflected the overall approach of the SAP to ensure that there is provision for new school places, alongside meeting housing needs). Detailed discussions were therefore undertaken with Children's Services regarding their requirements. In terms of the land required and the location of the school and playing fields, this was approved by Plans Panel at outline stage.

- 10.48 This scheme retains the land and playing fields in a position approved at the outline stage. Children Services have provided a recent up date to confirm that using this land for a new primary school is still a necessary option, although no formal decision has been made at this stage.

14. SAP requirements

- 10.49 The site is allocated for housing within the SAP under reference HG2-18 with an indicative capacity of 104 units so this scheme for 99 units complies with this element of the SAP. The SAP also has a number of site requirements which include the following:

Highway access – site access arrangements with traffic management measures on Church Lane and highway improvements to the A660 – *this have been provided within the proposed scheme*

Contribution towards measures to improve the cumulative impact upon the A660/A6120 Lawnswood roundabout – *Since the SAP publication it was decided to obtain a financial contribution for highway works closer to the site rather than this roundabout*

Ecological assessment is required with mitigation measures including buffer to the Beck – *the scheme has involved an ecological assessment and as discussed in section 9 there will be biodiversity areas provided as part of the scheme*

In terms of the listed church there shall be no built development east of the Beck with landscaping provided to screen the development – *there is no built development in terms of houses on the east of the Beck with a small pumping station provided which has previously been discussed in section 6. The scheme involves substantial landscaping to screen the development*

In terms of the conservation area the development shall preserve and enhance the conservation area – *it is considered that the proposed development complies with section 72 of the Act and will preserve and enhance the conservation area*

Part of the site shall be retained for a school – *land has been set aside for the provision of a school*

Overall it is considered that the proposed development complies with the site requirements of the SAP.

15. Adel Neighbourhood Plan

- 10.50 Objectors are concerned that the development does not comply with the Adel Neighbourhood Plan. However, this ~~which~~ is at draft stage and carries little weight. This site is not specifically discussed within the Neighbourhood Plan but there are a number of policies within the plan which are relevant to this scheme. These policies relate to new housing development, respecting the landscape character and setting, respecting Adel's green and wooded environment, protection and enhancement of nature conservation assets, impact on St John the Baptist church, design and, housing type and mix.
- 10.51 These policies are generally in line with the policies adopted in the Unitary Development Plan and the Core Strategy. As this report has already discussed the

scheme is in compliance with these policies and therefore generally reflects aspirations of the emerging Adel Neighbourhood Plan.

16. Representations

10.52 The majority of the matters raised in the representations have been covered above except for the following matters

- Development on green belt – *the land is not green belt as was a protected area of search before it was allocated in the SAP*
- Number of properties higher than the SAP allocation of 85 so development too cramped and not in keeping with Adel – *the draft SAP had an allocation of 85 units which was increased to 104 in the adopted SAP .*
- Adel seen its fair share of development recently – *this is an allocated site within the SAP so needs to be brought forward to meet the Councils five year supply*
- No provision for Policy H8 Housing for Independent Living – *as mentioned before for other policies within the core strategy no conditions were attached in relation to policy H8 so it is not a requirement that needs to be met*
- Red brick inappropriate the site should be all stone – *there are red brick properties within Adel so it is a local characteristic*
- There are no apartments in the layout as requested by planning officer – *this is requested as part of Policy H4 which was not attached as a condition to the outline consent so cannot be requested*
- Plot 1 is most visible part of the proposed development with the character area statement stating it is a 'gate lodge feature' when it is a standard house and looks nothing like a 'gate lodge' - *plot 1 is located in a mature landscaped setting and will provide an entrance feature to the development*
- Plot 1 will suffer from noise and air pollution from the access road and the A660 – *the property is set back from both roads and the garden is to the rear with the proposed house shielding the occupiers, there are existing houses in Adel closer to roads than this property*
- Construction compound should not be east of the Beck – *this will not be the case and is controlled by condition on the outline, its likely to be on the proposed school land*
- The school playing fields and fencing should not be allowed – *this does not form part of this application and was approved at outline stage*
- The school should be built first to ensure residents are not disturbed by the school construction. - *This does not form part of this application and was approved at outline stage*
- Remain concerned regarding the location of the school as too far inside the site and should be at the entrance - *this does not form part of this application and was approved at outline stage*
- No proper survey for archaeology has been undertaken especially in relation to the potential for a Roman Road on the site – *information has been submitted which shows there is not a roman road on the site which WYAS has confirmed*
- Lack of GPs and other facilities within Adel – *Provision of GPs is market led*

17. Members comments

10.53 As stated in the introduction Members commented on the scheme when it was presented to them in September. Below are these comments and how the revised plans have addressed these comments.

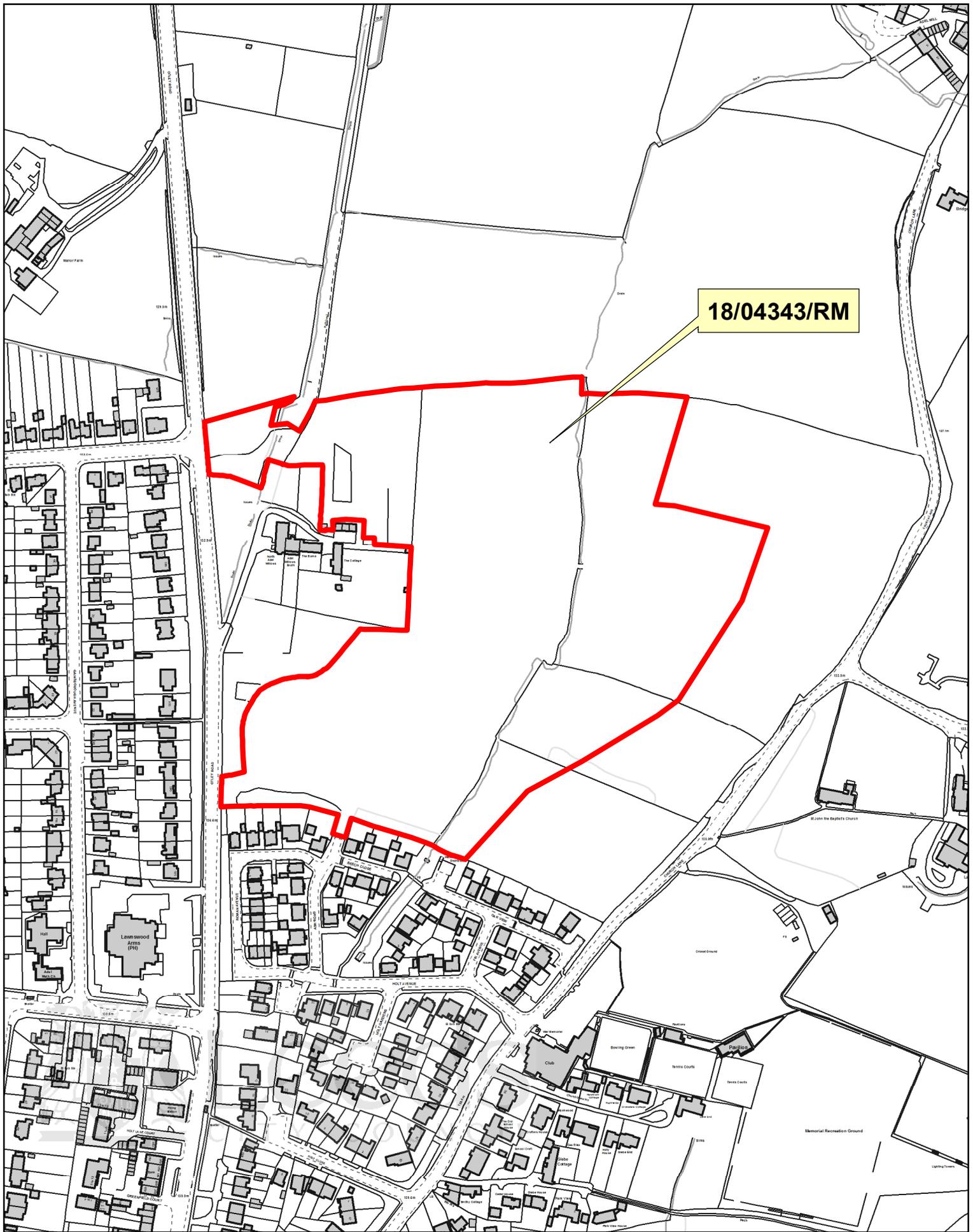
- Proposed housing mix not being policy complaint and reflecting the need in the area – *the policy mix has now been amended so that it now within the maximum and minimum thresholds within the table attached to policy H4.*
- The internal size of properties not meeting Policy H9 and the national described house standards – *the smaller properties have been increased in size so all properties now comply with policy H9 and the national described house standards*
- Affordable housing needs to be ‘pepper potted’ throughout the site – *the layout has been changed so that the affordable housing is located in four areas which is adequate for a development of this size*
- Gardens must be policy complaint including space about dwellings – *all the gardens comply with space about dwellings*
- Design of house type’s poor, lacking character and not responding to the context – *there is now a mix of materials and designs across the site which are acceptable for this site in this location*
- Members requested better understanding of the pumping station over a balancing pond which would be better for bio-diversity – *full details regarding this are included in section 6 which detail that due to levels and biodiversity an underground tank is required rather than an engineered attenuation pond plus both would require a pumping station again due to levels.*
- In terms of PROW support the western section but would prefer a softer treatment on the eastern side but still allowing for pram/wheelchair access – *this softer treatment can be achieved with a diversion at the Church Lane end to ensure that historical features are retained*
- In terms of highway issues requested that school should have bus turnaround within the site and not rely on street parking for parent drop off and collection – *There is now a loop allowing for a bus turnaround and spaces provided for drop off*
- Requested more landscaping to the periphery of the site particularly to the south and remain unconvinced that there is a case for a pumping station and its location east of the Beck – *more landscaping is to be provided and this can be achieved by the condition on the outline consent. The case of the pumping station is as above.*
- Application needs to be more ambitious regarding climate changes with solar panels, charging points and to look at the whole site in relation to carbon footprint - *measures for fabric first approach, local employment, recycling, water butts, electric charging, cycle stores, some properties with solar panels and heat recovery systems plus tree planting and vegetation are now being offered*

Overall it is considered that the application has responded positively to member comments.

11.0 CONCLUSIONS

- 11.1 This application has been the subject of lengthy and ongoing discussions with the developer, as a basis to take forward comments made by officers, members and the community. A number of factors have therefore been taken into account and based upon the balance of considerations overall officers consider that the proposed development is acceptable. This has had regard to its design and layout (in reflecting the local character and vernacular), complying with housing (NDSS) standards in terms of size and layout in terms of Neighbourhoods for Living SPG. The Housing Mix is acceptable with the level of affordable housing is considered to be appropriate for this site. The access has previously been approved at outline stage with the internal layout being acceptable. Impact on trees and ecology has been taken into account with the proposed development providing more trees and a net gain in biodiversity terms. The pumping station and underground tank are considered acceptable solution for surface water drainage. The proposed

development seeks to address the climate emergency declaration by virtue of it is policy compliance and is considered acceptable. Overall therefore officers are supporting the development in line with the above recommendation and conditions.



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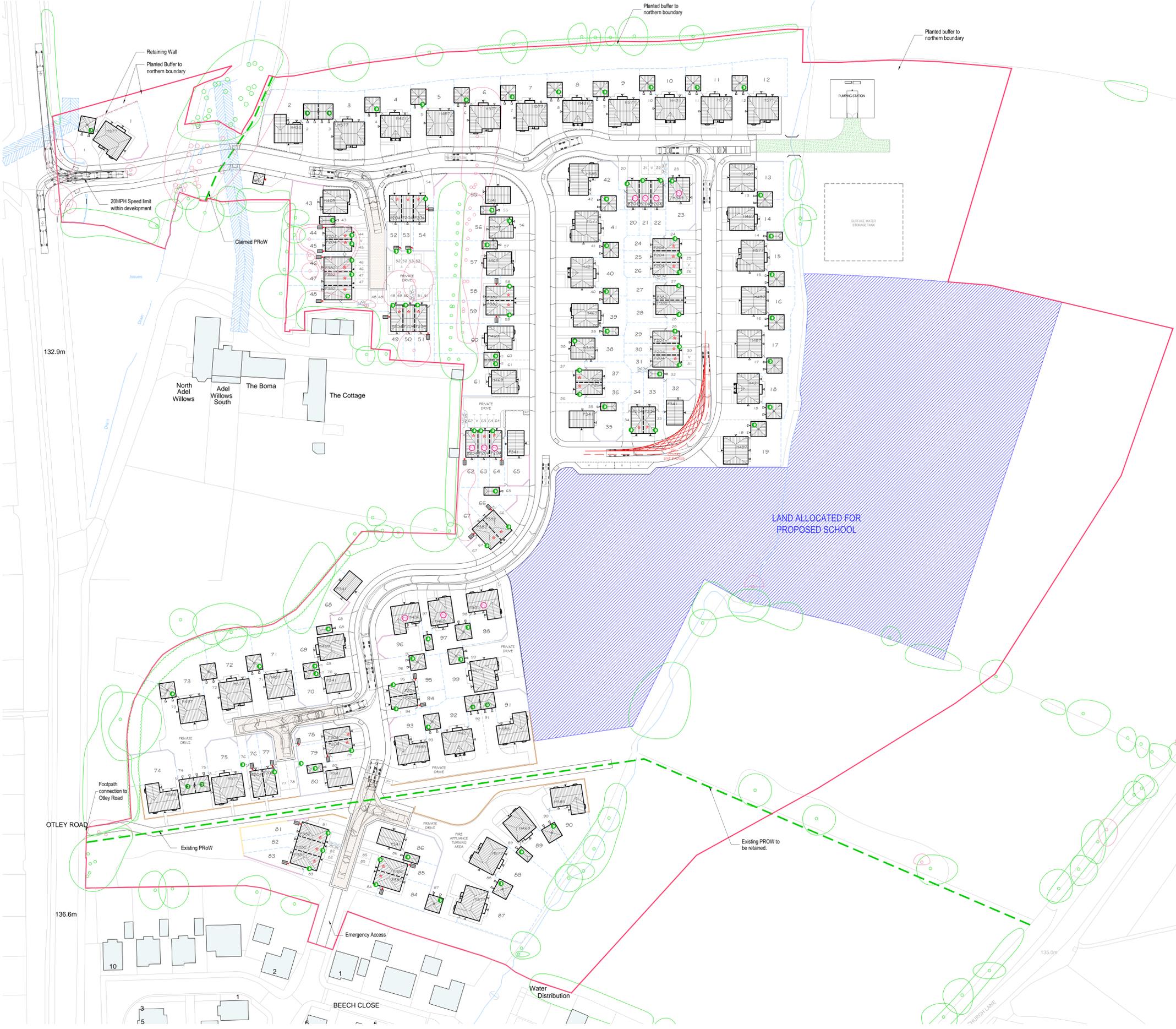
SOUTH AND WEST PLANS PANEL

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

SCALE : 1/3500





SITE LAYOUT LAYERS KEY:

- 1800mm HIGH STONE WALL
- 900mm LOW STONE WALL
- 1200mm HIGH DRY STONE WALL
- 1800mm HIGH STONE WALL & FENCE
- 1800mm HIGH STONE PIER & PANEL WITH RAILING
- 1800mm HIGH TIMBER FENCE
- 900mm HIGH METAL RAILINGS
- 450mm KNEE HIGH RAILS
- EXISTING PUBLIC RIGHT OF WAY (DIVERTED THROUGH THE SITE)
- PILLARS
- LOCKABLE REAR ACCESS GATE
- BIN COLLECTION POINT (ON BIN DAY ONLY)
- BIN STORE
- CYCLE STORE
- REAR GARDEN CYCLE STORE
- ELECTRIC VEHICLE CHARGING POINT TO ALL PARKING SPACES
- PHOTOVOLTAIC PANELS INSTALLED
- AFFORDABLE DENOTATION
- BLOCK PAVING
- GRASSCRETE
- DRAINAGE EASEMENT
- RETAINING WALLS (HEIGHTS AND EXACT LOCATION SUBJECT TO DETAILED ENGINEERING LAYOUT)



SALES AREA EXTRACT (1:500 SCALE)

BARRATT LEEDS 17 5066 - Otley Road Adel

P17-5066-01 - SITE LAYOUT - REV 000

HOUSETYPE	PARKING	STOREY	SCQF	BED/PERSON	No.	TOTAL SCQF
AFFORDABLE						
P204	END	PS	2	760	28/3P	10
P204	MID	PS	2	760	28/3P	5
P204	SEMI	PS	2	760	28/3P	8
P382	END	PS	2	965	38/4P	4
P382	MID	PS	2	965	38/4P	2
P382	SEMI	PS	2	965	38/4P	6
TOTAL						35
OPEN MARKET						
P204	END	PS	2	760	28/3P	2
P204	MID	PS	2	760	28/3P	1
P204	SEMI	PS	2	760	28/3P	4
P382	END	PS	2	965	38/4P	2
P382	MID	PS	2	965	38/4P	1
P382	SEMI	PS	2	965	38/4P	3
H469	DET	SG	2	1003	38/5P	8
H469	DET	INT	2	1026	38/6P	3
H469	DET	SG	2	1536	48/8P	9
H436	DET	DG	2	1505	48/8P	2
H457	DET	DG	2	1703	48/8P	7
H421	DET	DG	2	1765	48/8P	6
H577	DET	DG	2	1972	58/9P	14
H585	DET	DG	2	1808	58/9P	6
TOTAL						64
COMBINED TOTAL						99
GROSS AREA						14430
NETT AREA						8,51
COVERAGE (sqft per Acre)						8,69

REV	DATE	DESCRIPTION	BY	CHECK
PPP	11.02.20	INDIVIDUAL PARKING SPACE LINES REMOVED AS INSTRUCTED	SD	LM
000	04.02.20	SITE LAYOUT PLAN AMENDED IN LINE WITH CLIENT AND HIGHWAY OFFICER COMMENTS	SD	LM
NNN	16.01.19	SITE LAYOUT PLAN AMENDED IN LINE WITH CLIENT AND PLANNING OFFICER COMMENTS	SD	LM
MMM	12.12.19	SCHEDULE UPDATED TO INCLUDE HOUSE TYPE IN METERS	THE	LM
LLL	08.12.19	RAILING ADDED TO PLOTS 36, 38 & 31	THE	LM
KKK	05.12.19	SITE LAYOUT UPDATED IN LINE WITH CLIENTS COMMENTS 04.12.19	SD	LM
JJJ	05.12.19	SITE LAYOUT UPDATED IN LINE WITH CLIENTS COMMENTS 28.11.19	SD	LM
HHH	22.11.19	REAR BOUNDARY TO PLOTS 38 AND 39 AMENDED. VISITOR PARKING INDICATED TO BE ON PLOTS 38 AND 39 FROM FRONT ACCESS TO PLOT 38 PARKING ARRANGEMENT TO BE AMENDED. ALL AS PER CLIENT INSTRUCTION	SD	LM
GGG	22.11.19	HOUSETYPE M4 UPDATED AND SITE LAYOUT UPDATED ACCORDINGLY IN LINE WITH CLIENTS PLAN AND COMMENTS 04.12.19	SD	LM
FFF	23.10.19	REMOVED LOCATION FROM SITE FROM PUMP STATION LABEL AT CLIENTS REQUEST	AT	LM
EEE	23.10.19	REMOVE A SUIT TO AFFORDABLE TYPES AND REPLACE THE ASTERIX AT SMALLER SIZE AS PER CLIENTS REQUEST. REMOVE PUMP STATION UNDERGROUND EQUIPMENT	AT	LM
DDD	22.10.19	SURFACE WATER STORAGE TANK NOW CHANGED TO GREY. PLOW LINE TYPE AND COLOUR ALTERED FOR CLARITY AND EXISTING PLOW TO BE RETAINED NOT ADDED	AT	LM
CCC	22.10.19	ADDED TO ALL PARKING SPACES TO ELECTRIC VEHICLE CHARGING POINT AND FENCE LOCATION MOVED BETWEEN PLOTS 19 AND 25 AS PER CLIENTS INSTRUCTION AND MARKED UP PLAN	AT	LM
BBB	17.10.19	POLE FOR CYCLE BIN STORE REMOVED. CYCLE STORE NOW PROVIDED IN REAR GARDEN WITH NEW GATE. PLOT 38 AS BLOCK AMENDED TO CORRECTLY SHOW PLOW ROAD	THIS	LM
AAA	16.10.19	SCHEDULE UPDATED TO REFLECT A SUIT ADDED TO AFFORDABLE HOUSE TYPES. DROPPED KEYS TO PLOW REINSTATED. PLOT 32/33 PARKING AND ROAD BOUNDARY AMENDED	THIS	LM
ZZ	14.10.19	* ADDED TO END OF AFFORDABLE HOUSE TYPE LABELS	THIS	LM
YY	14.10.19	RAMP BETWEEN PLOTS 1 & 2 REMOVED. PLOTS 53, 55, 56, 58, 59, 60 REAR GARDEN AMENDED TO INCLUDE MOVING FORWARD FROM INCREASED TO 2000MM. PLOW AMENDED TO 2000MM BOUNDARY TREATMENT AMENDED. PLOT 38 CHANGED TO 39/5. PLOT 39 PARKING ALTERED	THIS	LM
XX	03.10.19	AFFORDABLE DENOTATION REMOVED. PLOT 38 GARAGE REMOVED. PLANTATION MOVED FROM PLOT 37 TO PLOT 39 AS PER CLIENTS INSTRUCTION AND MARKED UP PLAN	SD	LM
WW	02.10.19	SITE LAYOUT KEY UPDATED IN LINE WITH SKETCH OVERLAY DRAWING. MID CLIENTS MARKED UP PLAN	SD	LM
VV	28.08.19	SITE LAYOUT KEY UPDATED IN LINE WITH CLIENTS COMMENTS	SD	LM
UU	28.08.19	DRY STONE WALL SHOWN TO FRONT OF PLOTS 38 & 39 IN LINE WITH CLIENTS COMMENTS	SD	LM
TT	23.08.19	SITE LAYOUT UPDATED IN LINE WITH CLIENTS COMMENTS AND MARKED UP REVISIONS	SD	LM
SS	22.08.19	SITE LAYOUT UPDATED IN LINE WITH CLIENTS COMMENTS AND MARKED UP REVISIONS	SD	LM
RR	17.08.19	SITE LAYOUT UPDATED WITH AMENDED LANDSCAPING	SD	LM
QQ	12.08.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
PP	11.08.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
OO	09.08.19	LANDSCAPING LAYERS A NOTE ADDED TO VISITOR	SD	LM
NN	30.04.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS TO BREAK UP AREAS OF FRONT PARKING. ENTRANCE WALLS ADDED. THESE ARE PLOTS 1 & 2 SHOWN AS RETAINED	SD	LM
MM	25.04.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
LL	24.04.19	HOUSETYPE M4 UPDATED ACROSS SITE AND ROAD LAYOUT AMENDED. NORTH SIDE OF SITE LAYOUT AMENDED	SD	LM
KK	12.12.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
JJ	11.12.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
II	26.11.19	GRASSCRETE AREAS AMENDED AS PER CLIENTS COMMENTS	SD	LM
HH	21.11.19	ENTRANCE FEATURE WALLS ADDED	SD	LM
GG	05.11.19	PRIVATE DRIVE TO PLOTS 38 & 39 AMENDED	SD	LM
FF	25.10.19	SITE LAYOUT AMENDED IN LINE WITH CLIENTS COMMENTS	SD	LM
EE	24.10.19	AMENDED IN ACCORDANCE WITH CLIENT AMENDMENTS	KW	LM
DD	23.10.19	SITE LAYOUT UPDATED FOLLOWING PLANNING OFFICER COMMENTS	SD	LM
CC	15.10.19	DRAWING UPDATED FOLLOWING CLIENTS COMMENTS	SD	LM
BB	09.10.19	DRAWING UPDATED TO INCLUDE TOPOGRAHY SURVEY, ORDNANCE SURVEY DATA, ACCESS & TREE SURVEY	SD	LM
AA	24.09.19	PLOT 38 GARAGE MOVED TO INCORPORATE EASEMENT. PLOT 38 IS GARAGE MOVED BACK	KW	LM
Z	20.09.19	SCHOOL ALLOCATION AREA SHOWN	LB	LM
Y	17.09.19	PLANTING TO PUMPING STATION AMENDED. PLOT 38 IS POSITIONED OUTSIDE OF PLOW. FOOTWAY ADDED TO NORTH SIDE OF ACCESS ROAD	LB	RAN
X	13.09.19	TREE SURVEY UPDATED. MINOR CHANGES TO REMOVE OBSTACLES FROM PLOW	LB	RAN
W	07.09.19	THE LAYOUT HAS BEEN UPDATED TO TAKE ON BOARD SOME OF THE COMMENTS FROM THE PLANNING OFFICER	RAN	LM
V	30.08.19	PLOT 38 ROTATED. PLOT 38 PULLED FORWARD. PLANTING ADDED TO PUMPING STATION. PLOTS 10 & 14 HANDED. PLOW QUANTIFY ADDED	LB	LM
U	09.08.19	TREE SURVEY UPDATED ON SITE LAYOUT	SD	LM
T	01.08.19	VEHICLE ELECTRIC CHARGING POINTS ADDED	KW	LM
S	21.06.19	PLOTS 38 & 39 AMENDED TO INCLUDE ACCESS TO WEST OF SITE. PLOW, SWALE EASEMENT ADDED & PLOW STATION RELOCATED AND ACCESS TRACK INCREASED	KW	LM
R	20.05.19	THE WALL TO PLOT 37 HAS BEEN ALTERED TO GIVE A SLIGHTLY LARGER GARDEN SIZE. PLOTS 38 & 39 HAVE BEEN MOVED EASTWARD WITH THE VISITOR PARKING ARRANGEMENTS ALTERED TO ACCOMMODATE THE POSSIBILITY OF A FUTURE LINK TO THE ADJACENT LAND	RAN	LM
Q	18.05.19	COORDINATES UPDATED. SALES PARKING MOVED	LB	LM
P	15.05.19	ROAD REMOVED. SALES PARKING MOVED	KW	LM
N	14.05.19	PLOT 2 REMOVED. ROAD TO BOUNDARY ADDED. PLOT 14 HOUSE TYPE CHANGED. PLOT 16 ADDED. HIGHWAY MOVED NORTH TO ENSURE PATH LIES OVER EXISTING PLOW	KW	LM
M	10.05.19	LAYOUT REVISED AS PER CLIENTS COMMENTS	LB	LM
L	08.05.19	LAYOUT REVISED AS PER CLIENTS COMMENTS	LB	LM
K	04.04.19	LAYOUT REVISED AS PER CLIENTS COMMENTS	SD	LM
J	27.03.19	AMENDED AS PER CLIENT COMMENTS	AT	LM
I	13.03.19	THE AFFORDABLE HOUSE TYPES (P380/P382) HAVE BEEN SWAPPED OUT FOR THE P384 & P386 RESPECTIVELY	RAN	LM
H	05.03.19	THE BOUNDARY TREATMENTS REFERRING TO BRICK HAVE BEEN AMENDED TO NOW INDICATE STONE TO REFLECT THE LOCAL VERNACULAR	RAN	LM
G	16.02.19	THE PUBLIC RIGHT OF WAY PATHS THROUGHOUT THE SITE HAVE BEEN ALTERED TO KEEP TO THE ROUTES FOLLOWING THE PLOTTED PATHS	RAN	LM
F	14.02.19	7 TYPE 1480S HAVE BEEN SUBSTITUTED FOR TYPE 1471S & 9 TYPE 1480S HAVE BEEN SUBSTITUTED FOR TYPE 1471S WITH PLOTS BEING MOVED ROUND HERE & THERE TO ACCOMMODATE THE AMENDMENTS	RAN	LM
E	20.01.19	THE FULL EXTENT OF THE LAND ALLOCATED FOR THE PROPOSED SCHOOL HAS BEEN RECALCULATED WITH SOME GARDENS BEING ALTERED TO CREATE MORE USABLE SPACES & A DOUBLE PUMPING STATION HAS BEEN SHOWN	RAN	LM
D	23.01.19	REAR ACCESS PATHS TO MID PLOTTED UNITS HAS BEEN REMOVED. NOTES REGARDING THE PUBLIC FOOTPATHS RUNNING THROUGH UNITS HAVE BEEN ADDED & KEYWAY OPERATED BOLLARDS HAVE BEEN SHOWN TO THE SOUTHERN SECONDARY ACCESS ROAD	RAN	LM
C	17.01.19	PLOT 39A GARAGE HAS BEEN PULLED BACK BEHIND THE HOUSE. THE PARKING IN PLOTS 38 & 39 HAS BEEN ALTERED IN ORDER TO GIVE A LARGER GARDEN AMENITY SPACE & BICYCLE STORES SUPPLIED TO ALL MID TERRACE PLOTS	RAN	LM
B	15.01.19	THE SALES AREA HAS BEEN RELOCATED. VISITOR GARDEN SIZES INCREASED THROUGHOUT THE SITE. PLOT 7 & 33 HAVE BEEN SWAPPED OVER TO ALL OPEN MARKET PLOTS. PLOTS 4 & 5 WESTWARD IN ORDER TO PROVIDE MORE DISTANCE TO THE EXISTING WALKWAY & SOME OF THE RAILING RAILS REDUCED ALL AT THE REQUEST OF THE CLIENT	RAN	LM
A	03.01.19	THE AFFORDABLE UNITS (PLOTS 38/39) HAVE BEEN SWAPPED WITH THE OPEN MARKET LOTS (PLOTS 38/39). PLOTS 4 & 5 HAVE BEEN PULLED BACK AWAY FROM THE ROAD WITH OTHER SMALL AMENDMENTS HERE & THERE AT THE REQUEST OF THE CLIENT	RAN	LM

jrpa ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: BARRATT LEEDS
 PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT @ OTLEY ROAD, ADEL
 DRAWING: SITE LAYOUT & LANDSCAPE

DRAWING NUMBER: P17-5066-01 PPP
 SCALE @ A3: 1:500
 DATE: DEC 17