



Report of the Chief Planning Officer

PLANS PANEL SOUTH AND WEST

Date: 27th August 2020

Subject: Planning Application 20/00903/OT

Outline planning application for a residential development, with means of access at Land to the rear of Owlcotes Road, Pudsey.

APPLICANT

Keyland Developments

DATE VALID

17th February 2020

TARGET DATE

Electoral Wards Affected:

Calverley and Farsley

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: DEFER AND DELEGATE to the Chief Planning Officer for approval subject to the specified conditions identified below (and any others which he might consider appropriate) and also the completion of a S106 agreement.

The S106 agreement is to include the following:

- **Provision of 15% affordable housing;**
- **Travel Plan Fund of £550 per dwelling to encourage the use of sustainable travel modes by the future occupiers of the development;**
- **Travel Plan monitoring fee of £3090;**
- **Contribution of £96,000 towards Highway improvements at Outer Ring Road junction with the A647 (Dawson's Corner);**
- **Local Employment Initiatives**

In the event the S106 agreement has not been completed within three months of the panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

1. **Approval of reserved matters (layout, scale, appearance and landscaping)**
2. **Time limit of five years for submission of Reserved Matters**
3. **Approved Plans**
4. **Housing mix**
5. **Up to a maximum 77 dwellings only**
6. **Phasing**
7. **Green space provision**
8. **Space and mobility standards**
9. **Sustainability requirement carbon emission reduction**
11. **Construction management plan to be approved**
12. **Construction time restrictions**
13. **Construction facilities**
14. **Approved Visibility splays**
15. **Maximum access gradient**
16. **Provision of cycle storage**
17. **Maximum driveway gradient**
18. **Provision of EVCP**
19. **Details of waste collection**
21. **Phase II ground investigations**
22. **Remediation Statement**
23. **Remediation Verification**
24. **Testing for any imported soil**
25. **Retention of trees**
26. **Tree Protection**
27. **Feasibility study for the use of infiltration drainage**
28. **Detailed drainage scheme to be approved**
29. **No discharge of foul water until foul drainage scheme approved**
30. **Method Statement for interim temporary drainage during construction**
31. **No construction until measures to protect the public water supply Infrastructure**
32. **The site shall be developed with separate systems of drainage for foul and surface water on and off site.**

1.0 INTRODUCTION:

- 1.1 The application is brought to Plans Panel given the large scale of the development, the very high level of local interest, at the request of Councillor Carter, who has stated he considered the application needs to be considered by Members in light of the Council's own declared Climate Change Emergency.

2.0 PROPOSAL

- 2.1 The proposal is for outline planning consent with means of access. All other matters are left to be reserved.
- 2.2 An indicative layout has been submitted showing 65 units, although it does not form part of the considerations of this application, as scale (the number of units) does not form part of this outline application, and is left as a reserved matter.
- 2.3 The application is supported by the following documents
- Phase 1 Contaminated Land Survey

- Planning Statement
- Statement of Community Involvement
- Preliminary Ecological Survey
- Transport Assessment
- Travel Plan
- Design and Access Statement
- Flood Risk Assessment
- Tree Survey

3.0 SITE AND SURROUNDINGS:

- 3.1 The site consists of an irregular shaped area of green field land, which lies on the northern side of Owlcotes Road. The site is approximately 2.23 hectares in size and is currently vacant except for two telecommunication masts, one to the northern boundary on the south eastern side and one to the south-eastern corner. The site is verdant in nature and is covered with well-maintained short grassland.
- 3.2 Suburban styled semi-detached properties lie to the west on Hillfoot Crescent, and to the south (in part) fronting Owlcotes Road. The properties on Owlcotes Gardens lie adjacent to part of the eastern boundary of the site. Adjacent to the site, to the north-east lies a Yorkshire Water covered reservoir which is open and verdant in nature, bound by a high metal fence and trees. Access to the reservoir is currently provided from the eastern corner of the application site. The locality is suburban in character with adjacent properties appeared to have been constructed in the 1950/ 60's. To the north of the site lies open green fields, which are designed as an Urban Green Corridor and other Protected Open Land, through saved UDP polices.
- 3.3 Level change across the site is fairly minimal. There is a gentle slope down from east to west and a total level difference of approximately 7 m. There is an existing access from Owlcotes Road which provides maintenance access to the telecommunication masts and to the reservoir beyond the site to the north. The reservoir adjacent to the site is bound by a metal fence to its perimeter. There is a timber post and rail fence in the south eastern part of the site.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Planning consent was granted on 23.10.2017, ref (17/02105/OT) for '*Outline application for residential development up to 12 dwellings including access*', for approximately 1/5 of this application site area. This consent has not been implemented.

5.0 HISTORY OF NEGOTIATIONS

- 5.1 A pre-application enquiry for this development was submitted on 25th June 2019. (ref PREAPP/19/00318). A response was issued on 29th August 2019. This enquiry was for a larger area of land (when compared to this current proposal) and included land which was outside the housing allocation. The response by the LPA stated the principle of development for housing would only be supported on the area of land designated for housing.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The application was originally publicised by 5 site notices which were posted adjacent to the site on 18th February 2020, an advert was placed in the local press on 21st February 2020, letters of notification were sent out to all the contributors of the outline application.

6.2 To date 13 objections have been received from local residents. The points raised in these objections are highlighted below.

- Brownfield land should be developed ahead of greenfield land
- Loss of view, privacy and loss of light to gardens of adjacent properties
- The development is not sustainable development
- Concern over possible contaminated as land was previously a quarry
- Local roads cannot cope with additional traffic
- Traffic calming measures are required on Owlcotes Road
- No additional infrastructure to support this development
- Local schools cannot cope with additional population
- The proposal is totally contrary to the climate change emergency declared by Leeds City Council
- Loss of wildlife and nature
- Indicative plan includes flats, these are not in keeping with the character of the area
- The submitted SCI is false the developers have not engaged with local residents
- Disruption for local residents during the build
- Loss of green space
- No need for development, other many new build schemes nearby
- Indicative layout is poor

6.3 Ward Members Councillors Amanda and Andrew Carter have objected to the application on the following grounds.

- The site is highly visible and adjacent to the historic Owlcotes settlement and is a valuable piece of greenspace. We are opposed in principle to the release of this site.
- The site was proposed to be released by Leeds City Council before the declaration of the climate emergency.
- Adjacent land is known for flooding, no significant attention has been paid by the applicant to the risk of serious increased flooding.
- Impact on infrastructure, health services and schools are at breaking point.
- The council should inspect the site for wells and underground drains
- Indicative layout shows 'cramming' and properties are sited too close to existing properties.
- The indicative layout shows an access road being left open into other open land. Quite clearly the developer has an intention to try and bring this forward at a later date.

6.4 Although within the Calverley and Farsley ward, the site lies adjacent to the ward boundary of Pudsey. Pudsey Ward Members Councillors Seary and Smith have objected to the application on the same grounds as Councillors Carter.

7.0 CONSULTATION RESPONSES:

7.1 Contaminated Land

The proposed land use is sensitive and a Phase 1 Desk Study Report has been produced for the site. It is recommended in the approved Phase 1 Desk Study report that a site investigation be carried out. It would be preferable to receive the Phase 2 site investigation, however this could be subject to planning conditions

7.2 Environmental Studies

No objection, the A647 is situated some distance away

7.3 West Yorkshire Combined Authority

Seeking Contribution to fund bus only Metro Cards for future occupiers

7.4 Travel Wise

The Travel Plan needs to be secured through a S106 agreement along with a monitoring fee of £3090 and a clause of £550 per dwelling to fund Bus only Travel Cards.

7.5 Local Plans

No objection to the proposal, the site is allocated for Housing through the SAP. Have raised queries as to why not all the Site Allocation is not included into the application site.

7.6 Mains Drainage

No objection but recommend five planning conditions.

7.7 West Yorkshire Police

Recommend the detailed design follows NPPF National Planning Policy Framework designing for community safety, Leeds City Council Core Strategy Framework Policy P10, and Secured by design principles. www.securedbydesign.com

7.8 Access

A scheme of 77 dwellings requires 2 dwellings to be built to M4(3) wheelchair adaptable and 23 dwellings to be built to M4(2) accessible and adaptable standard as per Part M Vol 1 of the Building Regulations to meet H10 Accessible Housing. All other units are to meet M4(1) Visitable standard of access.

7.9 Landscape

The Site Constraints in the Design and Access Statement should also include mature trees to all boundaries and the location of dwellings in accordance LCC Guideline Distances from Development to Trees 2011. The Site Led Design Objectives should aim to retain all healthy trees on site. The Tree Survey doesn't seem to include boundary trees to the western perimeter of the reservoir site.

7.10 Nature Conservation

Recommend a wooded belt buffer is provided to open fields which are located to the north to form a network of connected tree/ wooded buffer for bats to continue to forage/ commute along.

7.11 Yorkshire Water

No objections subject to conditions being imposed on the approval which relate to the protection of existing infrastructure, separate systems of drainage and no piped discharge.

7.12 Highways

No objections subject to conditions. The applicant has agreed to a financial contribution of £96,000 towards a highway cumulative impact improvement scheme of development on the Outer Ring Road junction with the A647 (Dawson's Corner).

8.0 **PLANNING POLICIES:**

8.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

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

Relevant Policies from the Core Strategy are:

SP1	Location of development in main urban areas on previously developed land.
SP6	The Housing Requirement and Allocation of Housing Land
SP7	Distribution of Housing land and Allocations
H2	Housing development on non-allocated sites.
H3	Housing density
H4	Housing mix
H5	Affordable housing
H9	Minimum Spacing Standards
H10	Accessible Housing Standards
P10	High quality design.
P12	Good landscaping.
T2	Accessibility.
G4	Greenspace
G8	Biodiversity improvements.
EN1	Climate Change – Carbon Dioxide Reduction
EN2	Sustainable design and construction
EN4	District heating
EN5	Managing flood risk.
EN7	Protection of mineral resources (coal, sand, gravel).
EN8	Electric Vehicle Charging Infrastructure
ID2	Planning obligations and developer contributions.

Relevant Saved Policies from the UDP are:

GP5	General planning considerations
N8	Urban Green Corridor
N11	Other Protected Open Land.
N23	Incidental open space around development.
N24	Landscaping between development and open land
N25	Landscaping
BD5	General amenity issues.
LD1	Landscaping

Relevant DPD Policies are:

GENERAL POLICY1 – Presumption in favour of sustainable development.

MINERALS3 – Surface Coal resources

AIR1 – Major development proposals to incorporate low emission measures.

WATER1 – Water efficiency, including incorporation of sustainable drainage

WATER4 – Effect of proposed development on flood risk.

WATER6 – Provision of Flood Risk Assessment.

WATER7 – No increase in surface water run-off, incorporate SUDs.

LAND1 – Land contamination to be dealt with.

LAND2 – Development should conserve trees and introduce new tree planting.

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 February 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 155	Inappropriate development in areas at risk of flooding should be avoided
Paragraph 163	Planning decisions should not increase flood risk
Paragraph 170	Planning decisions should contribute to and enhance the natural and local environment

9.0 MAIN ISSUES

- Principle of Development
- Climate Change Emergency and Sustainability
- Impact on Trees
- Highways/ Access
- Drainage
- Other issues

10.0 APPRAISAL

Principle of Development

- 10.1 In line with the NPPF, the Local Planning Authority has identified a five year supply of housing and therefore has an up to date Local Plan. Underpinning this is the Site Allocation Plan, which has been scrutinised by the Secretary of State and is the foundation for identifying and releasing housing sites that make up the housing supply for the Development Plan period. The site is allocated for housing through the adopted SAP (ref site HG2-67). This SAP designation only details the cumulative impact of development on the Outer Ring Road junction with the A647 (Dawsons Corner), and the requirement to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction. This issue is covered later in this report in paragraph 10.24. The proposal is considered to be acceptable in principle, subject to an assessment against all other local planning policies.
- 10.2 This allocated site is not impacted by the recent SAP Judgement AIREBOROUGH NEIGHBOURHOOD DEVELOPMENT FORUM v. LEEDS CITY COUNCIL [2020] EWHC 1461, as the site was not located in the Green Belt, prior to the adaptation of the SAP. Although the principle of development has been identified in the SAP as sustainable and acceptable, the following issues relate to the principle of development and are planning considerations that informed the adoption of the SAP.
- 10.3 Policy SP1 of the Core Strategy seeks to promote the most sustainable forms of development, seeking the development of brownfield land over greenfield, and adopting a hierarchical spatial approach to the location of development which promotes development in urban areas first and rural areas last. Policies SP6 and SP7 set broad targets for the quantum and distribution of housing land throughout the city, and policy H1 commits to the delivery of allocated housing sites.
- 10.4 Policy SP1 does not preclude development within such smaller settlements as long as the scale of growth has regard to the settlement's size, function and sustainability. In this case, the application sites are not considered to be excessively large, which in the context of the wider settlement of Calverley and Farsley, or Pudsey, is not considered to exceed the settlement's size, function and sustainability.
- 10.5 This application is considered to represent an 'in-fill' of part of the wider settlement which forms a logical settlement boundary to in-fill land which lies between the existing dwellings on Hillfoot Crescent and Owlcotes Gardens. The site is, and has been acknowledged through the SAP, as being a sustainable location that sufficiently complies with the Council's Accessibility Standards. During the SAP adoption process, the issue of sustainability was rigorously scrutinized and sustainability appraisals were undertaken. It is deemed to be within a sustainable location within the boundary of the settlement of Calverley and Farsley with suitable access to local services and facilities and public transport, and access to larger neighbouring settlements.

- 10.6 Spatial Policy 6 (ii) does express a preference for brownfield, which this site is not. The 'in-fill' location along Owlcotes Road does mean that proposed housing will not therefore be overly conspicuous from the wider area and the use of an allocated housing site will ensure that the Development Plan is properly implemented so as not to undermine the overarching Green Belt policies that protect areas of land within the wider area. With regard to design (iv), this would be assessed at the Reserve Matters stage. In terms of construction (v) it is understood that the development could be started immediately, once approval for Reserve matters was granted. The impacts with regard to nature conservation (vi) and flood risk (vii) have been fully considered and are addressed in the report below but none of these issues are considered to preclude development commencing in accordance with Spatial Policy 6.
- 10.7 Spatial Policy 7 considers the distribution of housing across the City and identifies the provision of 3,637 dwellings (7% of the 51,952) within the Outer West area within which the application site lies. This application, if granted, would result in a medium sized housing development in the short to medium term, which would contribute to overall housing delivery across the City.
- 10.8 With specific regard to the managed release of sites, Policy H1 of the Adopted Core Strategy confirms that the LDF Allocations Documents will phase the release of allocations. This is to ensure sufficiency of supply, geographical distribution in accordance with Spatial Policy 7, and the achievement of a previously development land target of 65% for the first five years and 55% thereafter and the following five criteria:
- i. Location in regeneration areas,
 - ii. Locations which have the best public transport accessibility,
 - iii. Locations with the best accessibility to local services,
 - iv. Locations with least impact on Green Belt objectives,
 - v. Sites with least negative and most positive impacts on existing and proposed green infrastructure, green corridors, green space and nature conservation.
- 10.9 Policy H1 seek to ensure that housing areas are in sustainable locations, are managed and phased in a timely manner consistent with the spatial priorities of the Plan, provide an appropriate balance of brownfield and greenfield sites, make best use of current and planned infrastructure and those sites that are sequentially less preferable are released only when needed. This is consistent with the objectives of the NPPF including the need to meet objectively assessed needs for market and affordable housing, identify and maintain a supply of 5 years' worth of deliverable sites and identify a supply of specific developable sites over the Plan period.
- 10.10 As outlined above, the proposal will have a limited impact upon the wider green infrastructure and the open green land north of the site. This is considered to be the case given the location of the site and the developments main back drop being the residential estates to the east, south and west of the site. It is considered that following the advice received from the Nature Conservation Officer that the development could include a meaningful landscape buffer to the open green land located to the north, which would be secured through planning conditions, to be fully considered at the Reserve Matters stage.
- 10.11 With regard to H1 above, with mitigation measures secured through conditions and a legal agreement, the proposal is not considered to compromise the surrounding green infrastructure, significantly impact upon the wider Green Belt and is sustainable and

accessible. It is also noted, and reiterated here, that these views reflect the adoption of the sites within the SAP.

- 10.12 The application site does not include the entire Housing allocation. Land to the south-west which comprises of Owlcote's Farm, and the covered reservoir located to the north-east. The farm buildings at Owlcotes Farm, are recognised as a non-designated heritage asset within the SAP. These are been retained, and fall outside the application site boundary. Yorkshire Water have confirmed that the adjacent reservoir is operational is not available for development. It is not considered the fact these two separate areas of land are not included into the application site prejudices the objectives of the Housing allocation.

Climate Change Emergency and Sustainability

- 10.13 Leeds City Council declared a climate emergency on the 27th March 2019 in response to the UN's report on Climate Change. 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.
- 10.14 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. The applicant has recognised the Council's position in relation to reducing the carbon emissions and any proposal will be subject to conditions, ensuring that the proposal is compliant with Core Strategy policies EN1, EN2 and EN8. Such conditions, are also complemented with the proposal's provision of new landscaping (including a landscape buffer to the adjacent open green land, which lies to the north of the site). The above commitments will result in considerable benefits in respect of climate change matters. All trees on the site are to be retained and this issue is covered later in this report in paragraph 10.19.
- 10.15 The Site Allocation Plan was formally adopted on the 10th of July 2019. This application site was not previously designated as Green Belt in the UDP but was UDPR (2006) Policy N11 Rural Land. As part of the examination process, the Inspectors considered whether the Council's site selection process was sound. Paragraph 109 of their report refers to their conclusion:
- The overall process represents a sound approach to identifying those sites considered to represent the best and most sustainable choice for development in each HMCA to contribute to the target requirement.*
- 10.16 The Inspector therefore found the site HG2-67 as one of the best and most sustainable choices for development within the Outer West HMCA to meet the area's housing need. As part of the SAP process each site is scored on its sustainability, through a Sustainability Appraisal (SA). With the SA the site scored positively in sustainability terms for key indicators including SA3 (Education), SA4 (Health), SA15 (Transport network) and SA16 (local needs met locally). The SA is scored on 22 topics and only scored negatively on 2 topics, SA11 (Greenfield/ Brownfield) and SA21 (Impact on the Historic Environment).
- 10.17 The application site also scored highly in the SA when considered against the SA scores of the other sites that are allocated within the SAP and Outer West Area. The

site scored 5/5 for highways accessibility. The SAP Infrastructure background paper defines:

- Accessibility to public transport - rank of 5/5 as it 'Meets Core Strategy accessibility standards with good footway network and walking distance of local services'.
- Highway Access - rank of 5/5 as it has 'Adequate frontage/s for suitable access/s and visibility splays within site / adopted highway'
- Impact on Local highway network - rank of 4/5 as it has 'Spare local capacity and suitable network but likely cumulative impact issues'.

10.18 The declaration of the Climate Change Emergency does not preclude new build housing on green field sites. The Council has a duty, following the advice of the NPPF to have a 5 year supply of housing across the city and the adopted SAP and Core Strategy enables the Local Planning Authority to have an up to date plan with sufficient housing to be delivered over the Development Plan period. However, the refusal of housing sites that have been identified and allocated in the Plan jeopardises the LPA's 5 year housing supply and erodes the effectiveness of the Development Plan. This in turn could mean development outside of the SAP will need to be considered in future and piecemeal development is likely to prevail that will not contribute significantly towards local infrastructure, due to their individual scale and nature.

10.19 Refusals on allocated sites in an adopted plan could undermine the Plan-led system and may negatively impact the Council's ability to demonstrate a five year housing land supply, in the long-term. The SAP has provided evidence that the application site is more sustainable than other discounted sites within the Outer West HMCA. Development such as this is the mechanism for delivery to provide the required infrastructure that would improve the sustainability and accessibility in the locality. The SAP allocations and identified sites have been cumulatively assessed to ensure that appropriate infrastructure can be provided where this is within the power of the Council. It also provides clarity on how much growth is planned to occur in different areas so that infrastructure providers, for their own investment plans working closely with the Council, may provide for the housing pipeline.

Impact on Trees

10.20 All of the trees upon the site are situated around the site perimeters. The application has been supported by a full Tree Survey, which has revealed a total of fifteen individual trees and seven groups of trees. Of these, six trees/groups were identified as retention category 'B' and sixteen trees/groups were identified as retention category 'C'. There was no retention category 'A' or 'U' trees identified. Light pruning works have been recommended to one tree on this site, for reasons of public safety and to ensure the long-term health of this tree. The retention and protection of the trees on site will be conditioned on the approval of the application to ensure they are retained, and incorporated into the emerging Reserve Matters plans.

Highways/ Access

10.21 The proposal seeks consent for a new site access off Owlcotes Road. The previously approved application for outline consent for 12 dwellings which was approved under planning application 17/02105/OT, had an access approximately 2m to the east (when compared to the site access now proposed) and was intended to serve the entire Housing allocation, although the previous application was only for part of the application. Highways have raised no objections to this as it provides an improved alignment.

- 10.22 Visibility splays of 2.4m x 90m are to be provided at the site entrance and have been demonstrated on drawing AMA/20438/SKH002, which are acceptable. Vehicle tracking details at the site entrance for a refuse vehicle have also been demonstrated on drawing AMA/20438/ATR001. Highways have stated that the internal road arrangements and specification vary for developments over 50 units or more. Although an indicative plan has been submitted which show 77 units, this does not form part of the consideration of the application. The internal arrangements, including parking, driveways widths etc. would all be considered at the Reserved Matters stage,
- 10.23 The application has been submitted with a full Transport Assessment (which is based on 77 new units). This TA demonstrates that the proposal would generate the following vehicular trips during the highway network peak hours:
- AM Peak – 11 Arrivals and 27 Departures – 38 Two-Way Trips
 - PM Peak – 27 Arrivals and 16 Departures – 43 Two-Way Trips

The scope of the TA was agreed with Highway Officers, prior to the submission of the application. Currently the junction(s) that could be affected are the A647 / A6120 Dawson's Corner. The junction of A647 / B6154 Thornbury Barracks no longer requires a contribution due to the delivery of a 2015 improvement scheme

- 10.24 The SAP also recognises the need for a contribution towards improvements at Outer Ring Road junction with the A647 (Dawson's Corner) through the Housing allocation of this site. The adopted SAP states that with regard to this site 'ref: HG2 – 67' that one of the requirements stipulated for the site is:

• *Local Highway Network:*

There is a cumulative impact of development on the Outer Ring Road junction with the A647 (Dawson's Corner). The development will be required to contribute to measures to mitigate the cumulative impact of this and other allocated sites affecting the junction.

The applicant has agreed to pay a sum of £96,000 towards a highway cumulative impact improvement scheme of development on the Outer Ring Road junction with the A647 (Dawson's Corner). Dawson's Corner. This sum will be secured through a S106 agreement.

- 10.25 Owlcotes Road (and then Cemetery Road) is subject to a 30mph speed restriction and also has traffic calming measures, in the form of speed cushions, along its length from Galloway Lane to B6155 Lidget Hill. Personal Injury Collision data has been provided within the Transport Assessment and the Council's Road Traffic Collision database has been interrogated and this shows that:
- There have been no accidents within the past 5 years (2014 – 2019) in the vicinity of the development site.
 - There was one serious accident at the junction of Highfield Road / Cemetery Road, which involved a cyclist and a vehicle (March 2019).
 - There was one serious accident at the junction of Cemetery Road / B6155 Lidget Hill, which involved a pedestrian and a vehicle (May 2019).

- 10.26 Given that these do not demonstrate an established pattern of accidents, no off-site highway works are being sought as part of this proposal. Highways have recommended conditions are imposed which relate to construction methods, electric charging points, maximum gradients of driveways etc. all of which will be imposed on

the approval of the application. It is considered that the proposal does fully comply with the policy guidance of T2.

Drainage

- 10.27 Both Yorkshire water and Mains Drainage have been consulted on the application and have raised no objections to the application subject to conditions, which include a feasibility study into the use of infiltration drainage. The application site is located within Flood Zone 1 and so not at risk of fluvial flooding. The risk from all other forms of flooding has also been considered low and no specific mitigation measures are required. The application has been supported by a full Flood Risk Assessment.
- 10.28 Councillor Carter has raised 2 drainage related issues in respect to the outline planning application, these being
- a) That as the existing undeveloped site drains towards Rodley, that there appears to be no attention paid to the potential increase in flooding downstream in particular in Rodley where there are known flooding issues.
 - b) Whether the Council are aware of the existence of wells or other underground drains.
- 10.29 In reply to the first point raised, Mains Drainage have confirmed that the existing undeveloped site naturally drains to the north and any run off will be initially collected by the Stanningley By Pass drainage system which eventually discharges to the north and ends up in Farsley Beck. The outline drainage strategy proposed for the development is to restrict the post development surface water discharge to its 1 in 2 year greenfield run off rate of 3.5 l/s and provide on-site attention for all storm events up to and including the 1 in 100 + 40% allowance for climate change storm event.
- 10.30 In addition, due to the existing 300mm diameter surface water sewer to which the site will discharge into being located within Owlcotes Road, it is proposed to drain the site to a new surface water pumping station and then pump the water up through the site and into the Owlcotes Road sewer system. This surface water sewer drains to the south into a separate catchment of Farsley Beck and eventually discharges into Tyersal Beck and Yorkshire Water have accepted this discharge subject to the use of soakaways not being viable. It is therefore considered that rather than potentially increase the flood risk to the north and in Rodley, by draining the site the other way and to the south, it will in effect reduce the flood risk within Rodley.
- 10.31 In respect to the potential increase in flood risk within Tyersal Beck, yes there will be a small minor increase in flow (i.e. 3.5 l/s), but this will minimal impact, if any, on any flooding further downstream and within Pudsey Beck. It should also be noted that one option to drain the development site is to use infiltration systems (i.e. soakaways and permeable pavements) and there is a proposed planning condition that requires the developer to undertake such testing and if viable utilise infiltration techniques to drain the surface water rather than discharge it to the sewer system. There is also a separate planning condition that will require the developer to submit a full detailed drainage design for approval prior to commencing any development.
- 10.32 In reply to the 2nd point raised by Councillor Carter with regard to drainage concerns, Mains Drainage have also confirmed that they are not aware of any existing drainage systems within the site however, they do note from the old OS mapping that there is a well located immediately to the rear of No 78 Owlcotes Road. This structure is shown on the topographic survey and is covered by a concrete slab and is therefore considered disused and in our opinion will not present any flood risk to the development.

10.33 In developing the final site layout (at the Reserved Matters stage) the applicant should give due consideration to review the use of a detention basin within the site in lieu of the pre cast concrete tanks. The final site layout should address the above SUDS issues and reassess and consider the site layout to try and provide a suitable SUDS based drainage system and a gravity drainage system in line with current Government guidelines and the NPPF. Where this is not possible then sufficient justification shall be provided as to why additional SUDs cannot be included or are considered inappropriate. Subject to conditions, it is considered that the proposal complies with DPD policies WATER4, WATER6, and WATER7.

Other issues

10.34 Many issues raised by the objections received are not relevant to this outline application. These include the layout of the development, and the impact on existing properties with regard to over-shadowing/ loss of privacy etc. Although the applicants have provided an indicative layout, it does not form part of the consideration of this application, nor does the proposed quantum of development, 77units. The scale, mix and type of housing proposed, amount of development and carbon offset as reserved matters and will be fully considered at this stage.

10.35 The CIL payment would contribute towards additional infrastructure include school places provision.

10.36 The Local Planning Policy seeks to ensure developments proposals are accessible to all. This proposal seeks outline approval for a residential development, therefore details of accessibility will be submitted as part of Reserved Matters applications at a later date when details of the individual dwellings are submitted.

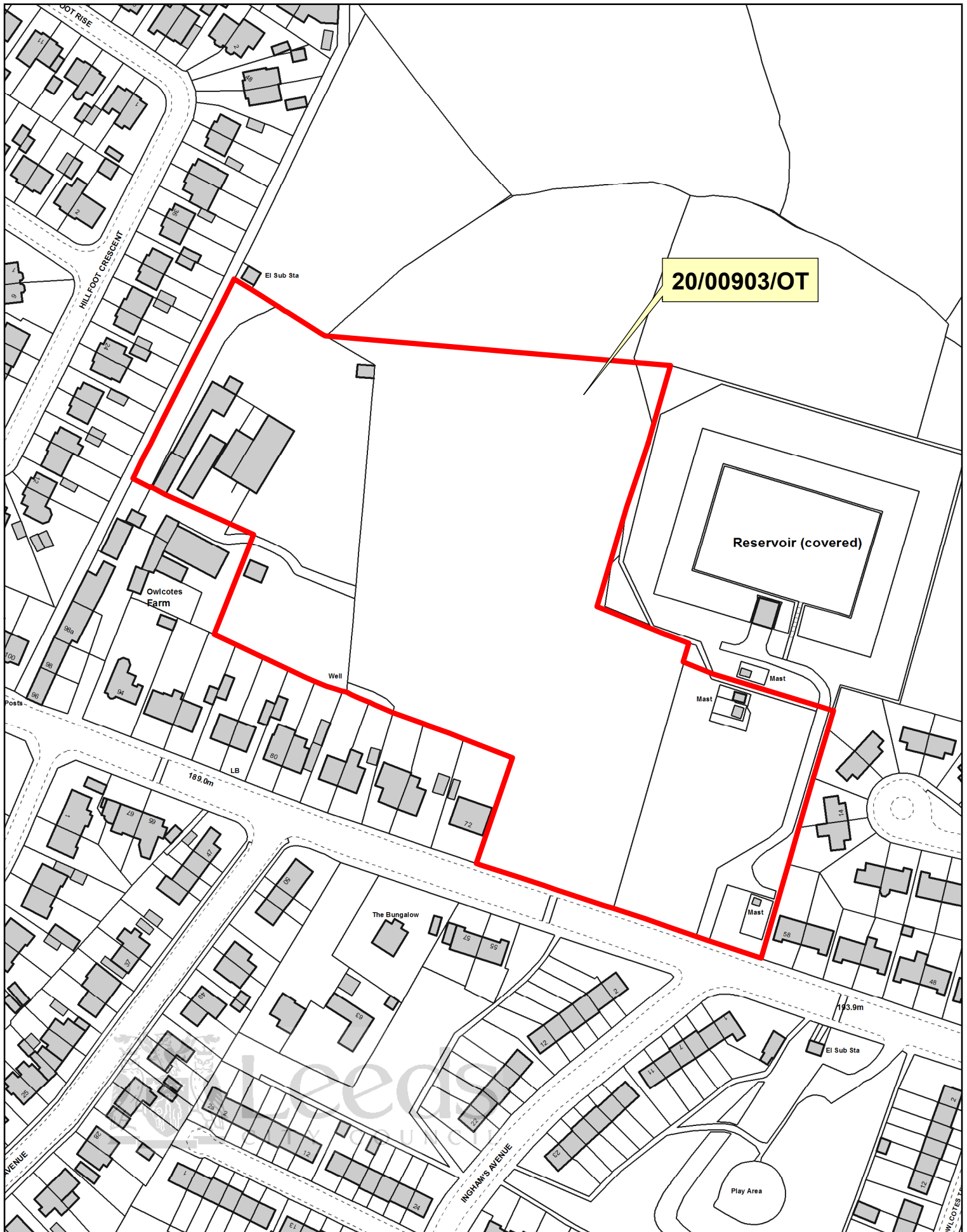
10.37 It is also not considered the disruption caused by the construction process warrant grounds to refuse the application. Full construction details, including hours of work etc. would be controlled by planning conditions to minimise the impact on local residents.

10.38 It is noted that an objection has stated that the indicative plans seem to show the access road to lead to land beyond, outside the housing allocation. Any further development would require separate planning consent. The layout in any event is indicative only, and does not form part of the approval of this application.

11.0 CONCLUSION

11.1 As discussed above, the principle of the development for housing on this site is supported by the up to date Local Plan and the adopted SAP. That the proposal is in accordance with the existing site allocations should be afforded very significant weight in consideration and determination of the application.

11.2 The development will provide an acceptable quantum of affordable housing, with a safe and adequate means of access. It is considered that the principle of developing the site for residential purposes is acceptable in terms of all local and national planning policies subject to the imposition of conditions and a legal agreement. With consideration being given to all other matters, the application is recommended for approval.



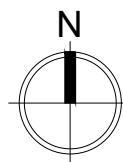
SOUTH AND WEST PLANS PANEL

© Crown copyright and database rights 2020 Ordnance Survey 100019567

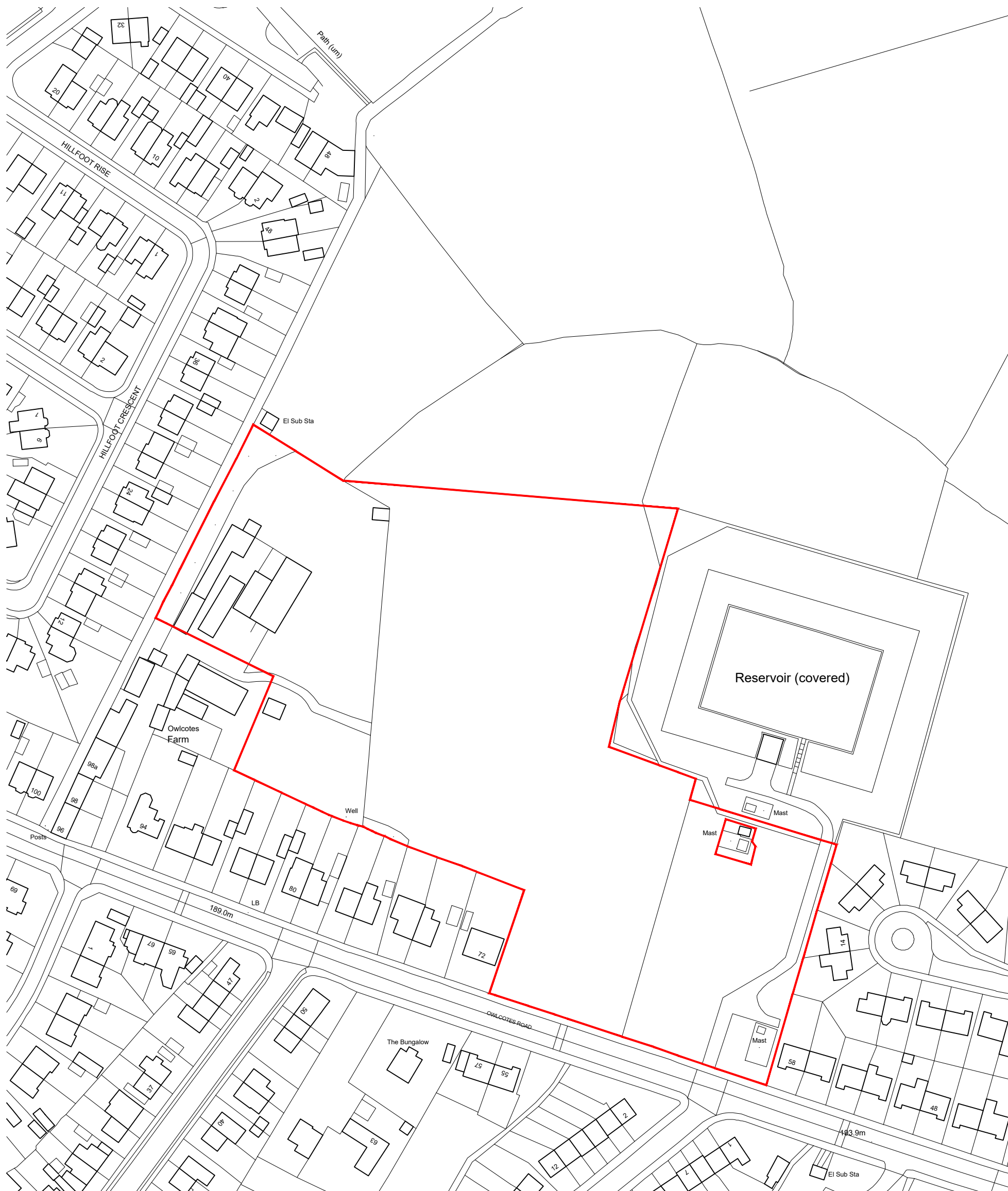
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.



Rev	Date	Description	Drawn	Checked
C	01.05.20	Red line amended		CR
B	15.01.20	Red line amended		CR

Project	Owlcotes Road, Pudsey Phase 2		
Drawing	Location Plan		
Client	Keyland Developments Ltd.		
BIM Suitability Description	SUITABLE FOR INFORMATION	BIM Suitability Code	S2
Status	Planning	2 Riverside Way Whitehall Waterfront Angel	320 City Road LONDON
Date	13.11.19	LEEDS ■	LONDON □
Drawn	NT	LS1 4EH t 0113 819 8041	EC1V 2NZ t 0203 883 8602
Checked	CR	w edwardarchitecture.co.uk e info@edwardarchitecture.co.uk	
Scale (A3)	1:1250		
Project	Originator	Discipline	Drawing No
0752	- EA	- A	- P001
			- C

