



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 15th April 2021

Subject: 19/07608/RM – Reserved Matters application for residential development (C3) for 129 dwellings at Land at Leeds Road, Collingham, Wetherby, Leeds

APPLICANT

Miller
Homes And
Mr Albert
Hill
c/o agent

DATE VALID

11/12/2019

TARGET DATE

30/07/2020

Electoral Wards Affected:

Harewood

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: GRANT RESERVED MATTERS APPROVAL subject to the conditions specified below (or any amendment to the same or others as the Chief Planning Officer deems necessary)

1. Plans to be approved
2. Walling and roofing materials
3. Fences and boundary treatment
4. Parking spaces laid out
5. Driveway gradient
6. Hard and soft landscaping
7. Landscape management plan
8. Replacement trees if lost within 5 years
9. No removal of trees March to August (protect active bird nesting)
10. Acoustic fencing
11. Finished floor levels
12. Sustainability measures
13. Removal of permitted development rights

INTRODUCTION:

1. The application is brought to North and East Plans Panel for consideration at the request of Harewood Ward Members who are concerned about the design and layout of the scheme in relation to the Neighbourhood Plan. As these issues are material planning considerations that give rise to concerns affecting more than neighbouring properties, the exceptions set out in the Officer Delegation Scheme are met and it is appropriate to report the application to Plans Panel for determination.
2. Outline planning permission was granted on appeal (LPA Reference 17/02068/OT, Appeal Reference APP/N4720/W/14/3001559) in December 2016 and established the principle of residential development at the site alongside the detailed means of access to the site from Leeds Road (A58).
3. The current reserved matters application seeks the determination of the reserved matters of appearance, landscaping, layout and scale in relation to the outline planning permission granted at the site.
4. The current reserved matters application represents the last opportunity to deliver on the outline consent which will time expire if the current reserved matters application does not gain a planning approval.
5. The application site is an identified site within the Site Allocation Plan (SAP ref HG1-519) with a capacity of 150 units. Part of the wider application site lies within the Green Belt as defined in the Unitary Development Plan (UDP Review 2006), however the residential units would be located on non-green belt land within the application site boundary.

SITE AND SURROUNDINGS:

6. The application site relates to an open area of agricultural land that is located to the western side of Collingham. The site sits between the A58 to the south and the existing residential houses to the north which are accessed from Harewood Road. To the east lies the 1970's residential development of Millbeck Green which comprises a characterful development of stone two storey and single storey houses set within medium sized plots. The land to the west is open countryside, and designated as Green Belt. The southern boundary is formed by Collingham Beck and the A58 which runs parallel. On the southern side of the A58 is open countryside, and designated as Green Belt.
7. The application site measures 8.83 hectares, although the residential development does not cover the whole site and is limited to the eastern side of the site. The land on which the houses and the associated greenspace would be located is an identified site in the SAP HG1-519 and former Protected Area of Search (PAS) in the UDP, while the land to the west within the red line site boundary is Green Belt. The southernmost part of the site is subject to flooding. The reason for previous flooding has been due to extreme wet weather coupled with debris blocking Collingham Beck and inadequate flood walls close to residential properties. However, since then, the Environment Agency have introduced new and additional flood mitigation measures along the beck by strengthening the banking and erecting concrete barriers to prevent further flooding. The outline approval secures additional flood prevention measures including an off-site contribution which will improve the situation for a number of existing houses close by.

8. Whilst the southernmost part of the site is relatively flat, the land rises upwards to the north with the houses within South View and Hastings Way to the north being elevated above the application site. There are also a number of trees within the site, particularly along the A58 frontage either side of Collingham Beck which are protected under a Tree Preservation Order (TPO). There are also a number of trees and hedging which form a boundary between two fields which run in a north/south alignment.
9. The application site also includes a pedestrian / cycle route towards the north western corner which connects the site to Harewood Road to the north. The village centre of Collingham lies approximately 0.8km to the north east with access along a footway alongside the A58. The village of Collingham provides local day to day shopping facilities such as a small convenience store (Tesco), newsagents, bakers, doctor's surgery, pharmacy, primary school and other local shops and services. However, the wider area outside of the village is distinctly rural in character.
10. The site is located within Flood Risk Zones 2 and 3. The trees along the site frontage are protected by a TPO.

PROPOSALS:

11. The applicant seeks the approval of the reserved matters of appearance, landscaping, layout and scale at a site granted outline planning permission for residential development.
12. The reserved matters submission details a residential development of 129 units comprising of 39 x two bedroom units, 24 x three bed units, 46 x four bed units and 20 x five bedroom units. The houses comprise of a mix of detached, semi-detached and rows of short terraces which are of two storey scale.
13. The properties each include private front and rear gardens with private parking spaces. Detached and semi-detached properties make up 114 of the total 129 houses (81%) at the site and terraced properties make up 15 of the total 129 units (19%).
14. The proposal will provide for 45 affordable units in a mix of 39 two bedroom terraced units and 6 three bedroom semi-detached units. The affordable units will be situated across six locations throughout the site. This meets the affordable housing requirement for the area which requires 35% of the total number of units to be affordable.
15. The site will be accessed from a single access point taken from Leeds Road A58 and a circular internal road layout will serve the development with two central green corridors which run north to south and follow the existing field boundaries. The western edge of the site will be served from a smaller street off the main internal road. Additional tree planting and landscaping is proposed throughout the internal site.
16. In terms of the wider landscaping of the site; a wetland meadow is proposed in the flood compensation area to the west of the housing development together with wild flower meadow and bulb planting. Tree and hedgerow planting is also proposed along the perimeter of the site. Woodland planting is also proposed along the whole frontage of the site along Collingham Beck.

17. The application is accompanied by a number of supporting documents:
- Design and Access Statement
 - Planning Statement
 - Contaminated Land Update
 - Statement of Community Involvement
 - A number of plans for approval

RELEVANT PLANNING HISTORY:

18. 31/67/98/OT – Withdrawn. Outline application to erect residential development.
19. 14/00315/OT – Refused (Allowed at Appeal)
Outline application for residential development up to 150 dwellings including means of access. This permission was subject to a number of planning conditions and section 106 requirements and was subsequently granted in December 2016 by the Inspector following an appeal against refusal. The planning conditions attached to the outline consent can be summarised as follows:
1. Reserved Matters to be submitted
 2. Upper limit of no more than 150 dwellings
 3. List of approved plans
 4. Time Limit – Reserved Matters to be submitted prior to 22nd Dec 2019
 5. Archaeology
 6. Development to be carried out with the approved Flood Risk Assessment
 7. Foul and surface water on and off site
 8. No piped discharge of surface water from the site until outfall details submitted and approved to the LPA
 9. Details to be submitted in relation to disposal of foul, surface water and balancing works
 10. Sustainable Urban Drainage details submitted and approved
 11. Phase II Site Investigation
 12. Amended Remediation Statement
 13. Verification Report
 14. Removal of trees (Brooks Ecological Report)
 15. Ecological Reports and details for approval
 16. Tree protection
 17. Public Open Space
 18. Landscape Buffer Zone (western boundary)
 19. Highway improvement works (completion by occupation of 1st dwelling)
 20. Highway improvement works (completion by occupation of 50th dwelling)
 21. Electric Vehicle Charging Points
 22. Visibility splays
 23. Pedestrian/cycle links
 24. Cycle storage
 25. Vehicle spaces to be laid out
 26. Construction Method Statement
 27. Hours of construction works
20. The Section 106 Agreement attached to the outline permission (see para. 71 below) contained planning obligations in respect of:
- Affordable housing provision

- Travel card provision
- Travel planning
- Flood prevention contribution
- Bus stop contribution

21. PREAPP/17/00206 – Advice Given
Residential development
22. 17/08289/RM – Pending Consideration (Bellway and Miller Homes). Reserved Matters application for residential development up to 150 dwellings.
23. 18/00631/COND – Pending Consideration. Consent, agreement or approval required by conditions 14, 15 and 16 of Planning Application 14/00315/OT.

HISTORY OF NEGOTIATIONS:

24. During the course of the planning application the plans originally submitted have been amended
- The internal layout has been amended to create a circular loop road within the site to avoid congestion on bin collection days and from deliveries;
 - Two central green corridors are to be retained and enhanced to improve landscaping and pedestrian linkages to create a pleasant environment for future residents;
 - Increased plot planting, site landscaping, screening and bulb planting;
 - Enhanced ecology and biodiversity with the wild flower and wetland meadow;
 - The overall number of units on the site has decreased by 10 to 129 in total. This will create a more spacious development which better reflects the urban grain of Collingham and result in better place making and attractive entrance;
 - Improved design and architectural features and use of high quality materials on prominent plots and front elevations.

Officers have sought to address concerns raised via local residents and Ward Members in relation to appearance, landscaping, layout and scale. Consultees have been re-consulted on the information provided.

PUBLIC/LOCAL RESPONSES:

25. The application has been advertised as major development representing a departure from the Development Plan by site notices which were posted around the site and area on 19th December 2019 & 03rd September 2020 advertising it as Departure and that revised plans had been received. A newspaper advertisement was published in the Yorkshire Evening Post on 20th December 2020. As a result of this publicity, a total of 79 letters of objection have been received. The objections have been duly considered by officers and can be summarised as relating to the following issues:
- Development should have a separate egress road onto Harewood Rd
 - Traffic congestion and further traffic will exacerbate this situation
 - Site prone to floods and is not suitable for housing
 - Who would be responsible for flooding in the future
 - Flood defenses need to go above and beyond on this site
 - Flood water storage area needs to be effective

- Reservoir Act Legislation (1975)
- Protection of children and residents from flooding
- Extending into the Green Belt
- Access to and use of the pedestrian link and landscaping around the south of the site
- More time needed to comment/not aware of the application
- Revised plans submitted close to Christmas and local elections
- Developers lack of respect for the concerns of local residents
- Developers ignored the Inspectors notes & Parish Council
- Density is too great
- Revised plans don't go far enough and no bungalows for elderly which should be located on the perimeter of the estate
- Poor landscaping and removal of hedgerows
- Adverse impact on wildlife, flora and fauna
- Lack of greenspace and children's play area
- Development profit driven and will not compliment the village
- Poor use of materials and uniform design
- Loss of privacy
- Reduction in property prices
- Crammed form of development and houses too close to each other
- Developer should be made to apply again due to time lost
- Outline only granted due to lack of 5 year housing land supply which is now not the case
- Unimaginative design still falls short of being acceptable
- Conflict with the Neighbourhood Plan and no bungalows
- Plans don't include neighbouring houses so hard to understand relationship with existing houses
- Delays in seeing revised plans
- Density is greater than that identified in the SAP (HG3-8) with capacity of 100 unit (*see para. 113 below*)
- Harm to local infrastructure, education and services which can't accommodate increased demand
- Wattle Syke junction suffers congestion
- Proposals are different to what the Inspector granted permission for
- Increased demand for parking in the village
- Neighbouring Millbeck Green estate is a better example
- Developers poor consultation and engagement with community
- Traffic calming at the access and egress of the site will result in traffic build up
- Scale of the building heights is too tall
- Increased traffic accidents
- Increased crime and theft via the path to the west
- Boundary planting will lead to a loss of light
- Green area to the west will be boggy and unusable for a large part of the year
- Comments from 2017 application should be considered
- Failure to retain key features
- Remove future Permitted Development rights
- Lack of boundary fencing details
- Noise during the constructions process
- Overdominance and overshadowing
- Pumping station close to properties and will be disturbing
- Environmental impacts are harmful
- Drainage and absorbing rain water

- Transport Assessment document required
- Future maintenance required in the form of a Management Agreement
- Length of time it has taken for the developer to meet the Councils requirements
- No starter homes and lack of affordable homes
- No garages
- Transport mitigation
- Building Better, Building Beautiful Report seeks improvements to design and ensure beauty is achieved as well as development
- Fails to meet the needs of the community
- Air pollution and increased commuter traffic from future residents

26. Harewood Ward Councillors have objected to the proposals on the grounds of the following:

- Opposed to the principle of development
- More work needs to be done to the design and layout of the development
- Application fails to comply with policies A, D and G of Collingham Neighbourhood Plan
- Need for more replacement trees on site (support a 20:1 replacement)
- Design akin to a 'standard volume housebuilder' not appropriate to Collingham
- Some of the house types are brick with no stone unlike existing dwellings in Collingham
- No retirement properties including bungalows
- Poor site layout
- Vagueness of detail submitted and no levels
- Village does have the capacity to support this number of dwellings
- Timing of the application/lapsed permission

27. Collingham with Linton Parish Council object on the grounds of the following:

- Concerns that local residents who commented on the previous application have not been written to. Extension of time agreed for comments.
- Bin stores to plots 1, 20, 23 and 36 should be relocated away from boundaries
- Plot 1 bin store too close to flood defence wall
- Plot 12 too close to neighbouring properties – loss of amenity
- Garages to plots 15,16 and 17 too close to boundary
- Poor design, detailing and density remains excessive
- Chimneys have been omitted
- acoustic fence omitted
- landscape planting has not been updated
- Neighbourhood Plan should be given more weight and determine what the houses look like
- Proposals fail to contribute to the character of the area
- Development brings a loss of amenity, destruction of landscape and damage to the environment
- Proposals don't represent Collingham they are too generic
- Council fail to use the Neighbourhood Plan
- No two bed starter homes for the open market
- No attempt to create a landscape buffer between the A58 and the new dwellings
- Solid mass of red brick unacceptable for a streetscene
- Flood protection works but the basins have been designed with no imagination

- Flood basin needs sign off from the Environment Agency
- Meadow Mixture for Wetlands which will not be conducive to an attractive appearance nor amenity use and is inappropriate
- Don't support the circular access as it encourages speeding and criminal escape routes
- Little positive change as a result of consultation, need to re-engage and hold a consultation event
- PROW link around the flood basin required (map 8 improvement 2)
- Entrance into the site should be a gateway feature
- Applicant failed to consider planning policies in the Plan which have considerable weight
- Flood basin within Special Landscape Area and needs careful consideration
- Earthworks associated with the flood basin are engineering works and unsympathetic
- Arboricultural statement not provided
- Possible landfill on the site
- Lack of architectural features and no wide green spaces between buildings
- Need for positive design supported by the Development Plan policies
- Scale of development along the boundaries and open area's
- Fails to meet housing density Core Strategy policy H3
- Light pollution – Collingham a dark village
- Take inspiration from Millbeck Green density of 10.9/hectare and arts and craft style
- Loss of views across the countryside for existing residents
- Insufficient front garden space given way for parking
- No justification for housing mix
- Population is aging and Collingham needs two bedroom properties on ground floor or apartments
- No need for 3 and 4 bed properties when Wetherby is expanding
- Lack of provision of green infrastructure
- Link road to Harewood welcomed
- Concerns about pedestrian safety
- Gateways to A58 should be features
- Acoustic fencing needed
- Surfacing materials to be 'low noise'
- Neighbourhood Plan to be given full weight
- Additional space for public and private transport should be provided due to location
- No details of the flood protection works
- Planning approval should lapse due to time passed
- 80m² per dwelling of open space required – doesn't include wetland/flood defence, layout unacceptable
- Details of riparian planting not provided
- Two storey dwellings to the east will harm living conditions of neighbours
- Neighbourhood plans means the density should be reduced
- Applicant hasn't carried out a Housing Needs Assessment so Neighbourhood Plan takes precedent
- Green and open space will need to be replaced elsewhere as it won't always be useable
- Reserved Matters applications are Contrary to Policy GP5 of the Leeds Unitary Development Plan (Review 2006) (adopted July 2006) and Policy HDG2 of the Householder Design Guide Supplementary Planning Document (adopted April

2012) which require proposals to protect residential amenity, and to resolve detailed design considerations. Fails to accord with paragraph 17 of the Framework

- Land should be returned and safeguarded

Letters of support

One letter of support had been received:

- Development is a great opportunity to bring more residents and provide new homes to existing residents in a thriving village
- Intends to purchase a property once built
- They are needed sooner the better

CONSULTATION RESPONSES:

28. Highways: A revised layout plan has been submitted to address concerns raised. Comments awaited on revised plans.

29. Environment Agency: Comments have been submitted in respect of the design of the Bridge and condition 6 of the outline planning permission.

Note: These matters are unrelated to this application. The outline planning permission granted on appeal established means of access to the site from Leeds Road (A58) in the form of a bridge. Following negotiations with the Council's Structures Team, it is understood that the bridge approved as part of the outline planning permission needs to be widened by 1.5m on either side in order to meet the necessary technical safety standards and so that the road above the bridge can be formally adopted by the Council. A condition (19) of the outline permission requires the detailed design of the bridge to be submitted for approval. This matter will be addressed through the consideration of an application to discharge that condition.

30. Flood Risk Management: (surface water drainage only) Details required in relation to future maintenance of the easement. Full supporting calculations should be provided to demonstrate that the proposed drainage and attenuation measures comply with the Leeds Minimum Development Control Standards for Flood Risk (V7). Applicant needs confirmation from the Highway Authority that they will accept a private sewer under the short section of adopted highway. Layout should include SUDs features in line with outline or provide justification as to why these cannot be incorporated.

Note: Conditions are attached to the outline approval that foul and surface water, compliance with approved Flood Risk Assessment and management and maintenance of the Sustainable Urban Drainage System and flood alleviation and mitigation works.

31. Contaminated Land Team: Conditions attached to the Outline consent carried over. Applicant advised to submit further information and update the ground investigation report.

32. Nature Conservation Team: Awaiting comments in relation to design of the Public Open Space areas for biodiversity which should be in line with the Ecological Management Plan previously approved by Brooks Ecological. Open space to be designed as a nature reserve with the balance of access and biodiversity management carefully considered.

Note: Condition 15 of the outline planning permission requires the submission of an ecological report and details relating to lighting, environmental construction plan, biodiversity enhancement and management plan, details of bat roosting and bird nesting opportunities.

33. Landscape Team: Concerns and queries raised in respect of the function of the open space, gradients, areas of usable open space and that it is safe and usable, play provision, enclosure, the retention and loss of trees and hedgerows, impact on natural habitat and access to the rear of plots 57, 62 and 77. Revised plans have been received and further comments are awaited.

Note: In considering these comments it should be noted that approval is only sought for the structural landscaping and it is recommended that the detail of the actual planting is reserved for future consideration by a condition attached to this approval. Furthermore a condition on the outline approval, condition 17, requires a scheme for the detailed design, amount (to comply with policy) and delivery of public open space to be submitted for consideration and approval by the local planning authority. Condition 18 of the permission requires details of a landscaped buffer zone on the western boundary to be submitted for approval.

34. Environmental Studies Transport Strategy: No objections subject to conditions in relation to acoustic fencing.

35. Access Officer: Consulted but no response received.

36. Design Team: Comments offered in relation to design, revised plans received Aug 2020

37. Metro: a bus shelter could be provided at stops 14811 and 14812 at a cost of £13,000 each to the developer to improve the public transport offer. In order to access this stop, safe and direct pedestrian links are required. Recommend that the developer contributes towards sustainable travel incentives to encourage the use of sustainable modes of transport. £76,725.00 contribution towards Residential Mcards.

Note: These matters are dealt with by the outline planning permission.

38. Health and Safety Executive: HSE does not advise, on safety grounds, against the granting of planning permission in this case

39. Ramblers Association: Consulted but no response received

40. Employment and Skills: Consulted but no response received

RELEVANT PLANNING POLICIES:

The Development Plan

41. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Amended 2019)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy

- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013)
- Site Allocations Plan (2019)
- Collingham Neighbourhood Plan (February 2018)

These development plan policies are supplemented by supplementary planning guidance and documents.

42. The following Core Strategy (CS) policies are relevant:

- General Policy – Sustainable Development and the NPPF
- Spatial Policy 1 Location of development
- Spatial Policy 6: The Housing Requirement and Allocation of Housing Land
- Spatial Policy 7: Distribution of Housing Land and Allocations Policy
- Spatial Policy 11 – Transport Infrastructure Investment Priorities
- Spatial Policy 13 – Strategic Green Infrastructure
- Policy H1 – Managed Release of Sites
- Policy H2 New Housing Development on Non Allocated Site
- Policy H3 Density of Residential Development
- Policy H4 Housing Mix
- Policy H5 – Affordable Housing
- Policy H9 – Minimum Space Standards
- Policy H10 – Accessible Housing Standards
- Policy P10 Design
- Policy P12 Landscape quality, character and biodiversity of townscapes is preserved or enhanced
- Policy T1 – Transport Management
- Policy T2 Accessibility requirements and new development
- Policy G1 – Enhancing and Extending Green Infrastructure
- Policy G2 – Creation of Tree Cover
- Policy G3 – Standards for Open Space, Sport and Recreation
- Policy G4 – New Greenspace Provision
- Policy G8 Protection of Important Species and Habitats
- Policy G9 Biodiversity Improvements
- 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 ID1 Implementation and Delivery Mechanisms
- Policy ID2 Planning Obligations and Developer Contributions

43. Unitary Development Plan (UDP) saved policies of relevance are listed, as follows:

- Policy GP1 Land use and the Proposals Map
- Policy GP5 General planning considerations
- Policy BD2 Design and siting of new buildings
- Policy BD3 Disabled access and new buildings
- Policy BD5 Amenity and new Buildings
- Policy LD1 Seeks to ensure that development is adequately landscaped
- Policy LD2 New and altered roads
- Policy N23 Incidental Open Space
- Policy N24 Development Proposals Next to Green Belt
- Policy N25 Site boundaries

- Policy N32 Green Belt (part superseded by SAP)
- Policy N33 Development in the Green Belt
- Policy N37 Special Landscape Area
- Policy N37A Development in the Countryside
- Policy N38A Development in the Floodplain
- Policy N38B Flood Risk Assessments
- Policy N39A Sustainable Drainage Systems

44. The Natural Resources and Waste Local Plan (NRWLP) sets out where land is needed to enable the City to manage resources, e.g. minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Relevant policies are as follows:

- General Policy 1: Support for Sustainable Developments
- Policy AIR 1: The Management of Air Quality through Development
- Policy WATER 1: Water Efficiency
- Policy WATER 2: Protection of Water Quality
- Policy WATER 3: Functional Flood Plain
- Policy WATER 4: Development in Flood Risk Areas
- Policy WATER 6: Flood Risk Assessments
- Policy WATER 7: Surface Water Run-Off
- Policy LAND 1: Contaminated Land
- Policy Land 2: Development and Trees

Site Allocations Plan

45. The SAP was adopted in July 2019. Following a statutory challenge, Policy HG2, so far as it relates to sites which immediately before the adoption of the SAP were within the green belt, has been remitted to the Secretary of State and is to be treated as not adopted. All other policies within the SAP remain adopted and should be afforded full weight.

The most relevant policies from the SAP are outlined below:

HG1 – Identified Housing Sites (including sites that have existing planning permission)

The application site is an identified housing site in the Green Belt in the SAP (ref HG1-519 with an identified capacity of up to 150 units)

Neighbourhood Plan

46. Collingham Neighbourhood Plan (2015-2028) was made in January 2018 and therefore forms part of the development plan and as such should be afforded full weight in the decision making process.

47. The Plan lists a number of objectives which include:

1. New development to maintain separation distances from neighbouring villages, minimise quantity of land required and be in keeping with density of housing characteristic of the area
2. New housing will include a number of smaller dwellings
3. Good design including replica architectural features
4. New development will be sensitive to Collingham's history and heritage

5. Development will protect and complement the landscape and views into and out of the village
6. Local participation in the planning process and delivery of the Plan
7. Protection of existing infrastructure
8. Provision of protected open space
9. Identify and improve green space deficiencies
10. Improve Public Rights of the Way and connectivity
11. Congestion mitigation
12. Reduce speed of traffic
13. Promote walking and cycling to the village centre

48. The following policies are relevant to the determination of the current application:

- Policy A: Protecting the village setting
Seeks to retain trees of good aboricultural/amenity value. Where removal is justified, replacement tree planting should be provided. Developments should also be sensitively designed and should include an appropriate landscape scheme.
- Policy C: Archaeology
New development will be designed to sit sensitively within the existing environment and retain Collingham's history and heritage.
- Policy D: Design of development
Development proposals shall recognise and reinforce the distinct local character in relation to height, scale, spacing, layout, orientation, design and materials; incorporate landscaping to mitigate the visual impact; reflect the distinct local character in relation to materials and designs used for boundary walls, fences, hedges, footways and grass strips in verges; and include architectural details and features similar to those of the neighbourhood.
- Policy F: Sustainable development
Proposals that increase the flood risk from Collingham Beck or River Wharfe will be refused.
- Policy G: Housing Type
Developments of more than two dwellings should provide a mix of housing types and sizes to reflect the changing needs of an ageing demographic profile and the corresponding need for smaller dwellings.
- Policy H: Village facilities and setting
This policy seeks to protect a number of village facilities and services such as churches, school, post office, doctor's surgery, shops and sports clubs, unless it can be demonstrated that a least 6 months active marketing has been carried out to show that the existing use is no longer viable.
- Policy K: Footpaths, cycleways and bridleways
The protection, improvement and expansion of the public rights of way network will be supported.

Supplementary Planning Guidance / Documents:

- Neighbourhoods for Living SPG (2003)
- Neighbourhoods For Living Memoranda to 3rd Edition (2015)

- Street Design Guide SPD (2009)
- Sustainable Design and Construction SPD (2011)
- Guideline Distances from Development to Trees (2011)
- Parking SPD (2016)
- Accessible Leeds SPD (2016)
- Sustainable Urban Drainage SPG (2004)
- Designing for Community Safety: A Residential Design Guide SPD (2007)
- LCC Achieving Net Gain for Biodiversity - Guidance for Developers (*Draft*)
- S106 Agreements and Developer Contributions
- Building for Tomorrow Today, Sustainable Design and Construction SPD (2011)
- Strategic Flood Risk Assessment DPD (2011).
- The Travel Plans SPD (2015).

National Planning Policy Framework (NPPF)

49. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system to ensure the delivery of sustainable development through the planning system and to promote good design, but all to the extent that it is relevant, proportionate and necessary. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
50. The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the NPPF, the greater the weight they may be given.
51. Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 goes on to note that achieving sustainable development means that the planning system has three overarching objectives - economic, social and environmental objectives – which are interdependent and need to be pursued in mutually supportive ways.
52. Paragraph 10 sets out that at the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 states that decision taking this means approving development proposals that accord with an up-to-date development plan without delay. Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.
53. Paragraph 48 sets out that in decision taking local planning authorities may give weight to relevant policies in emerging plans according to the stage of its preparation, the extent to which there are unresolved objections and the degree of consistency with the NPPF.
54. Paragraph 56 sets out that planning obligations must only be sought where they are necessary, directly related to the development, and fairly and reasonably related in scale and kind to the development. Paragraph 57 sets out that where up-to-date

policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable.

55. Section 5 of the NPPF is entitled 'Delivering a sufficient supply of homes'. Paragraph 73 sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
56. Section 8 of the NPPF is entitled 'Promoting healthy and safe communities' and sets out at paragraph 91 that planning decisions should aim to achieve healthy, inclusive and safe places including encouraging layouts that would encourage walking and cycling. Paragraph 92 requires planning decisions to take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Paragraph 96 sets out that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Paragraph 98 sets out that planning decisions should protect and enhance public rights of way and access.
57. Section 9 of the NPPF is entitled 'Promoting sustainable transport' and sets out at paragraph 102 that transport issues should be considered from the earliest stage of development proposals including opportunities to promote walking, cycling and public transport. Paragraph 102 also sets out that the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account and that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.
58. Paragraph 109 states the development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Within this context, paragraph 110 sets out, amongst other things, that development should give priority to pedestrian and cycle movements both within the scheme and with neighbouring areas, minimize the scope for conflicts between pedestrians, cyclists and vehicles and be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
59. Paragraph 111 states that all developments that will generate significant amounts of movement should be required to provide a travel plan.
60. Section 11 of the NPPF is entitled 'Making effective use of land' and at paragraph 117 sets out that planning decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
61. Section 12 of the NPPF is entitled 'Achieving well-designed places' and at paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 124 goes on to state that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
62. Paragraph 127, amongst other things, states that planning decisions should ensure development is visually attractive as a result of good architecture, layout and appropriate and effective landscaping. Paragraph 129 sets out that in assessing planning applications, local planning authorities should have regard to the outcome of design discussions, including with the local community.

63. Paragraph 130 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.
64. Section 13 of the NPPF is entitled protecting Green Belt land, setting out the great importance which the Government attaches to Green Belts.
65. Section 14 of the NPPF is entitled ‘Meeting the challenge of climate change, flooding and coastal change and at paragraph 148 sets out that the planning system should support the transition to a low carbon future in a changing climate.
66. Section 15 of the NPPF is entitled ‘Conserving and enhancing the natural environment’. Paragraph 170 states that planning decisions should contribute to and enhance the natural and local environment including through minimising impacts and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

National Planning Practice Guidance

67. The National Planning Practice Guidance (NPPG) offers guidance in addition to the NPPF. The NPPG advises that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application (i.e. that can be ‘reserved’ for later determination). These reserved matters are defined in Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) as:
- ‘Access’ – the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
 - ‘Appearance’ – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
 - ‘Landscaping’ – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;
 - ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
 - ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

For the current application, the applicant is seeking the determination of the following reserved matters; **‘appearance’ ‘landscaping’ ‘layout’ and ‘scale’**. Members are asked to consider these matters only as the principle of development and access already have the benefit of planning permission.

MAIN ISSUES:

- Outline Consent
- Appearance and Scale
- Landscaping
- Layout
- Other Matters
- Consideration of Objections

APPRAISAL:

Outline Consent

68. The outline planning consent (LPA Reference 14/00315/OT) forms the appropriate starting part for the consideration of the current reserved matters proposal.
69. The outline consent established the principle of development giving permission for up to 150 dwellings at the site alongside the detailed location and means of access to the site from Leeds Road A58. At outline stage all matters that went to the heart of the permission including highway safety, flood risk, ecology, impact upon local and strategic infrastructure were assessed, and either found to be acceptable, or details were reserved by condition.
70. The current reserved matters application seeks the determination of the reserved matters of appearance, landscaping, layout and scale in accordance with condition 1 of the outline planning permission granted at the site. A range of further conditions were imposed to the outline consent by the Inspector and these are listed at paragraph 19 of this report, some of which require compliance and some of which require discharging.
71. A S106 Legal Agreement secured the following contributions;
- 35% Affordable Housing provision
 - £40,000 Bus Stop Improvement contribution
 - £100,000 Flood Prevention Contribution
 - £3,250 Management Fee
 - £475.75/dwelling MetroCard Contribution
 - £2750 Travel Plan Monitoring Fee
72. It is important that the detailed reserved matters now being considered will allow compliance with the conditions or obligations above. It is considered that this will be the case.
73. Furthermore, it is worth noting that the current application represents the last opportunity to deliver the residential development secured by way of the outline permission due to a condition attached to the outline planning permission which restricted the time limit (condition 4).
74. It is noted that the site forms an identified housing site in the SAP(HG1-519) and falls within the Council's 'Outer North East Leeds' Housing Market Characteristic Area (HMCA) with a housing target of 5000. The principle of bringing the site forward for housing has already been accepted through the outline planning permission at the site. There is a realistic expectation that sites like this will come forward during the Plan period and help deliver housing and contribute towards the overall housing

target for the HMCA. In order to deliver the identified housing land supply in Leeds, and to prevent future challenge on other non-allocated sites, it is important that sites such as this come forward for development and therefore securing reserved matters consent will help to ensure this is the case.

Appearance and Scale

75. The PPG defines –

Appearance as “The aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture”.

Scale - “The height, width and length of each building proposed within the development in relation to its surroundings”.

76. Section 12 of the NPPF highlights the importance of good design, and paragraph 127 provides a series of principles that should be followed to ensure developments are of good quality. Policy P10 of the Core Strategy seek to ensure that new development is of high quality and is appropriate to its context.

77. Policy D of Collingham Neighbourhood Plan states that Development Proposals shall demonstrate that they:

a) Recognise and reinforce the distinct local character in relation to height, scale, spacing, layout, orientation, design and materials of buildings. The use of vernacular detailing is encouraged.

b) Incorporate landscaping to mitigate the visual impact of development and to ensure that proposals merge into the existing village context. Landscape schemes should seek to include native species (where appropriate).

c) Reflect the distinct local character in relation to materials and designs used for boundary walls, fences, hedges and also footways and grass strips in verges.

d) Include architectural details and features similar to those of the neighbourhood or incorporated in the host building if the development is an extension.

78. It is acknowledged that the character of the wider area is relatively mixed with regard to scale and appearance. The properties immediately to the east on the Millbeck Green estate tend to be large, detached dwellings constructed out of stone with a strong vernacular character. The dwellings tend to have gable features and are attractive in appearance with tiled roofs. The dwellings are well spaced and have generous garden areas with driveways to the front and low level boundary treatments and planting.

79. This character differs somewhat to the north where the dwellings on Langwith Avenue and Green Lane are a mix of dormer bungalows with a hipped roof (stone and red tile) and two storey semi-detached dwellings with gable features (red brick with slate roof) and more traditional semi-detached dwellings with a hipped roof (stone and render with concrete tile) and also larger two storey dwellings with a gabled roof (red brick and render with mock Tudor features). The character changes again further along South View where the dwellings are terraced (red brick and slate) and again along Hastings Way where the detached dwellings and bungalows are of a later construction with a red tiled roof and of vernacular appearance.

80. The development proposes 12 different house types offering a mix of 2, 3, 4 and 5 bedrooms. The majority of the dwellings proposed are detached and semi-detached

dwellings, however the scheme does include some short terraces. All dwellings are two storeys in height some of which include gable features (Pushkin, Fordham, Beecham, Greenwood, Thetford, Watkin) and double gable features (Waltham, Sherwood). In terms of materials a mix of stone, brick and render is proposed and 7 of the house types have a gabled roofs and five of the house types have a hipped roof.

81. The mixture of style and materials is considered acceptable and will lead to a varied streetscape and visually interesting development; the gable features recognise the local vernacular character and the use of stone particularly on prominent plots respects the design and materials used in the wider area. Architectural features such as stone heads and cills to both the front and rear elevations have been worked into the scheme to lead to an improved design. Furthermore, it is considered that the two storey scale of the development is in keeping with existing neighbouring residential development. Materials were not conditioned as part of the outline so it is suggested that a condition be imposed here such that submission of sample panels and subsequent approval of materials will be required to control the materials used.
82. On the whole and subject to conditions, the appearance and scale of the development is considered to comply with policy, including those policies set out within the Neighbourhood Plan with particular reference to Policies A, D and G. As such, the development is considered to be acceptable in this regard.

Landscaping

83. The PPG defines:
Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”.
84. Section 12 of the NPPF highlights the importance of good design, and paragraph 127 provides a series of principles that should be followed to ensure developments are of good quality. Policy P10 of the Core Strategy seek to ensure that new development is of high quality and is appropriate to its context whilst policy P12 seeks to protect the character, quality and biodiversity of Leeds’ townscapes and landscapes. Relevant UDP policies include (but are not limited to) N24, N25 and LD1. Policy N37 is also relevant as the site is located within the Special Landscape Area, as is Core Strategy Policy G9 due to the sites function within the habitat network. Neighbourhood Plan Policy A states that development must respect Collingham’s landscape character.
85. The area of public open space being provided follows the requirements of the outline planning permission (condition 17) which requires 80m² of on-site public open space per dwelling (pre-CSSR permission) or 1.2 hectares overall based upon a maximum development of 150 dwellings. Details of the siting, layout, landscaping, maintenance, and long term management of the open space and delivery of the on-site public open space are also controlled by condition.
86. In terms of general landscaping, a buffer strip is proposed around the development to help with screening. Following negotiations during the course of the application, landscaping proposals have been enhanced. The landscape masterplan indicates a wetland meadow is proposed in the flood compensation area to the west of the

housing development together with wild flower meadow and bulb planting. Tree and hedgerow planting is also proposed along the perimeter of the site. Riparian Woodland planting is also proposed along the frontage of the site along Collingham Beck.

87. Within the site, two central green corridors have been worked into the scheme and the existing hedgerows are to be retained where practicable and planted up where they have thinned. Additional ornamental planting is also proposed to create a pleasant central green swathe through the site. New tree planting is also proposed within the site including a mix of heavy standard native and ornamental trees together with whip planting. These are considered to be positive features of the development.
88. The generous area of open space to the west and south coupled with the wild flower meadow and wetland planting on the embankment will maintain the openness of the Green Belt. Officers are confident that a bio-diversity net gain can be achieved on this site and details regarding the landscaped buffer zone on the western boundary are also controlled via the outline planning permission to ensure this outcome.
89. The dwellings along the western edge are separated from the Green Belt by soft hedging as opposed to hard boundary fencing and the proposed new footpath which links Harewood Road to Leeds Road A58. The dwellings are also set back by the road to create a more spacious and open feel.
90. The flood storage areas are intended to act as both flood compensatory storage areas and areas of public open space. It is advised that these areas of flood compensation storage would only be used to accommodate water in extreme events and likely to accommodate standing water for approximately 1 or 2 days in any one calendar year. As such, their primary function would be as Greenspace, and available for all residents of the development, as well as members of the general public visiting or passing through the site. The final detail such as planting plans and surfacing will be dealt with by condition. Finer detail for the landscaping of individual plots will also be required to address these areas. The Permitted Development right to erect fences, walls and other forms of boundary treatment on any land between the houses and a highway will be removed to prevent harmful changes to the hard and soft landscaping scheme affecting publicly visible spaces within the estate. There is sufficient space within the site and site layout to ensure that the Council's 3:1 tree replacement policy can be met and is shown on the submitted structural landscaping plans submitted. These plans particularly show additional tree planting adjacent to Collingham Beck, on areas between the residential areas and the Greenspace, within the new residential streets that would be formed and along the new pedestrian routes within the development that would be created.
91. Due to the generous size of the site and close proximity to Collingham Beck, the site has the potential to offer numerous benefits for biodiversity and habitats. Further details are required in relation to the bund and creation of the nature reserve, and how to balance access and biodiversity management. Relevant nature conservation detail is controlled by conditions 15 and 16 attached to the outline consent and this information still need to be formally discharged. It is understood that East Keswick Wildlife Trust are keen to be involved in nature reserve feature of the scheme which represents a good opportunity for local community groups to shape the development. It is proposed to deal with the delivery of this aspect of the development via condition.

92. Subject to the noted conditions, the landscaping and associated biodiversity improvements are considered acceptable.

Layout

93. The PPG defines:
Layout – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”
94. Section 12 of the NPPF highlights the importance of good design, and paragraph 127 provides a series of principles that should be followed to ensure developments are of good quality. Policy P10 of the Core Strategy seek to ensure that new development is of high quality and is appropriate to its context whilst policy P12 seeks to protect the character, quality and biodiversity of Leeds’ townscapes and landscapes. Relevant UDP policies include (but are not limited to) N24, N25 and LD1. Neighbourhood Plan Policy D is also relevant.
95. In terms of layout, it is acknowledged that the application site is generous in size measuring 8.83 hectares. The bulk of the new massing is set back from the entrance to the site so will appear as you enter into the development from over the bridge. The development is well related to the existing development to the north and east and is already separated to the south by Collingham Beck and Leeds Road A58. The open space area along the Beck and land to the west will help create a sense of spaciousness which will make a pleasant entrance into the site.
96. In terms of the road layout, this is very similar to the indicative site layout submitted at Outline stage; the site is laid out around a circular loop road with houses along the perimeter. The new footpath which links Harewood Road to Leeds Road (A58) is included as is the central green corridor. The road network would consist of two short internal roads running horizontally east to west serving 11 - 13 houses, and one exterior road along the western boundary running north to south serving 9 houses. Pedestrian and cycle connectivity through the site is good and the shorter internal roads are linked via a green corridor for pedestrians and cyclists which is free from vehicles.
97. In terms of highway safety, the proposals raise no specific road safety concerns. The layout has been revised during the course of the application and the cul de sac design has been amended to avoid issues with turning refuse vehicles. The footways have been amended to include pavements on both sides. To control speeds, traffic calming measures are proposed in the top north western and north eastern corner of the site. All the dwellings have driveways and softer landscaped areas; it is noted that some of the affordable units include parking areas to the front which is not positive given that this has left little opportunity for soft landscaping. However, these are in short rows spread out across the site so their impact is lessened. Future occupiers are expected to require cars due to the location of the site. However, the location of the site and access was considered acceptable by the Inspector when the Outline planning permission was granted and the Reserved Matters proposals do not compromise these aspects of the proposal which have already been agreed.
98. The internal road will be built to adoptable standards and then offered for adoption under Section 38 of the Highways Act 1980. The speed limit for the proposed development should be 20mph in accordance with the Street Design Guide. For the avoidance of doubt the cost of road markings, signage and appropriate speed limit Orders will be fully funded by the developer (inclusive of staff fees and legal costs).

The Highways Team have offered further comments in relation to parking standards, cycle storage, garages, driveways, and also the need for Electric Vehicle Charging Points (EVCP). The Applicant has confirmed that all plots will have cycle storage, and an EVCP which is to be controlled by way of condition. As such the proposal would meet the aims of relevant local and national planning policies in these respects.

99. The spatial character of the development is also considered to be acceptable. As noted the two green corridors within the site includes tree planting, and hedgerows. Details in relation to the plot planting and landscaping is to be controlled by way of condition. The houses are generally set back from the pavement edge providing space through the development, and the gaps between dwellings also contribute to this. The overall number of units on the site has been reduced to 129 units in order to meet the guidance and avoid a cramped form of development. The majority of houses attain the 10.5m separation distance required by Neighbourhoods for Living, or the 12.0m to a blank gable where relationships are transverse, ensuring that there is sufficient separation between dwellings to prevent a harmful sense of enclosure and harmful overlooking from within dwellings. Garage locations have also been carefully considered to reduce impact on neighbours by locating them to the north side of plots where possible.
100. In terms of private amenity space, rear garden areas are proposed to all dwellings and these meet the guidance contained within Neighbourhoods for Living. The required level of Public open Space is set out within the Outline approval which requires 80 sqm per dwelling (based on the standards at the time. As such, the scheme for 129 dwellings would require 10,320 sqm of Greenspace. The scheme provides well in excess of this figure at 25,591 sqm. Whilst the majority of this is within the Green Belt, this is an appropriate use and one which was accepted by the Secretary of State in allowing the Outline appeal. Acoustic fencing is also required by the Environmental Studies Team to help mitigate noise and this is to be controlled by condition. It is considered reasonable to remove Permitted Development rights for classes A, B and E to prevent additional structures and alterations which may harm neighbouring amenity. It is considered necessary to remove Permitted Development rights for boundary treatments in order to retain softer more natural landscaping and unobstructed views through the site.
101. It is noted the local residents have raised concerns regarding loss of privacy in objections. The impact on the residential amenity of nearby residents through overlooking and overdominance has been assessed. The new dwellings meet the minimum guide distances as set out in NfL to the boundary and the application site is relatively level. The bin store and pumping station have been moved away from the neighbours on Millbeck Green.

Other Matters

102. It is noted that concerns have been raised by local residents in respect of housing density and mix and a lack of bungalows, however this is not a matter related to the reserved matters; housing mix was not conditioned at the outline stage therefore the Local Planning Authority has no power to control this aspect and cannot insist that the development meets the policy requirements of H3, H4 or Neighbourhood Plan policy G. That said, the scheme still delivers a significant proportion of smaller units, including 39 two bedroom units. It is also noted that a mix of 2, 3, 4 and 5 bed dwellings are proposed and 35% of these are to be affordable houses. This is considered to represent a significant benefit of the outline consent and would be an

effective use of the land which will help to deliver 129 homes including starter and family houses in a high market area which is considered positive.

103. The Outline application was granted consent before the Minimum Space Standards came into force and subsequently this matter was not conditioned as such. Therefore, the Local Planning Authority has no power to control this aspect and cannot insist that the development meets the policy requirements of H9. However, the applicant has provided gross area calculations in relation to Minimum Space Standards and all house types exceed the minimum other than the house type (Rosamond) which only meets the Minimum Space Standards. The same situation exists with Policy H10 (Accessible Housing Standards) which seeks to ensure all dwelling are accessible. One house type complies with this policy (Rosamond x 39 units) to meet the M4(2) standard, but the Local Planning Authority has no power to insist that the applicant goes above and beyond what was conditioned and controlled by the Inspectorate.

Climate Change

104. Members will be aware that the Council declared a Climate Emergency in 2019. 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 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.
105. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources. It is acknowledged that development of this site for housing will inevitably have a greater impact on the environment and create a new carbon footprint on greenfield land which is currently free of built development. However, information submitted with the application in relation to 'Sustainability and Climate Change' states that that the proposed package of measures will achieve a reduction of carbon (kgCO₂/year) over and above the minimum requirements covered by Building Regulations and therefore the development is fully compliant. These include -
- Enhanced U values for the, floor, walls, roof and openings,
 - Bespoke calculated linear thermal bridging details
 - High levels of air tightness
 - Zone control of heating
 - Weather compensators,
 - 100% low energy light bulbs
 - Each plot will have cycle storage, and an electric car charging point
 - Water consumption will be under 110 Litres per person per day by means of low water use fixtures and water restrictors

These proposals therefore satisfy Core Strategy Policy EN1 and EN2. However there are other benefits relating to climate change which are considered positive.

106. As noted in the Neighbourhood Plan, significant parts of Collingham are at risk of flooding from Collingham Beck. According to the Flood Map for Planning, approximately 60 residential properties on the Millbeck Green estate are located within Flood Zones 2 and 3. In addition, there are records of recent flooding in December 1998, December 2000, November 2005, June 2007, November 2011,

June 2012 and December 2012. Collingham Beck runs through the centre of the village and is classified by the Environment Agency as a main river.

107. Some flood alleviation works have already been carried out in this area with further flood defences proposed as part of the Outline application. Flooding was considered by the Inspector and is dealt with and is controlled via Condition 6 of the outline consent which states that the development must be built out in accordance with the approved Flood Risk Assessment.
108. To facilitate development of the site it is proposed to construct a new flood storage area immediately to the west of the site. In extreme events, water would be temporarily stored and subsequently released at a controlled rate once water levels in the Beck have receded. The approved Flood Risk Assessment confirms that implementation of the mitigation measure would significantly reduce the risk of flooding to people, property and infrastructure in Collingham. Specifically, 22 properties on Millbeck Green would benefit from reduced flood risk and 68–74 Millbeck Green would no longer be at risk of flooding in the 1 in 100 annual probability plus climate change event. Further guidance is awaited from the Environment Agency in relation to Flood Alleviation proposals however the applicant will need to discharge these conditions in order to comply with the requirements of the Outline consent.
109. The Council's Flood Risk Management Team also raise no objections subject to the use of appropriate conditions in relation to flood risk mitigation and drainage. As such the proposal would meet the aims of relevant local and national planning policies in these respects.
110. Other benefits proposed include improved connectivity and linkages via the footpath linking Harewood Road with Leeds Road. The footpath would encourage walking and cycling as opposed to short car journeys within the village. The development would also improve links to the surrounding countryside which is considered to comply with policy K of the Neighbourhood Plan - the existing Rights of Way network will be improved by creating new footpaths, bridleways and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
111. As such the proposal, subject to safeguarding conditions, is considered acceptable in this regard.

Consideration of Objections

112. The majority of the issues raised in the letters of representation relate to the principle matters which were dealt with by the granting of conditional outline planning permission in 2016 and which cannot be 're-considered' as part of the determination of the Reserved Matters application. The concerns relating to existing residential amenity are relevant to the reserved matters submission and have been addressed above.
- Site Allocations Plan HG3-8:
113. Leeds Road, Collingham was originally identified in the SAP as safeguarded land for 100 dwellings. However, prior to adoption of the SAP the site obtained Outline Planning Permission (14/00315/OT) and was removed from the Plan. The site did not need to be allocated, as it now had outline planning permission. Notwithstanding this, the original 100 unit capacity was only a guide (it is understood that this was directly pulled over from the UDP (Review 2006)). The Inspector felt it necessary to cap the development on this site to no more than 150 units and this is reflected

under the adopted SAP Policy HG1 at annex 1 where this site is listed as an identified housing site with planning permission (HG1-519) with a capacity of 150 units. Higher density developments are not a concern provided that other detailed planning considerations are satisfied. Furthermore, the Local Planning Authority need to lessen pressures on non allocated sites, including Green Belt land in some instances.

Publicity and commenting on the Planning Application:

114. Concerns have been raised in relation to members of the public not having enough time to comment on the planning application. The application has been under consideration with the Local Planning Authority for a considerable length of time and at every stage the application and subsequent revised plans were advertised correctly in accordance with Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 by site notice and newspaper advert.

Air Pollution:

115. Concerns raised regarding air pollution are noted. The site is in close proximity to Leeds Road (A58). However, the Council's Environmental Studies team have not raised any issues with air pollution just the need for acoustic fencing to assist with noise mitigation.

CONCLUSION

116. In determining the current reserved matters application it is important to note that the outline consent (14/00315/OT) forms the starting point for relevant considerations. The outline consent established the wider principle of the development including the detailed matter of access to the site from Leeds Road (A58). The outline consent also attached a number of planning conditions which will need to be discharged in due course with many of these relevant to the 'detail' of the development.
117. The proposal is considered to meet the objectives of the Core Strategy including Spatial Policy 1 and will create a sustainable form of development which would deliver 129 new starter and family homes in Collingham and bring forward a site identified in the SAP. Amongst other things this will contribute to maintaining housing supply in this locality and the wider district relieving pressure on Green Belt land. The development will meet the affordable housing requirement for the area of 35% which is controlled via the Outline consent. Members are asked to bear in mind that planning permission will expire if permission for the reserved matters is not granted.
118. In terms of 'Appearance and Scale' the proposal is considered to create a visually attractive development incorporating an appropriate mix of materials (including stone) and design features. The two storey scale of the development and gable features are considered sympathetic to the style and vernacular character of Collingham Village. Amended plans are considered to comply with relevant Neighbourhood Plan Policies.
119. With regards to 'landscaping', it is noted that conditions attached to the Outline will secure a number of benefits. Details submitted as part of the reserved matters application indicate an attractive wetland and wild flower meadow is proposed on land to the south and west of the residential units. The existing field hedgerows will be retained and enhanced as part of the two landscape corridors which run through the site. Subject to the further details which can be controlled by condition,

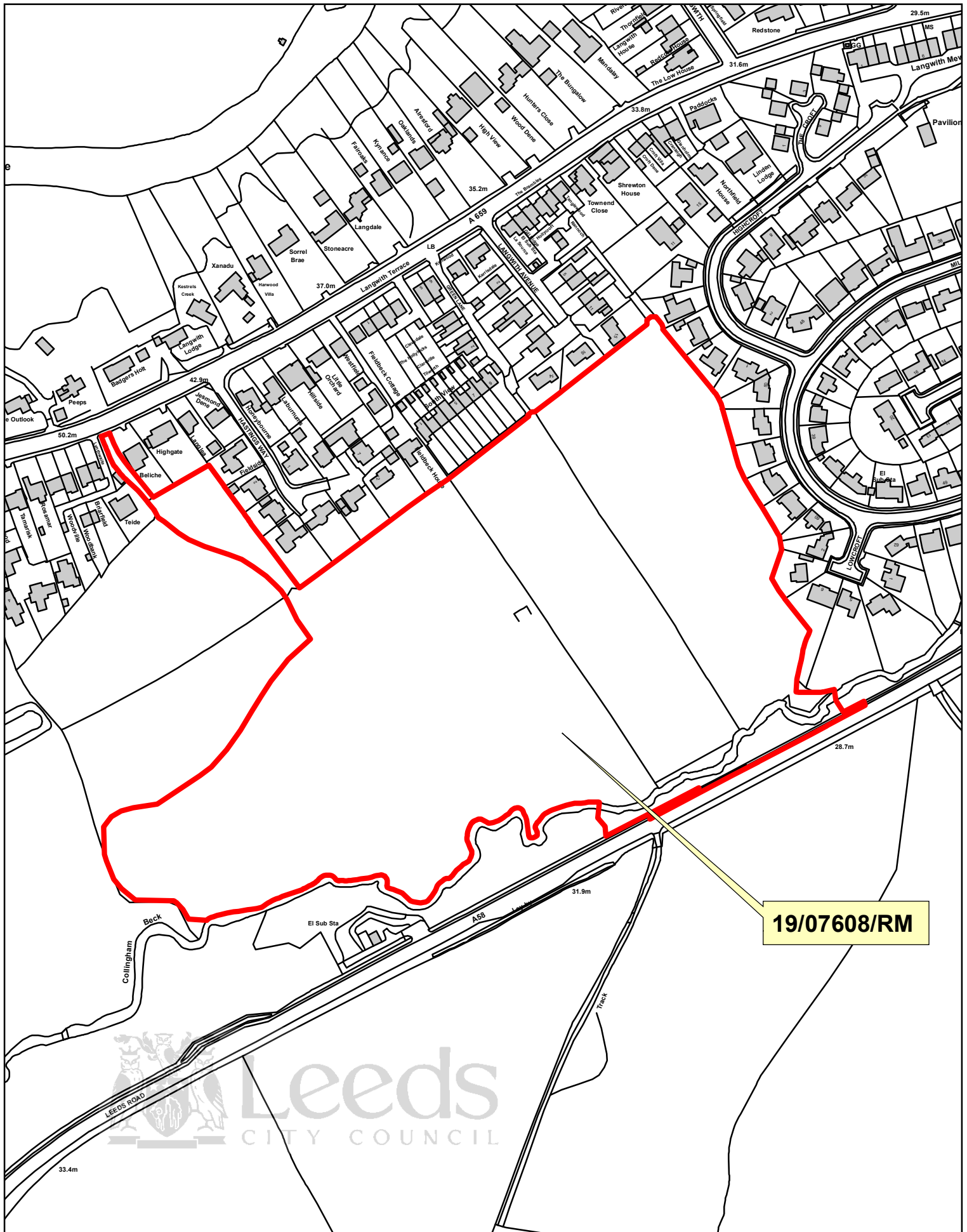
development of the site offers opportunities to achieve a net gain in terms of biodiversity and for local wildlife group to be involved.

120. In terms of 'layout' the details submitted would create a development which relates well to neighbouring development. Subject to conditions, the road layout is considered positive and the spaces between houses and distances to boundaries comply with the minimum distances outlined in Neighbourhoods for Living Guidance. The development also improves connectivity in this area of Collingham and would create a new footpath link between Harewood Road and Leeds Road (A58) to enhance connectivity and pedestrian linkages with the wider area which in turn could help promote health and wellbeing. Together with the biodiversity improvements, this would lead to a positive development in these respects.
121. A number of other matters which do not strictly fall under the umbrella of any reserved matters are also noteworthy and the applicant has made positive attempts to go beyond what was agreed at the outline consent in respect of climate change, Minimum Space Standards and the Accessible Housing policy in recognition of current Council priorities. A key benefit is that development of this site and the associated flood mitigation measures will help address localised flooding issues and alleviate flooding pressure for a number of households further downstream.
122. Officers have sought to address the concerns raised by local residents and in this instance, taking into account all relevant factors, including representations both for and against the development, the benefits would strongly outweigh any harm created and therefore the planning balance weighs heavily in favour of granting the reserved matters.
123. As outlined above, the development accords with those policies of the Development Plan relevant to the consideration of the reserved matters application and Members are asked to support the officer recommendation.

Background Papers:

Planning Application file 19/07608/RM and 14/00315/OT

Certificate of Ownership: Certificate A signed by the agent.



19/07608/RM

NORTH AND EAST PLANS PANEL

© Crown copyright and database rights 2021 Ordnance Survey 100019567

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

SCALE : 1/3000 27



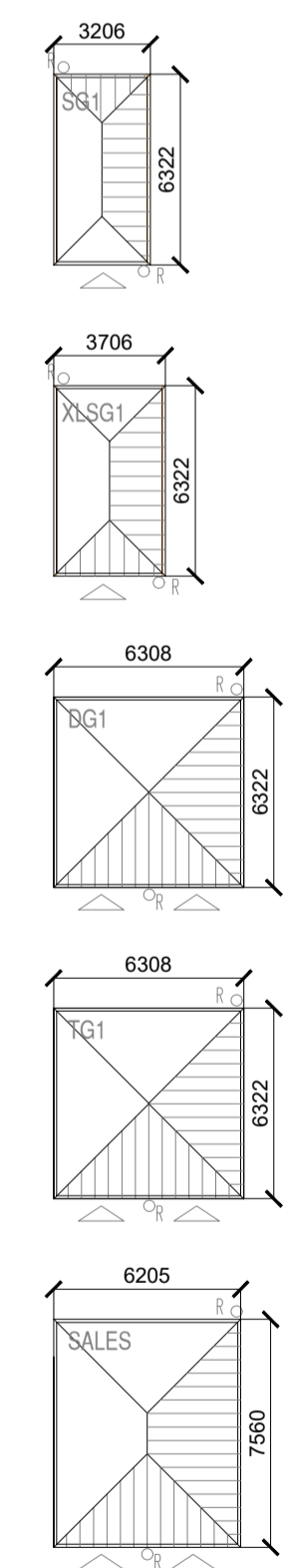
LEEDS ROAD, COLLINGHAM

Planning Layout



SCHEDULE OF ACCOMMODATION - Leeds Road, Collingham						
House Type	Description	Parking	Stores	sq.ft	sq.ft	Total
AFORDABLE						
ROSAMOND	2 BED SEMI/TERRACED HOUSE	PS	2	761	29679	39
PUSHKIN	3 BED SEMI	PS	2	954	5724	6
3 BEDROOM						5%
CARSON	3 BED CORNER UNIT	SG	2	1016	6096	6
GRAYSON	3 BED DET HOUSE	SG	2	954	11448	12
4 BEDROOM						36%
FORDHAM	4 BED DET HOUSE	SG	2	1174	4696	4
GREENWOOD	4 BED DET HOUSE	IG	2	1342	13420	10
BEECHAM	4 BED DET HOUSE	SG	2	1388	12492	9
SHERWOOD	4 BED DET HOUSE	IG	2	1400	5600	4
FARNHAM	4 BED DET HOUSE	SG	2	1408	18304	13
WALTHAM	4 BED DET HOUSE	SG	2	1524	9144	6
5 BEDROOM						16%
THETFORD	5 BED DET HOUSE	IG	2	1671	16710	10
BRIDGEFORD	5 BED DET HOUSE	XLSG/DG	2	1885	18850	10
TOTAL				152163	129	100%
GROSS SITE		ACRES				26.24
PUBLIC OPEN SPACE		ACRES				16.08
NETT SITE AREA		ACRES				10.16
COVERAGE		SQ.FT./ACRE				14976.67

- Key.**
- 1800mm Lockable timber gate
 - 1800mm Stone wall
 - 1800mm Close boarded fence
 - 1500mm Panel plot dividing fence inc 300mm trellis
 - 450mm Timber knee rail
 - Proposed trees (Indicative)
 - Retained trees
 - Existing trees to be removed
 - Root Protection Area
 - Dwelling bin storage
 - Bin collection point
 - Affordable units
 - 1.8x9m cycle store
- *Note - FFL's are subject to change +/- 500mm*



Rev	Description	Drawn	Date
G	Roads restructured to highways consultants comments, plots 83/113 switched to assist highways changes	SRA	01.04.21
F	Roads restructured to highways consultants comments, plots 12/17 & 64/69 amended, trees to North/Western boundary updated to latest Brooks survey, RPA's added	SRA	26.03.21
E	Retained/removed trees updated in line with Tree Survey	SRA	19.02.21
D	Site entrance reconfigured to suit Eng. requirements	SRA	01.02.21
C	Marchmonts removed in lieu of Rosamond house types	SRA	27.11.20
B	Walklines removed in lieu of Bridgeford house types	SRA	26.11.20
A	General design amends to consultants comments	SRA	07.10.20

miller homes
 Miller Homes Ltd - Yorkshire
 Lapping House
 Peel Avenue, Calder Park
 Wakefield
 West Yorkshire, WF2 7UA
 Telephone 0870 336 4600
 Fax 0870 336 4602
 www.millerhomes.co.uk

Project Title
**Leeds Road
 Collingham**

Drawing Title
Planning Layout

Scale	Drawn By	Checked By	Authorised By
1:500	SRA		
Date	Aug '20	Date	Date
Job No.	811106	Drawing No.	01
Revision			G

Original Sheet Size A1