

APPENDIX 1



Originator: Mark Jackson

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Report of the Chief Planning Officer

South and West Plans Panel

Date: 14 April 2022

Subject: Reserved Matters Application 21/07156/RM

Reserved Matters application for erection of 289 dwellings with access within the site, garaging, parking, landscaping and public open space

Nook Farm, Haigh Moor Road, Tingley, Wakefield, WF3 1EF

APPLICANT	DATE VALID	TARGET DATE
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Redrow Homes Limited

27.09.2021

18.04.2022

Electoral Wards Affected:

Ardley and Robin Hood

Morley South

Yes

Ward Members consulted

(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

RECOMMENDATION: DEFER AND DELEGATE to the Chief Planning Officer for approval subject to the specified conditions identified below (and any amendments or additional conditions that the Chief Planning Officer may consider appropriate)

Conditions

1. Development in line with approved plans
2. Details and provision of vehicle spaces to be laid out
3. Removal of permitted development rights to convert garages
4. Affordable housing mobility housing to be delivered in agreement with details submitted

INTRODUCTION:

- 1 This application seeks approval of Reserved Matters pursuant to details approved in an outline planning consent that was granted consent by the City Plans Panel for the erection of up to 299 dwellings. The outline planning application 17/08262/OT was subject to conditions and a Section 106 legal agreement; the approval related to the principle of developing the site, and the proposed accesses only. All other matters relating to scale, layout, landscaping and appearance were to be determined via separate Reserved Matters application(s).
- 2 The outline planning application was granted consent for up to 299 dwellings and, as per this application, related to two sites that are identified for housing in the adopted Site Allocation Plan (SAP). The two sites *HG2-168 Haigh Wood, Ardsley North* and *HG2-169 Haigh Wood, Ardsley South* sandwich Baghill Beck and Haigh Woods.
- 3 This Reserved Matters application seeks consent for the construction of 289 dwellings and is considered to comply with all local and national planning policies. The original application was determined by the City Plans Panel due to the scale of development proposed; the wider strategic land use policy implications of the outline consent; and the significant level of opposition. The proposal has complied with the parameters of the Outline consent (i.e. the locations of development, the protection, enhancement and management of open spaces and Haigh Woods) and the details are considered to be of significant importance to the local community. Accordingly, the details relating to the Reserved Matters are considered to be appropriately presented and determined by the South and West Plans Panel, due to their specific impacts upon the local area on matters detail for this application.

PROPOSAL:

- 4 The proposal seeks consent for the Reserved Matters relating to the erection 289 dwellings on four parcels of land that have been granted consent for access only at outline stage in 2020. The 289 comprise of 28 different house types with 245 units for private sale, and 43 of which will be affordable housing in line with

the Section 106 legal agreement entered into at the Outline consent stage (15% required).

- 5 The proposal relates to the collective and comprehensive development of the four parcels of land sited to the north and south of Baghill Beck and Haigh Woods. The development will include the erection and layout of 289 dwellings and the creation of various public open spaces and the means to facilitate the enhancement and improvement to Haigh Wood and surrounding public rights of way network.
- 6 This application retains the four separate points of access into the parcels of land that were approved at the Outline consent stage. The outline application included an illustrative Masterplan (ref: SK07) and a Landscape Accessibility and Green Infrastructure Masterplan, and these documents have informed and set out the parameters for the Reserved Matters submissions. The Reserved Matters application seeks approval of the development with regards to scale, layout, appearance and detailed landscaping.
- 7 The largest of the four parcels of land is to the south of the wider site and accessed principally from Haigh Moor Road. This parcel of land will host the erection of 164 dwellings.
- 8 To the northwest of the site a long narrow parcel of land is proposed to be developed with up to 54 dwellings. Sited to the south of Upper Green Avenue/ Upper Green Drive and north of Haigh Woods, access is proposed via an extension to the existing access road, Upper Green Avenue. Upper Green Avenue links to Westerton Road to the north.
- 9 The eastern parcel of land is to be accessed through Sandringham Drive (which in turn is accessed from Haigh Moor Road) and will create circa 35 dwellings. This parcel of land is currently in agricultural use.
- 10 The northernmost parcel of land is to be accessed directly off Westerton Road and is currently used for agricultural purposes. The land is surrounded by a hedge and trees and it is proposed to develop the parcel of land with circa 36 dwellings
- 11 The housing mix across the four parcels of land comprises of a mixture of dwelling tenures and these are summarised as:

12 Unit Type 13	14 Market	15 Affordable	16 No of units	17 Proportion on site
18 1 bed Apartment	19 0	20 13	21 13	22 4.5%
23 2 Bed Apartment	24 0	25 5	26 5	27 1.7%

28	2 Bed Terrace	29	29	30	12	31	41	32	14.2%
33	2 Bed semi/detached	34	29	35	1	36	30	37	10.4%
39	3 Bed Terrace	40	0	41	12	42	12	43	4.2%
44	3 Bed Terrace	45	67	46	0	47	67	48	23.2%
49	4 Bed Detached	50	112	51	0	52	112	53	38.7%
54	5 Bed Detached	55	9	56	0	57	9	58	3.1
59	TOTAL	60	246	61	43	62	289	63	100%

64 The application is supported by a package of drawings and the following supporting documents:

- Housing Needs Assessment
- Planning Statement
- Statement of Community Involvement
- Design and Access Statement
- Landscaping and Biodiversity Strategies
- Proposed Drainage Strategy
- Sustainability Design Principles Statement
- Proposed Materials Plans
- Boundary Treatment Plan

65 Technical reports such as the Transport Assessment, Contaminated Land, Biodiversity and Ecological Reports, amongst others, were submitted as part of the outline application. Conditions and the legal agreement secure a development that is in line with policy requirements in these respects.

SITE AND SURROUNDINGS:

66 The application relates to two sites that have been allocated for housing use in the adopted SAP. The two sites sit to the north and south of Haigh Wood/ Baghill Beck and in the SAP are identified as amounting to 16.44 hectares. The proposed parcels of land identified for housing development within this application amounts to 13.54 hectares of developed land. The proposed areas of land to be developed are completely within the redline boundaries of the sites approved in the SAP (site references *HG2-168 and HG2-169*).

- 67 Collectively, the sites are located within West Ardsley, approximately 8 km south of Leeds city centre and 6km northwest of Wakefield city centre. The two SAP sites are approximately 1km south of the junction 28 of the M62 motorway and surrounded by the Westerton Road to the north, Haigh Moor Road to the east, Woolin Crescent and Hill Top Lane to the south and Baghill Road to the southwest. Although these roads are unclassified and defined as secondary distributor roads, they link to the more strategic A roads of Dewsbury Road and Bradford Road, which are less than 1km away.
- 68 As previously described, the site is to be broken into four parcels for development. The land proposed for developing comprises of grassland, scrub, and agricultural land, albeit none of the land has recently been used for grazing. This is set amongst a mixture of boundary treatments, including trees and hedging. Outside of the land identified for development, but in the ownership and control of the applicant, is Haigh Wood and Baghill Beck. Haigh Moor Woods has recently been designated as ancient woodland.
- 69 The areas surrounding the site comprise of residential properties, interspersed by local facilities, including small shops, schools, public houses and other local community facilities. The areas of residential properties are interspersed with public open spaces and wider agricultural fields that are defined as Green Belt land. To the east of Haigh Moor Road there is Ardsley Reservoir, whilst to the west – within the middle of this site – there is Baghill Beck and Haigh Woods. Various public footpaths cross the application site and link the residential streets with the wider public green spaces. There are some historic Grade II Listed buildings within the wider area, however, none are sited within the proposed development site.

RELEVANT PLANNING HISTORY:

- 70 Outline planning permission application for a residential development of up to 299 dwellings including means of access (Ref. 17/08262/OT) was determined by the City Plans Panel of the 21 May 2020 with a resolution for approval. The application was subject to a Section 106 legal agreement which was entered into prior to the decision notice being issued on the 21 October 2020. The legal agreement secured the following obligations:
- provision of 15% affordable housing;
 - £898,212.00- improvements to M62 Junction 28 with a 10% uplift provision;
 - £100,823.43 – improvements to A650/Common Lane;
 - £121,944.72 – improvements to A650/A6029 Rein Road;
 - Travel Plan Fund £495.00 per dwelling (143,055.00 for 289 dwellings);
 - Bus service improvements amounting to £750,000.00 over 5 years;
 - Bus shelters contribution of £46,000.00;
 - £2,500,000.00 contribution to Haigh Wood Maintenance in 10 instalments;

- Contributions towards Public Rights of Way Creations and Travel Plan monitoring;
- The creation and implementation of a Haigh Wood Management Company – also to serve the maintenance of on site open space provisions.

71 The aforementioned consent places a duty for the Reserved Matters approval to be submitted within 3 years following the determination date of the application, which was 21st October 2020.

72 Following the determination of the above application, the application 21/07748/DEM was submitted to facilitate the demolition of buildings close to the access of the southern parcel of land off Haigh Moor Road.

73 An application to discharge conditions has been received by the Local Planning Authority (LPA) and is referenced 21/09529/COND. The application has submitted details required through the conditions attached to the outline consent. The details have not been discharged yet, but do provide some further context to the proposal.

HISTORY OF NEGOTIATIONS

74 The Applicant has amended the scheme through the course of the planning application incorporating where possible, design changes that have been influenced by comments that have been raised by residents. Following discussions with a local community group the Applicant has, amongst other things, made the following changes:

- Relocated the trim trail equipment proposed to outside of the woodland areas to minimise any adverse impact upon the woodland from either the equipment itself or the end users;
- Changes to the width of private drives to plots 9-13, 15-16, 212-216, 255-258 and 259-263 to 5.5 metres;
- Inclusion of one parking space on all plots being 2.6 metres in width and the provision of one electric vehicle charging point (EVCP) to each dwelling.
- Visitor parking bays have been added to parcels A and C.
- Plots 170-175 have been replanned to ensure greater distance from existing residents. 2 ½ storey type removed from this area.
- The private drive serving plots 14 and 15 was replanned to reduce the number of units served in this area and repositioned to provide greater distance from existing residents.
- Plot 110 repositioned further from the site boundary.
- Allowance made for new hedge planting behind plots 37-43 to provide continuous planted screen to existing residents, once established. Space allowed for this area to fall within the Management Company area.
- Layout updated to ensure plots 177-180, 255 garden sizes meet the minimum requirements.

- Defensible space to plots 239-250 has been defined with a railing.
- Footpath added adjacent to plots 173-175 to connect with POS and existing PROW.

PUBLIC/LOCAL RESPONSE:

75 The application was originally publicised by 6 site notices, which were posted adjacent to the parcels of land on 1st October 2021, an advert was placed in the local press on 29th October 2021.

76 The revisions that were submitted were also advertised by 6 further site notices which were posted adjacent to the parcels of land on the 1st March 2022.

77 To date 82 representations have been received from 59 local addresses. The material considerations raised in these representations are summarised as:

- The public footpath to the rear of 53 Woollin Crescent should be retained
- The boundaries and ground levels should retain privacy
- Lighting of footpaths should not impact on residents or wildlife
- How are the footpaths and open spaces are to be managed
- The blocks of four houses Parcel A plots 177 – 180 would be overbearing and overshadow the existing neighbouring residents
- There is no evidence that the obligations set out in the outline planning consent have been met
- The layout creates a rat run for traffic to get to Batley Road
- The proposal impacts upon privacy and natural light
- Drainage and sewer facilities are inadequate and unacceptable
- The access from Sandringham Drive is dangerous and inadequate
- Plot C has poor access for emergency vehicles
- Why are no bungalows being built
- The design does not adhere to the National Planning Policy Guidance and Redrow's own design principles
- Poor connectivity with shared footpath/cycle paths
- Increase in crime as a result of the proposal
- Highway safety issues relate to the road speeds and lack of enforcement
- A nature reserve is wanted not trim trials and benches
- No details of sustainable measures are to be proposed
- Biodiversity measures are insufficient
- Density is high and fewer houses should be built with more green space
- Design of the dwellings are poor and bog standard
- Plots 14 to 17 will have an adverse impact upon privacy
- House designs are poor with roofs that are too tall
- Plot 119 will be overbearing and overshadow the neighbouring existing resident
- Plot 175 will impact upon drainage and ground stability
- Development will hem in the existing residents

- The proposal has a significant impact upon the climate in terms of its carbon footprint
- Does not meet policy G3
- Not a sustainable development and contrary to UDP and Core Strategy policies

78 The above comments are discussed in the subsequent report.

79 The representations have also raised the following concerns relating to the communication of information between the developer and the local community:

- Redrow and LCC have had extremely poor and unacceptable communications;
- Full information not available to comment on when application was validated
- Limited time to respond to LCC's site notices
- Design and Access statement Rev D is missing

80 Redrow consulted with the surrounding community through leaflet drops prior to the application being submitted. It has also met and discussed the proposal with Ward members and West Ardsley Action Group (WAAG) during the course of the application.

81 The representations raise concerns with the principle of the development that were discussed at length in the Plans Panel determination of the Outline consent. As there is a lawful Outline consent, weight cannot be given to issues relating to the principle of development. The following issues relating to the principle of development are summarised below for clarity, but not given further weight in the planning assessment:

- Lack of doctors, schools and other amenities for a development of this scale
- *These issues were addressed through the allocation of the sites in the SAP prior to the Outline consent. Sites for potential schools were addressed within the SAP and local Clinical Commissioning Groups are responsible for medical facilities in the future.*
- The roads are congested and this will only get worse due to traffic raised as a result of this proposal
- *Traffic generation was modelled as part of the Outline consent and significant contributions were secured through the legal agreement to improve junctions and promote sustainable modes of travel.*
- Bus routes are being stopped not provided and the applicant has no control over this, further houses will therefore increase traffic
- *Contributions were secured through the legal agreement to improve bus services and bus stops in the area. Contributions towards promoting sustainable travel were also secured in the legal agreement seeking to mitigate against the impacts of this proposal.*

- Development is excessive and takes areas of amenity space away from the existing residents
- *The provisions of open space and enhancements to the wider access of the Woodlands address the issues relating to amenity and sought to ensure significant public benefits to amenities within the area: ie, improved PROW, enhancements to biodiversity and childrens play.*
- Development should not be removing green spaces and should be on brownfield sites
- *The SAP adoption process thoroughly assessed and balanced the existing land uses and housing requirements for the area.*
- The junction between Hill Top Lane and Batley Road is dangerous
- *The junction is outside of the red line boundary of this application and consideration was given at the Outline consent, and mitigation sought where modelling demonstrated that the proposal would have an impact, on junctions within the wider surrounding area. Improvements and contributions towards improvements were secured through the legal agreement.*
- Work across the site needs to be limited reasonable times to prevent unacceptable noise and disturbance to local residents
- *Conditions were imposed on the Outline consent to ensure that a construction management statement is provided before the development commences and adhered to after.*
- The affordable housing needs to be supported by local amenities
- *The issues relating to local amenities were addressed through the adoption of the SAP and the provision of affordable housing is secured through the legal agreement and a condition.*

82 The following issues that are summarised below, are not material considerations that can be given weight in the following assessment because they are civil matters between land-owners and the developer or, they are issues to be dealt with by separate legislative powers:

- Hill Top Lane is 5.49 metres in width which is less than the 5.5 metre LCC standard and the road infrastructure will lead to highway safety issues
- Redrow didn't ask permission to use photos of some existing residential properties
- Areas relating to an existing management company agreement are within the site boundary of this proposal.
- How are vermin to be controlled?
- The coal on the site will need to be removed
- The hedge between 40- 43 is not within the ownership of the Applicant

83 Extensive comments have been received from the West Ardsley Action Group (WAAG) opposing the proposal. The comments received are also supported by an Ecological objection statement. The comments are extensive and are therefore summarised as:

- The housing mix is not acceptable and does not meet the requirements of policy H4
- The density has risen from 23 houses per hectare in the Outline application to 30
- The affordable housing is allocated away from the green spaces and are not connected to the wider area
- The design has not evolved since the sites were originally allocated
- The street designs are unacceptable and contrary to guidance
- The buffers between the Ancient Woodland should be increase from 15 metres to 25 metres
- The proposal does not meet the requirements of the National Design Guide
- The landscape needs address recreation uses more widely through the site
- The proposed footpath and enhancements are minimal overall
- The type and standard of green space are sub-standard in terms of quality

84 The above issues and all other material considerations raised by WAAG, are considered as part of this planning assessment.

85 The comments raise various issues with the sustainability of the site and refer to the land use principles of the sites that were accepted in the Outline consent and at the SAP adoption stage.

86 A representation has been received from Councillor Jim Aveyard which can be summarised as objecting to proposal due to the following issues:

- The proposal does nothing to assist efforts to reduce the city's Carbon footprint
- The information provided regarding the standards of the houses is limited and do not mention how they will incorporate renewable energy sources
- All houses should be 'Passivhaus' standard

87 All local Ward Members have been notified of the proposal. One representation has been received from Cllr Mike Foster, which can be summarised as:

- The social rented plots appear to have very little supporting infrastructure or amenities
- Impractical locations for people without personal transport. Disabled or residents without transport could become prisoners in their own homes
- The proposal should be suspended as it is unsuitable for social housing and the assessment of deprivation in the area is miscalculated

CONSULTATION RESPONSES:

Conservation Team

88 No objection

Flood Risk Management

89 Overall strategy is considered to be acceptable, but detailed design including calculations are still required as subjected to by condition on the Outline consent

Environmental Studies - Transport Strategy

90 Part of the site is subject to heightened levels of night-time noise and any noise mitigation measures would be welcomed

Contaminated Land

91 Conditions imposed on the Outline consent and no further comments regarding this proposal

Yorkshire Water

92 Holding objection until sewer diversions are agreed. Details are connected to conditions imposed on the Outline consent and no objections were raised at outline consent, subject to the conditions being imposed.

Public Rights of Way

93 The footpaths shown through the public spaces help achieve wider connectivity and are supported

Nature Team

94 Interpretation Panels should show all the site that is being managed. Clarity needs to be given to residents to show exactly what their management fees cover. Questions details regarding the management company, which is secured through the S106 legal agreement

Natural England

95 Confirm that the woodlands are designated as Ancient Woodland. They confirm that they do not consider the proposal to have a significant adverse impact upon statutorily protected nature or conservation sites or landscapes.

Highways

96 Section 38 Adoption Team to comment at a later stage. Small amendments required to layouts, including widths of private drives and illustration of EVCP to all dwellings.

PLANNING POLICIES:

97 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.

98 The Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (as amended 2019)
- Saved Unitary Development Plan (UDPR) Policies (2006)
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once made
- Aire Valley Area Action Plan (adopted 2017)
- The Site Allocations Plan (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.

99 It should be noted here, that Leeds City Council has made a declaration of a Climate Emergency and, that the overall aim of the Local Planning Authority's Development Plan seeks to support this statement of intent. The Core Strategy and Unitary Development Plan seek to ensure that all development is sustainable and that wherever possible, a development minimises its impact upon global warming and its carbon emissions.

Local Planning Policy

100 The following Core Strategy policies are relevant to the proposal:

- 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
- Spatial Policy 11 – Transport Infrastructure Investment Priorities
- Spatial Policy 13 – Strategic Green Infrastructure
- Policy H1 – Managed Release of Sites
- 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 and context
 - Policy P11 - Conservation
 - Policy P12 – Landscape
 - Policy T1 – Transport Management
 - Policy T2 – Accessibility 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 G6 – Protection of Green Space
 - Policy G8 – Protection of Important Species and Habitats
 - Policy G9 – Biodiversity Improvements
 - Policy EN1 – Climate Change (Carbon dioxide reduction in developments of 10 houses or more, or 1000m² of floor-space)
 - Policy EN2 – Sustainable Design and Construction (Achievement of Code Level 4 or BREEAM Excellent (in 2013) for developments of 10 houses or more or 1000m² of floor-space)
 - Policy EN5 – Managing Flood Risk
 - Policy EN8 – Electric Vehicle Charging Infrastructure
 - Policy ID1 – Implementation and Delivery Mechanisms
 - Policy ID2 – Planning Obligations and Developer Contributions
 - The following saved UDPR policies are also relevant:
- GP1 - Land use and the Proposals Map
 - GP5 - Development control considerations including impact on amenity
 - BD5 - New buildings
 - LD1 - Landscape design
 - LD2 - New and altered roads
 - N1 - Protection of Urban Green Space
 - N8 - Urban Green Corridors
 - N9 - Urban Green Corridors and Development
 - N11 – Open Land in Built Up Areas
 - N23 - Incidental Open Space
 - N24 -_Development and Incidental Open Space
 - N25 - Site boundaries
 - N29 - Sites of Archaeological Importance
 - LD1 - Development and landscape schemes

101 The following NRWLP policies are also relevant:

- Air 1 Major development proposals to incorporate low emission measures
- Minerals 3 Development proposals and surface coal
- Water 1 Water efficiency, including incorporation of sustainable drainage
- Water 4 Effect of proposed development on flood risk

- Water 6 Flood risk assessment
- Water 7 Surface water run-off and incorporation of SUDs
- Land 1 Contaminated Land
- Land 2 Development and Trees including the need to conserve trees and introduce new tree planting

102 The four sites are designated or identified for housing within the SAP under reference numbers, HG1-394, HG2-168 and HG2-169. The two adopted housing allocation sites (HG2-168 and HG2-169) are subject to specific site requirements relating to ecology, cumulative highway impact assessments and assessment of existing culverts.

Relevant Local Supplementary Planning Guidance/Documents

103 The most relevant local supplementary planning guidance (SPG) and supplementary planning documents (SPD) are outlined below:

104 Sustainable Urban Drainage SPG (2004)

105 Public Transport Improvements and Developer Contributions SPD (August 2008)

106 Street Design Guide SPD (August 2009)

107 Travel Plans SPD (February 2015)

108 Parking SPD (January 2016)

109 Accessible Leeds SPD (November 2016)

110 Affordable Housing SPG (Interim Policy)

111 National Planning Policy

112 The National Planning Policy Framework (2021) (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. One of the key principles at the heart of the NPPF is a presumption in favour of sustainable development.

113 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.

114 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.

- 115 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.
- 116 Paragraph 57 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 58 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.
- 117 Section 5 of the NPPF is entitled 'Delivering a sufficient supply of homes'. Paragraph 75 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.
- 118 Section 8 of the NPPF is entitled 'Promoting healthy and safe communities' and sets out at paragraph 92 that planning decisions should aim to achieve healthy, inclusive and safe places including encouraging layouts that would encourage walking and cycling. Paragraph 93 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 98 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 100 sets out that planning decisions should protect and enhance public rights of way and access.
- 119 Section 9 of the NPPF is entitled 'Promoting sustainable transport' and sets out at paragraph 104 that transport issues should be considered from the earliest stage of development proposals including opportunities to promote walking, cycling and public transport. Paragraph 106 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.
- 120 Paragraph 110 sets out, amongst other things, that development should be safe and suitable and reflective of current national guidance, including the National Design Guide and National Model Design Code.
- 121 Paragraph 111 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.
- 122 Section 11 of the NPPF is entitled 'Making effective use of land' and at paragraph 119 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.

- 123 Section 12 of the NPPF is entitled 'Achieving well-designed places' and at paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 126 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.
- 124 Paragraph 130, 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
- 125 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.
- 126 Paragraph 131 sets out the importance of trees in contributing to the character and quality of Urban Environments. It seeks to ensure that opportunities are taken to plant new trees and secure long term maintenance.
- 127 Section 14 of the NPPF is entitled 'Meeting the challenge of climate change, flooding and coastal change and at paragraph 152 sets out that the planning system should support the transition to a low carbon future in a changing climate.
- 128 Section 15 of the NPPF is entitled 'Conserving and enhancing the natural environment'. Paragraph 174 states that planning decisions should contribute to and enhance the natural and local environment including through minimising impacts and enhancing biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 129 Section 16 of the NPPF is entitled 'Conserving and enhancing the historic environment'. Paragraph 189 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate their significance, so that they can be enjoyed for the contribution to the quality of life of existing and future generations. Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

130 The National Planning Practice Guidance (NPPG) offers guidance in addition to the NPPF.

131 The NPPG advises that reserved matters are those aspects of a proposed development which an applicant can choose not to submit details of at outline planning application stage (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.

132 In this particular instance, apart from the four main accesses that were approved at outline stage, all other matters are to be assessed in the subsequent report.

133 MAIN ISSUES

- Principle of development
- Climate Change
- Layout
- Scale/ Density
- Spacing Standards
- Appearance/ Design
- Designing Out Crime
- Gardens Areas
- Impact on Adjacent Occupiers
- Highways

- Affordable Housing
- Greenspace/ Landscaping
- Drainage
- Rights of Way
- Other issues

APPRAISAL

Principle of Development

134 The principle of development has already been established through the granting of outline planning permission for residential development for up to 299 units. It is also noted here that the site is allocated within two SAP housing allocations referenced HG2-168 and HG2-16. The principle of developing the site for housing has been established previously and the outline consent is still extant and valid and it is the Reserved Matters which are being applied for under this application. The Reserved Matters are:

- Layout
- Scale
- Appearance
- Landscaping

135 These issues will form the appraisal of this application. Many of the points raised in the objections are concerned with the principle of development, such as: the loss of green land; capacity on the local highway network; and the impact upon education facilities and other local amenities. These matters were considered under the outline application which was approved, and do not therefore form part of this application.

Climate Change

136 Leeds City Council has made a declaration of a Climate Emergency and, that the overall aim of the Local Planning Authority's Development Plan seeks to support this statement of intent. The Core Strategy and Unitary Development Plan seek to ensure that all development is sustainable and that wherever possible, a development minimises its impact upon global warming.

137 Policies EN1, EN2 and EN8 consider ways to reduce carbon and energy use in developments. Policy EN1 relates to the reduction of carbon and emissions; EN2 seeks to ensure that development is of a sustainable design and construction, and; EN8 requires developments to provide electric vehicle charging points to facilitate. The proposed development will seek to use sustainable construction techniques and sustainably sourced materials ensuring that where possible reductions in energy are made from the beginning of the development.

138 The outline planning consent conditioned details to be provided in relation to how the development will reduce carbon emissions and energy use.

A separate condition was also imposed requiring electric vehicle charging points to be provided. These conditions remain in force and will need to be complied with, but it has been confirmed that every dwelling will have a EVCP and that this development will reduce carbon through a combination of improvements to insulation, reductions in thermal bridging, PV panels and further passive design measures. The exact break down of the EN1 policy requirements are to be determined through the discharge of the outline planning conditions.

139 The Reserved Matters application has sought to provide a layout that is logical, legible and accessible, whilst balancing issues such as surface water drainage and landscaping improvements. The proposal adheres to the general principles of the Outline Masterplan and the open spaces are connected, but set out in a way that enables the enhancement and improvement of the woods and areas for biodiversity across the site. The layout is considered to be in accordance with the Neighbourhoods for Living SPD and the proposed 10% biodiversity net gains, together with accessible and usable open spaces enable the proposal to meet the aims and objectives of local and national climate change policies.

Layout

140 The layout of the development has been amended since the proposal was originally submitted, to try and reflect where possible some of the issues raised by local residents. Some of the changes include amendments to the private drives and the siting of specific dwellings, other changes have sought to improve and balance the legibility of the site; the function of the open spaces and the relationship of the proposed development on Haigh Woods.

141 The site is split into four parcels of land and the irregular shapes, together with the topography of the site and existing landscaping, are constraints that will help define the character of the development and ensure that it is not replica of previous Redrow schemes.

142 The proposed layouts have similar characteristics to the approved Masterplans and the constraints of the site have created some long streets accessed by one point of entrance. These general principles, however, were agreed at Outline through the granting of permission for the accesses only. The layouts have however, considered the context of the surrounding areas and are considered to have shown an appreciation for the natural and topographical constraints of the area. The design has looked at how the layout can be beneficial to the wider community in terms of connectivity and enhancement to the Woodlands and how it can minimise its impact upon climate change.

143 The scale of the site, together with its separation into four parcels allows for a variety of focal points, feature areas and different land marks to be created that can be used to navigate through the site. Whilst upon entering the parcels from different access points, the topography of the land will mean that the parcels will be visually present at various points within the sites to one another.

The various open spaces provide various views through the site and landscaped buffers integrate the housing into the wider area and the green spaces.

144 Each development parcel is set out around a spine road that is accessed from the accesses that were approved at Outline stage. The irregular shapes of the parcels of land mean that in order to efficiently use the land, the development does create various cul-de-sac formations. This will create distinctive character areas and provide visually interesting streetscapes.

145 The open spaces are dispersed around each parcel of land to ensure views of the wider area are achieved and these areas of open space will act as nodes for navigation. Each parcel of land has some open space close to, or at the entrance, to ensure that the development does not have the initial impression of being cramped and closed in. The topography of the area will ensure that views through the site are achieved and the parcels of land open up when accessed. The areas of open space will be visible from multiple locations within each parcel of land, which will ensure that the sites are legible to pedestrians, cyclists and motor vehicles alike.

146 The density of development is marginally higher than the prescribed density within the Core Strategy, however, the character of the site is reflective of the historic residential character areas that surround the site as a whole. The wider areas vary significantly in terms of house styles and sizes, but the general character is houses that are set in uniformed rows. Furthermore, the density of development is similar to the houses off Sandringham Drive, Upper Green Way, Woollin Crescent and Hill Top Lane. The prevailing characteristic of the development is not one that is dominated by car parking and hard landscaping. The density and layout of the houses reflects the wider housing areas, but with the use of dispersed areas of open space within each parcel of land, this proposal will also effectively blend with the wider green spaces and Woodland. The density and layout of the houses, together with the provision of extensive landscaping and green spaces, creates visually interesting scheme that will have a distinct sense of place.

147 The adopted SPD 'Neighbourhood for Living' states '*the scale, massing, height of proposed development should be considered in relation to its surroundings. It needs to respond well to that of adjoining buildings, the context of the development in terms of scale massing and height in relation to adjacent buildings, topography, and general patterns in the area*'. The proposal is considered to achieve a positive design and layout of houses that will have a sympathetic relationship with the existing residential area, whilst efficiently developing the land. The topography of the site and the irregular shaped parcels of land, whilst potentially being constraints to development, have been used to an advantage to minimise the impact upon the existing residential areas (two storey buildings are set lower than existing neighbours), whilst also providing opportunities for a unique layout to be achieved that has a significant number of houses viewing the Woodlands and wider green spaces.

148 The layout of the proposal is considered to respond to the form, density and character of the wider area. The vision for the wider area is in line with broad design principles outlined in the National Model Design Code, and the proposal will create a strong built identity that is respectful of the surrounding area. The proposal is considered to be acceptable with regards to policy P10 of the adopted Core Strategy and the design guidance of the adopted 'Neighbourhoods for Living', together with Paragraph 130 of the NPPF and recent national design guidance.

Scale (Density)

149 The site is also allocated for housing development through the SAP. Policy H3 of the adopted Core Strategy recommends a minimum of 30 dwellings per hectare in Smaller Settlements , such as this.

150 The submitted D&A provided the following information with regard to densities

151	Total Site Area	152	25.9 ha (including woodland and blue line boundary area)
153	Net residential development	154	9.6 ha
155	Open Space red and blue line areas	156	13.8 ha
157	Density of Development (net development only)	158	34.6 dwelling per ha

159 This density is slightly higher than the guidance of policy H3, which states that a density of 30 dwellings should be achieved. However, this policy does allow for variances, to allow proposals to reflect local context and character. The proposed density differs from the Outline application as it relates to the net development area, rather than averaging the density out across the entire allocated sites, including the areas demonstrated as open space area. On balance it is considered that the density of the development is acceptable with regard to unit numbers, given that the proposal does reflect the general character of the area in terms of housing types and sizes. As such, the proposal complies with policy H3.

160 The housing types vary in form with a range of property sizes and designs. The scale of the properties within the wider area vary significantly and it is considered a positive trait of the development to offer an array of house types and sizes. A Housing Needs Assessment has been carried out and the range of housing is considered to be acceptable in this area of the city. The assessment has taken into consideration the range of houses provided in the

context of the existing markets and having regard to development across the city as a whole. The variety of house types and sizes enable the scheme to comply with the aims and objectives of policy H4 (housing tenure and mix).

Space and Mobility Standards

161 Since the application was submitted revised plans have been submitted which now ensure the internal floor area of all the units types meets with the guidance of policy H9. Furthermore, in line with policy H10, 30% of the houses meet the mobility standard M4(2) and 2% of dwellings are M4(3) compliant. All other dwellings have the ability to be easily modified to meet individuals requirements.

Appearance/ Design/ Elevations

162 The design of the proposal utilises standard Redrow House types, which have been constructed elsewhere on other sites within Leeds. The house types vary in height, scale and appearance and these are considered to be acceptable in terms of the general appearances of the street and the individual buildings. The applicant proposes a variety of materials, including different colours of brick, render and tiles in a variety of colours.

163 The house designs vary in size and architectural styles, but a common thread through the design approach is the use of small details to enhance elevations. Roof pitches vary, and the use of cat slide roofs adds further interest to the individual designs. Contrasting brick courses are used to enhance elevations and small brick details or even circular windows are used to break large expanses of brick or render. Bay windows and strong overhanging eaves, create areas of shadow and light and provide characterful dwellings which are considered to be well designed.

164 Although it is acknowledged that the buildings proposed are similar to other schemes that Redrow have delivered within the city, the dwellings provide a range of styles and these all have detailing within them that set them apart from other volume house builders. Details such as chimneys on some properties, strong window hierarchies and aesthetic brick detailing will provide variety to the house types and create visually interesting streetscapes. Such details will be the subject of a condition, should the application be approved and it is considered that adding design features such as these will enhance the schemes character and sense of place.

165 The apartments are set within the northern parcel of land in a location that ensure the amenity of its residents is of a high quality, but also to ensure that as the tallest building, they are not overly prominent. The elevation of the building are acceptable with a hierarchy of windows and a legible entrance point. The siting of the apartments ensures that the buildings are not close to the public highway and overly prominent within what is a fairly rural setting. The

design and siting of these buildings is considered to be acceptable with regards to policy P10 of the Core Strategy.

166 It is also considered that the proposed layout has tried to disperse the different house types taking into account the topography of the site and the character of the wider area. For instance, some of the larger house types are set close to the entrance of the large southern parcel of land off Haigh Moor Road, to reflect upon the character of the area along The Nook where properties vary in architectural styles and design. Similarly, along the northern parcel of land, the thinner parcel of land has a ribbon of development where the properties are set within various irregular shaped plots that are reflective of the wider character to the north. The house designs and types are complementary to the character of the wider area and, whilst taller than some of the existing properties, they take advantage of the topography of the site.

167 The properties proposed are characterful and considered to be well designed with well proportioned elevations and strong design features, such as clear window hierarchies, decorative porch entrances, bay windows and decorative brick detailing. It is acknowledged that the designs are similar to other schemes across the city, however, when placed within the layout/ context of this proposal, the scale of the buildings and their settings and individual designs are considered to provide a visually attractive scheme that is sympathetic to the different surrounding historic housing estates. Accordingly, with regards to both local and national policies relating to design (National Design Guide, Policy P10, Paragraphs 130) the proposal is considered to be acceptable .

Designing Out Crime

168 The layout of the proposal is considered to be acceptable in this respect as boundary treatments are proposed to define public and private spaces and natural surveillance is achieved where properties face the public open spaces. The strong frontages onto the public rights of way and the Woodland areas improve security. It is proposed to have strong boundary treatments to the rear gardens for privacy as well as security and overall the proposal is considered to be satisfactory in this regard.

Garden Areas

169

170 The application submission shows the detailed layout of the scheme and the private garden areas for each dwelling. The submitted layout shows that the gardens are two thirds the size of the internal space of the dwelling and have acceptable distances to the rear boundary to ensure acceptable privacy standards.

Impact on Adjacent Occupiers and Residential Amenity

- 171 The proposed dwellings are set down from the immediate neighbouring properties and land level information has been submitted to demonstrate that the proposed dwellings are acceptable in terms of their heights and impact upon the neighbouring residential properties in terms of overbearing/ overshadowing and loss of natural light.
- 172 All properties have been set sufficiently away from the boundaries with the neighbouring properties and the neighbouring properties themselves, to ensure that any impact to the existing neighbouring properties will not be severe. Although it is recognised that some of the neighbouring buildings are bungalows, the topography of the site is considered to minimise any impact upon these buildings.
- 173 It is also noted that boundary treatments, together with the distances to the rear boundaries, will prevent any adverse impact with regards to loss of privacy to existing neighbouring units and where possible, hedges are to be retained or replaced to increase privacy levels.
- 174 The properties have been arranged with sufficient external garden space to meet the aims and requirements of local guidance and the layout of the proposal is not considered to give rise to any significant adverse impact upon the living conditions of either existing or future occupants.

Highways

- 175 A significant majority of the objections received on highways grounds to this application are concerned with the impact on the local highway network, as opposed to the internal arrangement of this proposed development. The traffic impact of the proposal was addressed, and the accesses proposed in this application that link to the wider road networks were approved when the outline planning application was consented in 2020. The Reserved Matters can only relate to the issues of car parking associated with the individual plots and the layout and specification of the proposed roads.
- 176 The new dwellings are to be served from a hierarchy of streets, each accessed from the four primary accesses that were approved at the outline stage. Each parcel for development has one entrance into the site, apart from the southern most parcel of land which will have a spinal road accessed from Haigh Moor Road, looping around to the Hill top Lane. From the main arterial roads, the patterns of houses are further set onto secondary routes, shared surfaces (to private drives); all of which are interspersed with the existing and proposed footpaths (including the alterations to public right of ways no.81, 107 and 108). This layout is considered to cater for cyclists and pedestrians.
- 177 The proposed dwellings have sufficient off street car parking per dwelling and the EVCP are to be provided in line with the condition that was imposed on the original Outline consent. The proposal is considered to have addressed the details raised by the Highways Authority and it is considered that the proposal would not give rise to any significant highway safety concerns. In this respect,

subject to conditions, the proposal is considered to be acceptable in terms of both local (policy T2) and national (paragraph 109) planning policies.

Affordable Housing

178 Policy H5 states that *'The affordable units should be a pro-rata mix in terms of sizes and house types of the total housing provision, unless there are specific needs which indicate otherwise, and they should be suitably integrated throughout a development site'*.

179 Affordable Housing (AH) is proposed at 15% provision. The table in paragraph 11 of this report highlights the proposed AH provision. The proposed AH contribution is illustrated on the site layout and the houses are spread across the development.

180

181 The applicant has supported their Affordable Housing offer with a submitted Housing Needs Assessment, which is based on the Council's SHMA with regard to the need for affordable flats.

182 The affordable housing mix that is proposed is considered to be acceptable and compliant with policy H5. The Section 106 legal agreement that was entered into by the applicant in the Outline Planning application, secures the provision and delivery of the affordable housing proposed.

Greenspace/ Landscaping

183 The application proposes significant areas of green space across the four parcels of land that are accessible to all residents. The quantum proposed in relation to the number and mix of housing is satisfactory and it has been designed to promote the existing public rights of way and link the sites to the wider Woodland that is to be enhanced and managed.

184 The quantum of open space is distributed across the parcels of land and where possible linked with the wider Woodland, or used to provide a buffer between the development and the Woodland. The proposal includes a mixture of recreational spaces that include children's trim trail equipment, and parcels of land that will allow recreational use such as dog walking or just an area for kids to play. The proposal is considered to be appropriate to the needs of the development and the wider area and is acceptable with regards to policy G3.

185 The exact landscaping of the green space (number of trees, species to be planted) are subject to the landscaping conditions attached to the outline planning application. However, the landscaping masterplan gives sufficient detail to understand that the areas can function both in terms of biodiversity net gains, but also as functional recreation space for existing and future occupants of the site and wider areas. The areas of Green Space provided are sufficient

enough in quantity and of an acceptable quality overall to ensure that the proposal is compliant with policy G4.

186 The updated Landscaping Masterplan shows an increase in hedging across the parcels of land and significant green landscaping corridors/ areas across all four parcels of land. Whilst the Masterplan outlines the overall strategy to integrate the open spaces with the proposed built environment, the full details will still be subject to landscaping and biodiversity requirements outlined in the conditions of the outline consent, but also the requirements of the legal agreement. The Masterplan outlines the vision for the landscaping of the site and the biodiversity improvements and it is considered that these details are acceptable, subject to details of numbers and species being proposed to be provided through the existing conditions.

187 The legal agreement associated with the Outline consent secures the management of the open spaces and the Woodland. Contributions are to be made over a 10 year period for the management of the Woodland and a management company is to be set up before the dwellings are occupied.

Mains Drainage

188 Mains Drainage have stated the revised layout does not provide any additional drainage information and therefore the outline planning application conditions still apply. The proposed site layout plan shows ground attenuation tanks located within various parts of the overall site.

189 The outline planning consent was subject to several conditions relating to drainage of surface water run-off from the site. The conditions require the developer to submit for approval details of the drainage of surface water run-off from the development, together with details of the interim surface water drainage measures to be implemented during construction. The conditions remain in force and they sufficiently deal with the issues of drainage associated with this proposal.

Rights of Way

190 The two SAP sites, and the wider Haigh Woods, are linked currently by four established footpaths. The definitive footpath no.108 starts from Batley Road and extends northeast up to Upper Green Close. Footpaths 107 and 81 link Haigh Moor Road with no.108, merging just before Baghill Beck. The defined footpaths skirt the edge of Haigh Woods, although there are informal footpaths within the woods.

191 The proposal seeks to improve and enhance access through existing and proposed residential and open space areas. It is proposed to create a further footpath through the woods and manage the woods and open spaces to improve the overall biodiversity of the site and wider area. The proposal is considered to make the existing spaces more accessible, whilst improving the quality and biodiversity of the existing spaces.

Other issues

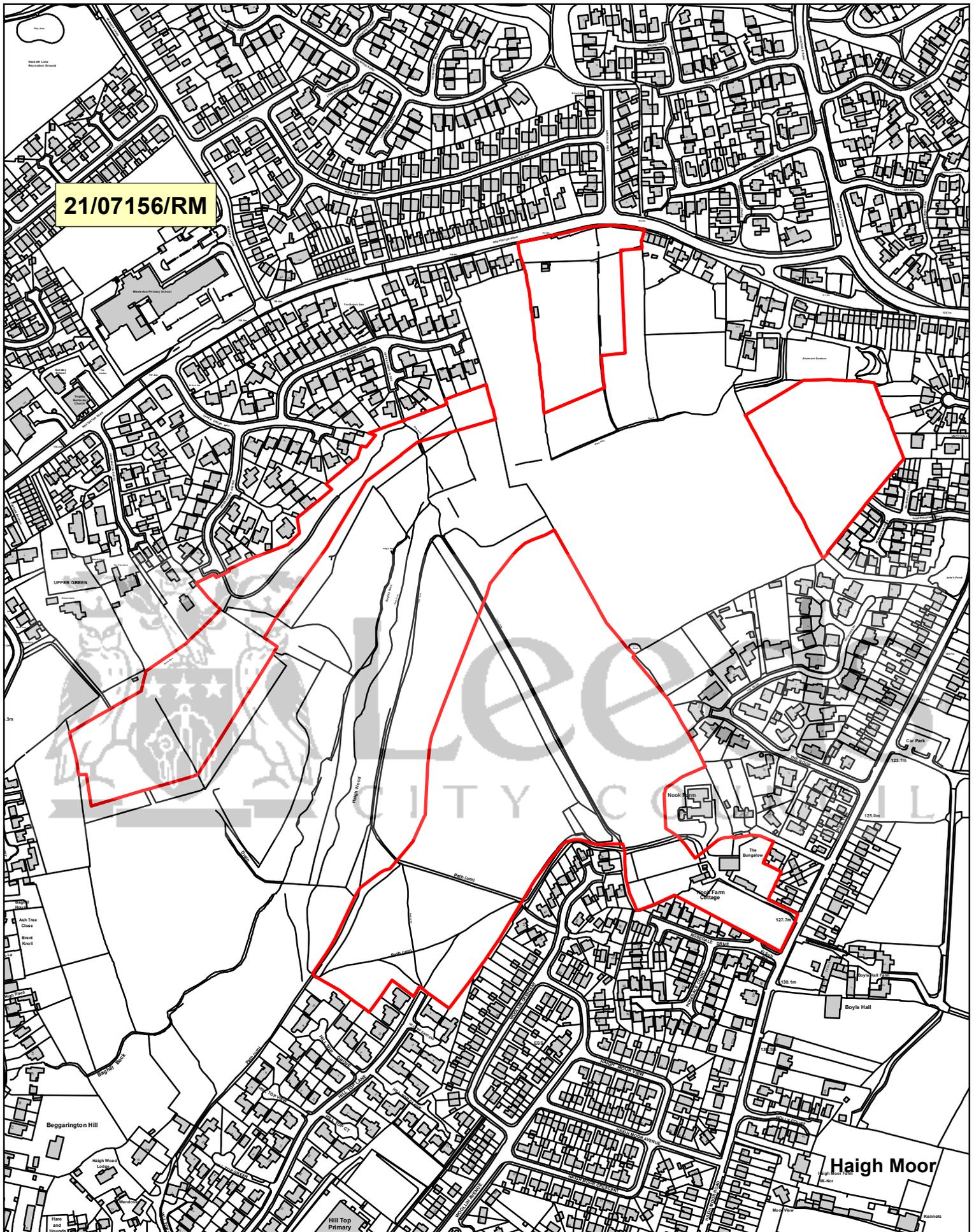
- 192 Issues raised by the representations received include certain aspects that are not relevant to this Reserve Matters application. These include the principle of development, loss of green land, the impact on local services, amenity, and infrastructure. These were considered at the outline stage where planning consent was granted for up to 299 units. The CIL payment would contribute towards additional infrastructure including education provisions. The S106 package linked to the Outline consent also includes contributions towards off-site improvements works, including significant contributions to highway junctions improvements.
- 193 Concerns have been raised relating to the contributions that were agreed in the previous application and questioning why this application is not linked to the contributions. The contributions secured through the legal agreement towards highway improvements, open space management and contributions towards bus improvements, are to be paid at various stages of the development. Once the development commences, the LPA monitors the progress and invoices the developer in accordance with the payment triggers outlined in the legal agreement.

CONCLUSION

- 194 The amended proposal is considered to be acceptable in terms of the scale, density, layout and design detailing of the propose dwellings. The scheme has created a satisfactory layout that provides a good mixture of housing that is required within the area. The site is an important strategic housing site and the proposed layout provides a housing scheme that responds to the general character of the wider area, whilst enhancing biodiversity across the site and maintaining the Woodlands.
- 195 With consideration being given to all other matters, the proposal is considered to be acceptable and recommended for approval subject to conditions.

Background Papers

Application Files: 17/08262/OT and 21/07156/RM



21/07156/RM

SOUTH AND WEST PLANS PANEL

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

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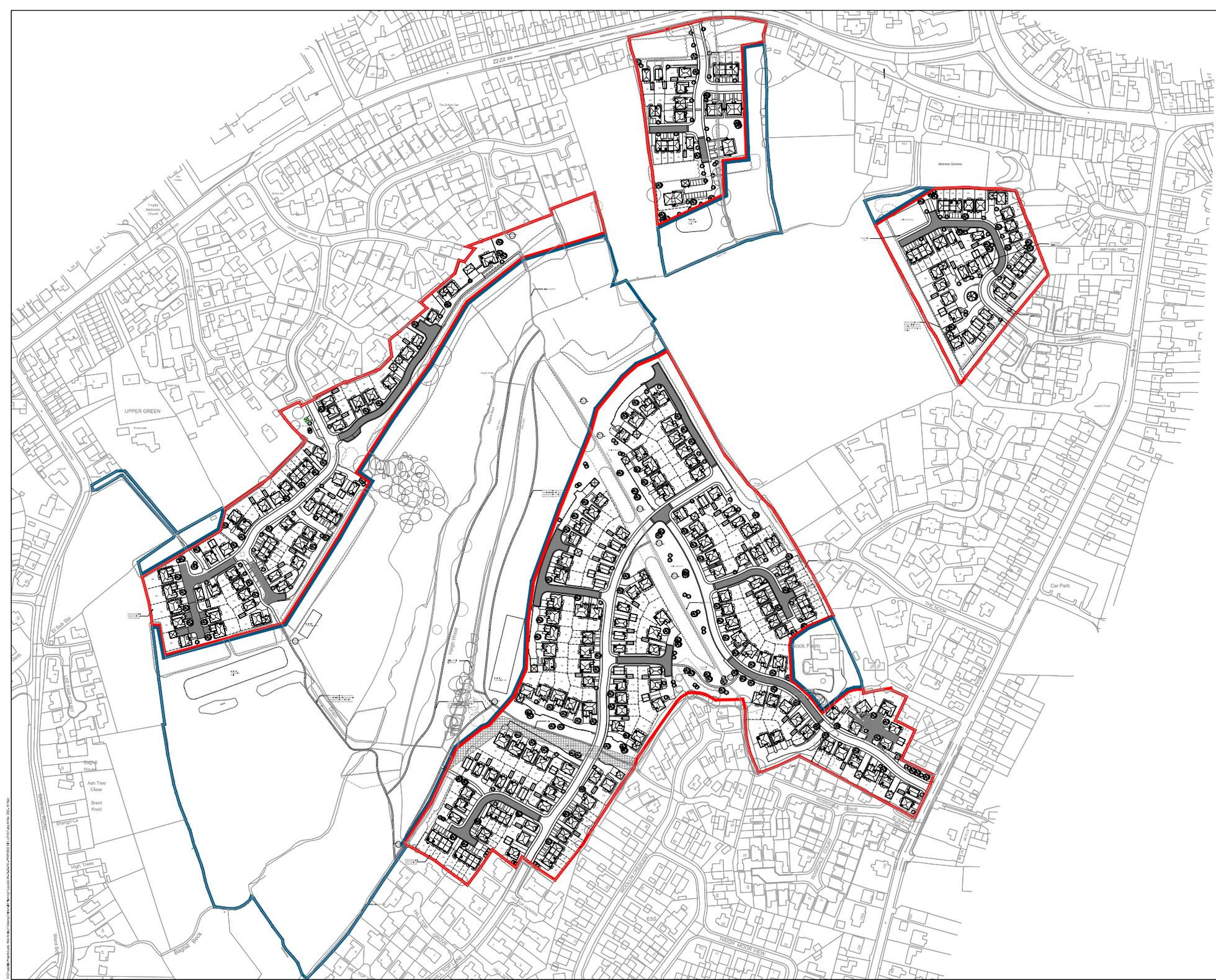


KEY

- RED SITE BOUNDARY
- BLUE SITE BOUNDARY
- RED SITE BOUNDARY WITH BUILDINGS
- BLUE SITE BOUNDARY WITH BUILDINGS
- RED SITE BOUNDARY WITH BUILDINGS AND PARKING
- BLUE SITE BOUNDARY WITH BUILDINGS AND PARKING
- RED SITE BOUNDARY WITH BUILDINGS AND PARKING AND LANDSCAPING
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- RED SITE BOUNDARY WITH BUILDINGS AND PARKING AND LANDSCAPING AND TREES AND WATER FEATURES
- BLUE SITE BOUNDARY WITH BUILDINGS AND PARKING AND LANDSCAPING AND TREES AND WATER FEATURES

SCALE BOUNDARIES ARE PROVIDED AS GUIDES FOR ALL PLOTS WITHOUT INDICATED DIMENSIONS OR DIMENSIONS.

THE PROPOSED DEVELOPMENT PLAN IS SHOWN IN PLACE OF EACH PLOT AND IS SUBJECT TO LOCAL AUTHORITY APPROVAL.



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WEST ARDSLEY
LEEDS

PROPOSED SITE LAYOUT

PROJECT	DATE	BY	CHKD	APPD
LWA	16-02-01	D		